ANNEXATION PLAT
AMARA ADDITION NO. 13
A PORTION OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT BJ RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

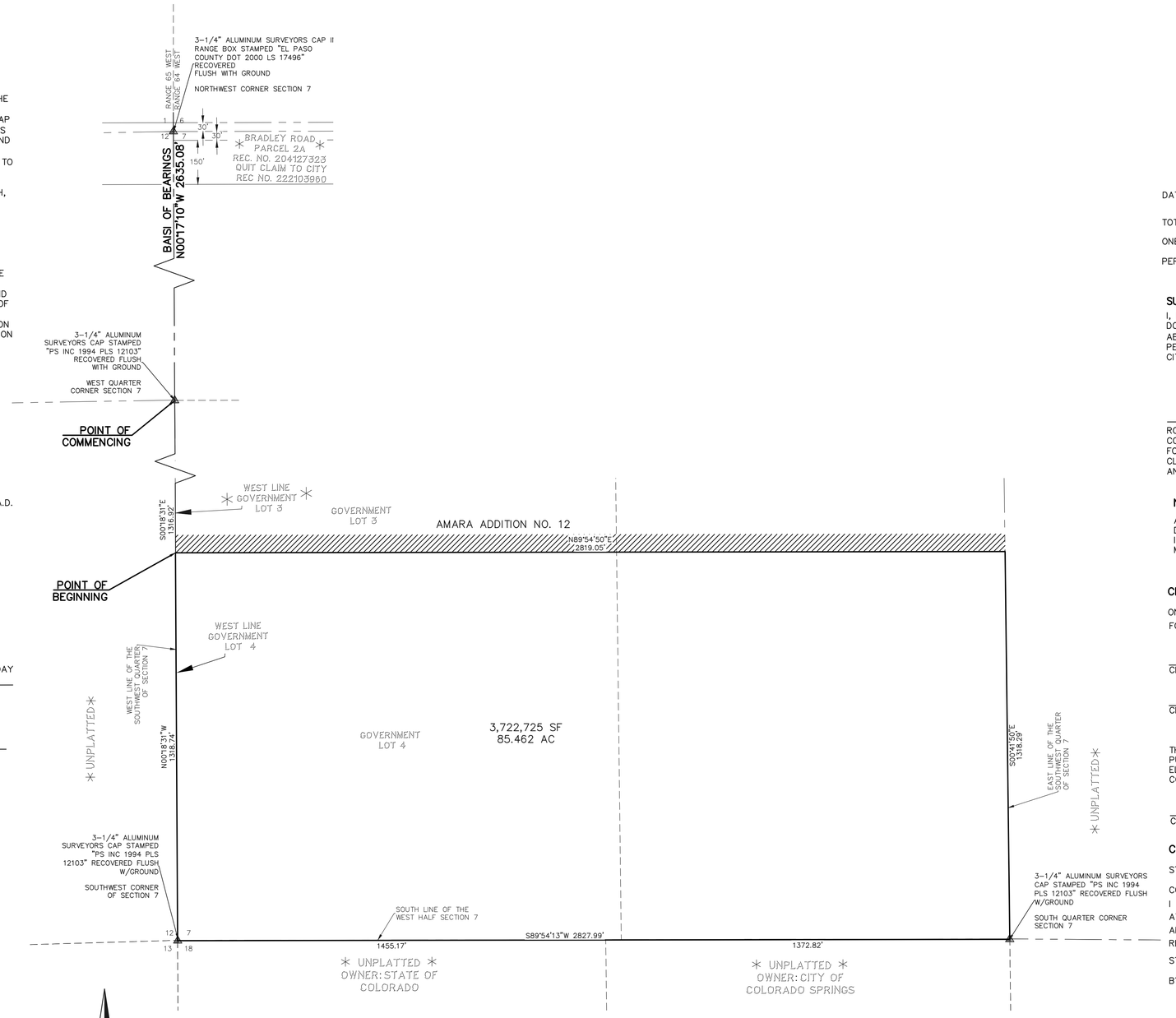
BASIS OF BEARINGS: THE WEST LINE OF GOVERNMENT LOTS 1 AND 2, IN SECTION 7, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHERLY END BY A 3-1/4" ALUMINUM SURVEYORS CAP IN RANGE BOX STAMPED "EL PASO COUNTY DOT 2000 LS 17496: FLUSH WITH GROUND AND AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PS INC 1994 PLS 12103" FLUSH WITH GROUND IS ASSUMED TO BEARS N00°17'10"W, A DISTANCE OF 2635.08 FEET.

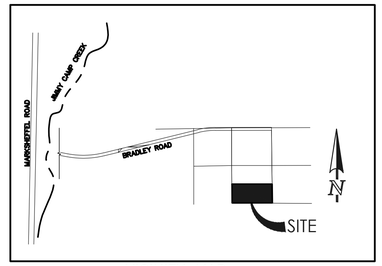
COMMENCING AT THE WEST QUARTER CORNER SECTION 7, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S00°18'31"E, ON THE WEST LINE OF GOVERNMENT LOT 3 IN SAID SECTION 7, A DISTANCE OF 1316.92 FEET TO THE POINT OF BEGINNING;

THENCE N89°54'50"E, ON A PORTION OF THE NORTHERLY BOUNDARY OF GOVERNMENT LOT 4 IN SAID SECTION 7, A DISTANCE OF 2819.05 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7;
THENCE S00°41'50"E, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 1,318.29 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 7;
THENCE S89°54'13"W, ON THE SOUTH LINE OF THE WEST HALF OF SAID SECTION 7, A DISTANCE OF 2,827.99 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 7;
THENCE N00°18'31"W, ON THE WEST LINE OF GOVERNMENT LOT 4 IN SAID SECTION 7, A DISTANCE OF 1,318.74 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 85.462 ACRES (3,722,725 SF).





VICINITY MAP
NOT TO SCALE

DATE OF PREPARATION: JUNE 27, 2023

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 8284.07 FEET

ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 2071.02 FEET (25.00%)

PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 2819.05 FEET (34.03%)

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.

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

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "AMARA ADDITION NO. 13".

_____ _____
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. 13
JOB. NO. 2550.03
JUNE 27, 2023
SHEET 1 OF 1

LEGEND
* CITY LIMITS
▲ RECOVERED MONUMENT, AS NOTED

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

CITY FILE NO. ANEX-23-0042

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

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