ANNEXATION PLAT
AMARA ADDITION NO. 22
A PORTION OF SECTION 26, SECTION 27, SECTION 33, SECTION 34 AND SECTION 35, TOWNSHIP 15 SOUTH RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT LA PLATA CRUZ DEV CO, LLC, A COLORADO LIMITED LIABILITY COMPANY, BJ RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY AND TEE CROSS RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 26, SECTION 27, SECTION 33, SECTION 34 AND SECTION 35, TOWNSHIP 15 SOUTH RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A 2-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 23044" FLUSH WITH GROUND IS ASSUMED TO BEAR N89°26'56"E, A DISTANCE OF 5294.72 FEET.

COMMENCING AT THE SOUTH 1/16TH CORNER OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF BEGINNING.

THENCE N89°26'56E, ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 26, A DISTANCE OF 312.72 FEET;
THENCE S00°56'14"E, A DISTANCE OF 3,956.07 FEET TO A POINT ON THE CENTER EAST-WEST LINE OF SECTION 35;

THENCE ON THE CENTER EAST-WEST LINE OF SAID SECTION 35 THE FOLLOWING TWO (2) COURSES:

1. N89°35'26"E, A DISTANCE OF 2,318.64 FEET;
2. N89°35'23"E, A DISTANCE OF 2,644.75 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 35;

THENCE S00°49'26"E, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 2615.60 FEET TO A POINT 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 35;

THENCE ON SAID PARALLEL LINE THE FOLLOWING TWO (2) COURSES:

1. S89°26'46"W, A DISTANCE OF 2645.96 FEET
2. S89°25'34"W, A DISTANCE OF 2640.54 FEET TO A POINT 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34;

THENCE S89°28'18"W, ON SAID PARALLEL LINE, A DISTANCE OF 2632.36 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 SAID POINT BEING ALSO ON THE EASTERLY BOUNDARY OF TRACT 9 AS PLATTED IN FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 RECORDED IN PLAT BOOK L AT PAGE 42;

THENCE N00°53'08"W ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34 BEING ALSO THE EASTERLY LINE OF SAID TRACT 9, A DISTANCE OF 1292.77 FEET TO THE CENTER-SOUTH 1/16 CORNER OF SAID SECTION 34;

THENCE CONTINUING ON THE WEST LINE OF THE EAST HALF OF SAID SECTION 34 THE FOLLOWING TWO (2) COURSES:

1. N00°53'08"W, A DISTANCE OF 2635.26 FEET;
2. N01°17'15"W, A DISTANCE OF 1,982.56 FEET;

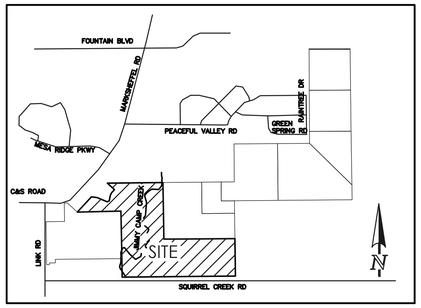
THENCE S88°38'01"W, A DISTANCE OF 3,045.86 FEET TO THE SOUTHERLY MOST POINT OF FOOTHILLS SUBDIVISION RECORDED IN PLAT BOOK S-2 AT PAGE 3;

THENCE ON THE SOUTHWESTERLY AND SOUTHEASTERLY BOUNDARY OF SAID FOOTHILLS SUBDIVISION THE FOLLOWING EIGHT (8) COURSES:

1. N42°39'40"E, A DISTANCE OF 1454.70 FEET;
2. S82°32'26"E, A DISTANCE OF 397.85 FEET;
3. S67°09'06"E, A DISTANCE OF 760.76 FEET;
4. N65°50'47"E, A DISTANCE OF 163.60 FEET;
5. N10°36'26"E, A DISTANCE OF 385.00 FEET;
6. N26°36'26"E, A DISTANCE OF 200.00 FEET;
7. N42°36'26"E, A DISTANCE OF 300.00 FEET;
8. N47°23'31"W, A DISTANCE OF 676.09 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF ALMAGRE SUBDIVISION PHASE 1 – FILING 1 RECORDED UNDER RECEPTION NO. 208712906 SAID POINT BEING ALSO ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE N89°22'35"E, ON THE SOUTHERLY BOUNDARY OF SAID ALMAGRE SUBDIVISION PHASE 1 – FILING 1 AND THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 27, A DISTANCE OF 1574.31 FEET;
THENCE CONTINUING N89°22'35"E, ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 27, A DISTANCE OF 1999.83 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 816.132 ACRES (35,550,717 SF).



VICINITY MAP
NOT TO SCALE

OWNER:
BJ RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY
HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20__, A.D.

BY: _____

TITLE: _____

STATE OF COLORADO)
) ss
COUNTY OF_____)

NOTARY:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, A.D. BY _____, AS _____ OF BJ RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

OWNER:
TEE CROSS RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY
HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20__, A.D.

BY: _____

TITLE: _____

STATE OF COLORADO)
) ss
COUNTY OF_____)

NOTARY:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, A.D. BY _____, AS _____ OF TEE CROSS RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

OWNER:
LA PLATA CRUZ DEV CO, LLC, A COLORADO LIMITED LIABILITY COMPANY
HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20__, A.D.

BY: _____

TITLE: _____

STATE OF COLORADO)
) ss
COUNTY OF_____)

NOTARY:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, A.D. BY _____, AS _____ OF LA PLATA CRUZ DEV CO, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

DATE OF PREPARATION: JUNE 27, 2023

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 35342.46 FEET

ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 8835.61 FEET (25.00%)

PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 8919.46 FEET (25.24%)

SURVEYOR'S STATEMENT:

I, ROBERT L. MEADOWS, JR., A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-FOURTH (1/4) OF THE PERIMETER BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

_____ _____
ROBERT L. MEADOWS, JR., PROFESSIONAL LAND SURVEYOR — DATE
COLORADO P.L.S. NO. 34977
FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS
AND SURVEYORS, LLC

NOTICE:

ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "AMARA ADDITION NO. 22".

_____ _____
CITY PLANNING DIRECTOR — DATE

_____ _____
CITY ENGINEER — DATE

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BY ACTIONS OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON _____ DAY OF _____, 20__ A.D.

_____ _____
CITY CLERK — DATE

CLERK AND RECORDER:

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT_____O'CLOCK__.M. THIS_____DAY OF_____, 20__, A.D., AND IS DULY RECORDED AT RECEPTION NO._____OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

ANNEXATION PLAT
AMARA ADDITION NO. 22
JOB. NO. 2550.03
JUNE 27, 2023
SHEET 1 OF 2

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

CITY FILE NO. ANEX-23-0051

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

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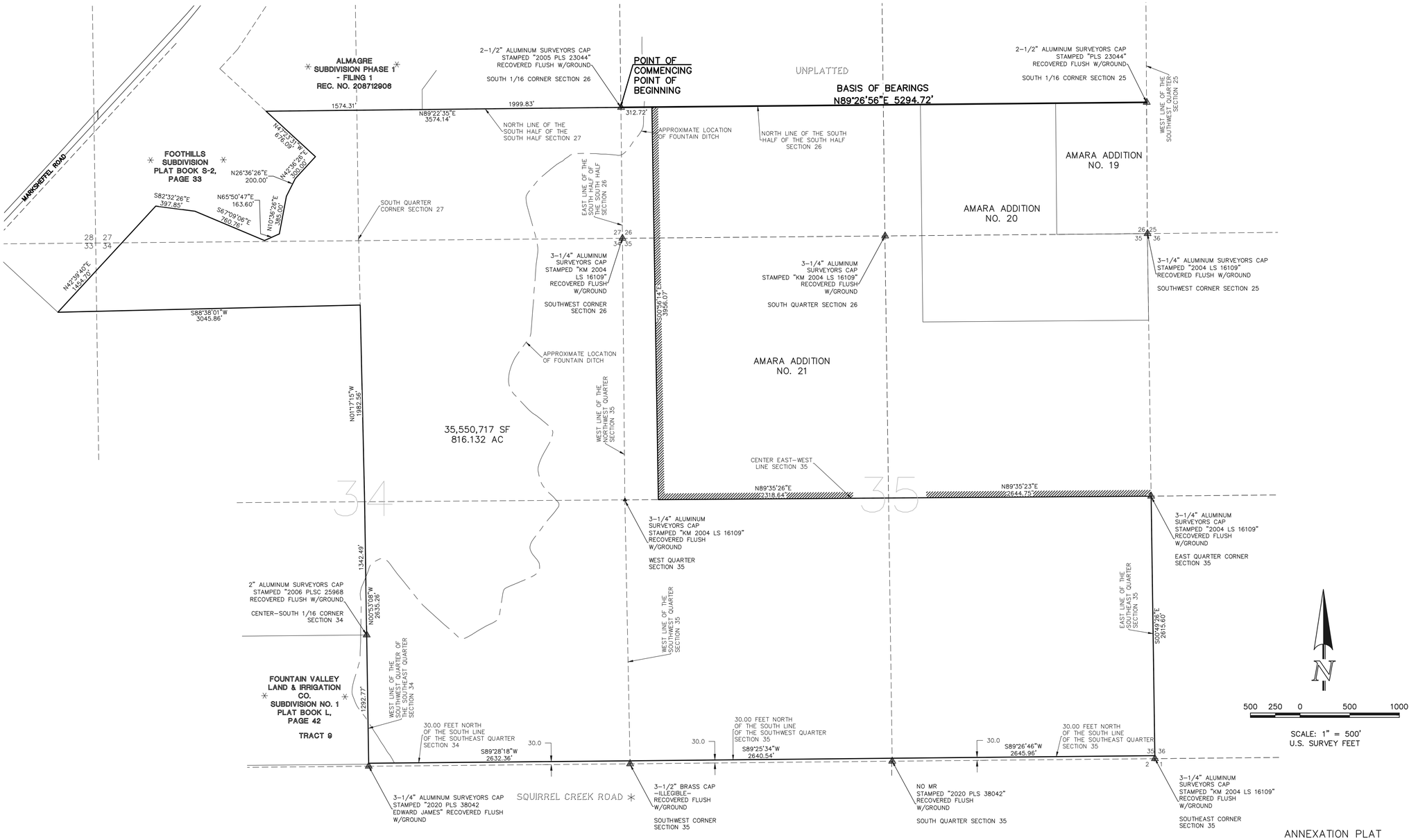
ANNEXATION PLAT
AMARA ADDITION NO. 22

A PORTION OF SECTION 26, SECTION 27, SECTION 33, SECTION 34 AND SECTION 35, TOWNSHIP 15 SOUTH RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



LEGEND

*

//// CITY LIMITS

▲ RECOVERED MONUMENT, AS NOTED

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

ANNEXATION PLAT
AMARA ADDITION NO. 22
JOB. NO. 2550.03
JUNE 27, 2023
SHEET 2 OF 2

CITY FILE NO. ANEX-23-0051

CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

N:\2550\03\DRAWINGS\SURVEY\AMARA ANNEX PLATS 1-4 CONT\255003ANNEX22 1-4CONT SH2.dwg, 10/6/2023 8:46:41 AM, 1:1, KS