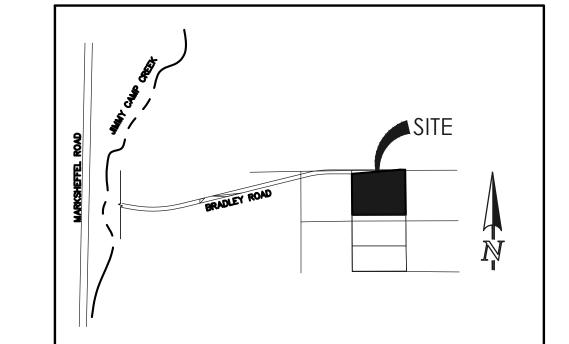
# A PORTION OF SOUTHWEST QUARTER OF SECTION 6

AND THE WEST HALF OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO THAT THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:



VICINITY MAP

ASSUMED TO BEARS NO0°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;

TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL

3-1/4" ALUMINUM SURVEYORS CAP IN RANGE BOX STAMPED "EL

THE SOUTHERLY END BY A 3-1/4" ALUMINUM SURVEYORS CAP

STAMPED "PS INC 1994 PLS 12103" FLUSH WITH GROUND IS

PASO COUNTY DOT 2000 LS 17496: FLUSH WITH GROUND AND AT

MERIDIAN, BEING MONUMENTED AT THE NORTHERLY END BY A

THENCE S00°17'10"E, ON THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 180.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BRADLEY ROAD, PARCEL 2 RECORDED UNDER RECEPTION NO. 204127323 SAID POINT BEING THE POINT OF BEGINNING;

MUNICIPAL CORPORATION AND BJ RANCHES LLC, A COLORADO LIMITED LIABILITY

A PARCEL OF LAND BEING A PORTION OF SOUTHWEST QUARTER OF SECTION 6 AND THE WEST HALF OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL

MERIDIAN, EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS

BASIS OF BEARINGS: THE WEST LINE OF GOVERNMENT LOTS 1 AND 2, IN SECTION 7,

THENCE N85°04'52"E, A DISTANCE OF 2,526.40 FEET TO A POINT 30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 6, TOWNSHIP 15 SOUTH, RANGE 64 WEST SAID POINT BEING ALSO ON THE NORTHERLY RIGHT OF WAY LINE OF BRADLEY ROAD, PARCEL 2A, RECORDED UNDER RECEPTION NO. 204127323; THENCE N89°50'57"E, ON SAID PARALLEL LINE AND THE NORTHERLY RIGHT OF WAY LINE OF SAID BRADLEY ROAD, PARCEL 2A, A DISTANCE OF 272.41 FEET TO THE EAST LINE OF THE

SOUTHWEST QUARTER OF SAID SECTION 6; THENCE S00°37'11"E, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 30.00 FEET TO THE NORTH QUARTER OF SAID SECTION 7; THENCE SOO°42'25"E, ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2,324.45 FEET;

THENCE S89°52'36"W, A DISTANCE OF 2,807.81 FEET TO HE WEST LINE OF GOVERNMENT LOTS 1 AND 2, OF SAID SECTION 7;

THENCE NOO"17'10"W, ON THE WEST LINE OF GOVERNMENT LOTS 1 AND 2, OF SAID SECTION 7, DISTANCE OF 2,143.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 145.176 ACRES (6,323,877 SF).

BE IT KNOWN BY THESE PRESENTS:

**LEGAL DESCRIPTION:** 

FOLLOWS:

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, ATTEST: CITY CLERK STATE OF COLORADO) 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 BJ RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D. 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

3-1/4" ALUMINUM SURVEYORS CAP IN 30.00' RANGE BOX STAMPED "EL PASO COUNTY DOT 2000 LS 17496" RECOVERED FLUSH 2-1/2" ALUMINUM \* UNPLATTED\* SURVEYORS CAP STAMPED "PLS 27599" NORTHWEST CORNER SECTION 7 THE SOUTHWEST QUARTER OF \_RECOVERED FLUSH W/ SECTION 6 POINT OF COMMENCING NORTH QUARTER CORNER SECTION 7 AMARA ADDITION NO. 10 QUIT CLAIM TO CITY \_\_\_\_ BRADLEY ROAD \* PARCEL 2A \* REC NO. 222103960 PARCEL 2A REC. No. 204127323 REC. No. 204127323 POINT OF **BEGINNING** \*WEST LINE \* GOVERNMENT LOT 1 GOVERNMENT LOTI SIS OF BE, 6,323,877 SF 145.176 AC WEST LINE \* GOVERNMENT \* LOT 2 GOVERNMENT LOT 2 CITY CLERK SOUTH LINE OF THE NORTHWEST QUARTER~ 3-1/4" ALUMINUM SURVEYORS SURVEYORS CAP STAMPED CAP STAMPED "CRITIGEN 2014 "PS INC 1994 PLS 12103" PLS 38166" RECOVERED FLUSH RECOVERED FLUSH W/GROUND WITH GROUND DEPUTY CENTER QUARTER WEST QUARTER CORNER SECTION 7 CORNER SECTION 7

LEGEND

//// CITY LIMITS

(R) RADIAL BEARING

RECOVERED MONUMENT, AS NOTED

DATE OF PREPARATION: JUNE 27, 2023

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 10104.07 FEET

ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 2526.02 FEET (25.00%)

PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 2526.40 FEET (25.00%)

## 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

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. 11".

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.

DATE

# **CLERK AND RECORDER:**

STATE OF COLORADO 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.\_\_\_\_\_ RECORDS OF EL PASO COUNTY, COLORADO. STEVE SCHLEIKER, RECORDER

FEE:	ANNEXATION PLAT
SURCHARGE:	———— AMARA ADDITION NO. 1 JOB. NO. 2550.03
	JUNE 27, 2023
	SHEET 1 OF 1

PRELIMINARY THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

CITY FILE NO. ANEX-23-0040



619 N. Cascade Avenue, Suite 200

Colorado Springs, Colorado 80903

N:\255003\DRAWINGS\SURVEY\AMARA ANNEX PLATS 1-4 CONT\255003ANNEX11 1-4CONT SH1.DWG

200 100 0 200

SCALE: 1" = 200'U.S. SURVEY FEET

(719)785-0790