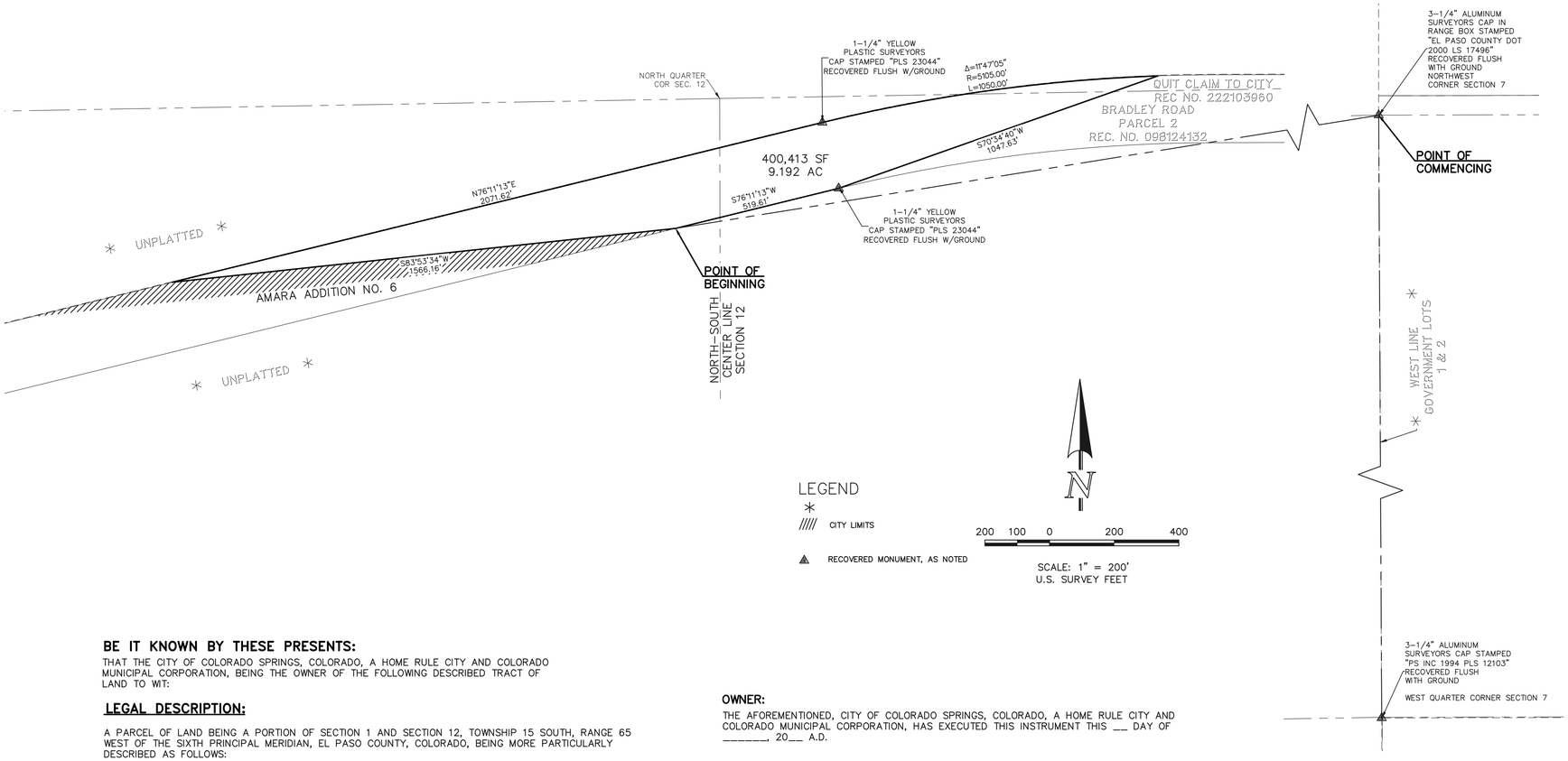
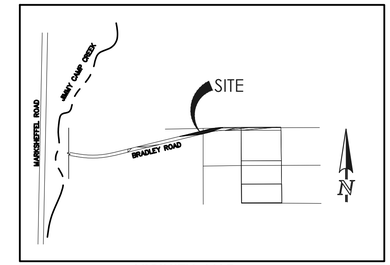
ANNEXATION PLAT
AMARA ADDITION NO. 7
A PORTION OF SECTION 1 AND SECTION 12, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO





VICINITY MAP
NOT TO SCALE

DATE OF PREPARATION: JUNE 27, 2023

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 6255.02 FEET

ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 1563.76 FEET (25.00%)

PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 1566.16 FEET (25.04%)

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. 7".

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

BE IT KNOWN BY THESE PRESENTS:

THAT THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 1 AND SECTION 12, 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 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 NORTHWEST CORNER OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S80°50'48"W, A DISTANCE OF 2819.91 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BRADLEY ROAD, PARCEL 2 AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 098124132 SAID POINT BEING THE POINT OF BEGINNING;

THENCE S83°53'34"W, A DISTANCE OF 1,566.16 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BRADLEY ROAD, PARCEL 2 AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 098124132;

THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF SAID BRADLEY ROAD, PARCEL 2 THE FOLLOWING TWO (2) COURSES:

1. N76°11'13"E, A DISTANCE OF 2,071.62 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 11°47'05", A RADIUS OF 5,105.00 FEET, AND A DISTANCE OF 1,050.00 FEET TO A POINT ON CURVE;

THENCE S70°34'40"W, A DISTANCE OF 1,047.63 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID BRADLEY ROAD, PARCEL 2;
THENCE S76°11'13"W, ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID BRADLEY ROAD, PARCEL 2, A DISTANCE OF 519.61 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 9.192 ACRES (400,413 SF).

OWNER:

THE AFOREMENTIONED, CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS __ DAY OF _____, 20__ A.D.

BLESSING A. MOBOLADE,
MAYOR

ATTEST:

CITY CLERK

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS __ DAY OF ____, 20__ A.D. BY BLESSING A. MOBOLADE, MAYOR OF THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

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: _____

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

ANNEXATION PLAT
AMARA ADDITION NO. 7
JOB. NO. 2550.03
JUNE 27, 2023
SHEET 1 OF 1

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

CITY FILE NO. ANEX-23-0036

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