A PORTION OF SECTION 1 AND SECTION 12, TOWNSHIP 15 South, range 65 West of the Sixth Principal MERIDIÁN, EL PASO COUNTY, COLORADO AND A Portion of Section 6 and Section 7, Township 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO

3-1/4" ALUMINUM

RECOVERED FLUSH

1045 WITH GROUND

CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

ROBERT L. MEADOWS, JR., PROFESSIONAL LAND SURVEYOR

SURVEYOR'S STATEMENT:

COLORADO P.L.S. NO. 34977

CLASSIC CONSULTING ENGINEERS

FOR AND ON BEHALF OF

AND SURVEYORS, LLC

NOTICE:

SURVEYORS CAP STAMPED

/25 RPWEST QUARTER CORNER SECTION 7

125 PLS 12103

I, ROBERT L. MEADOWS, JR., A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO,

PERIMETER BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY

IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED

DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT.

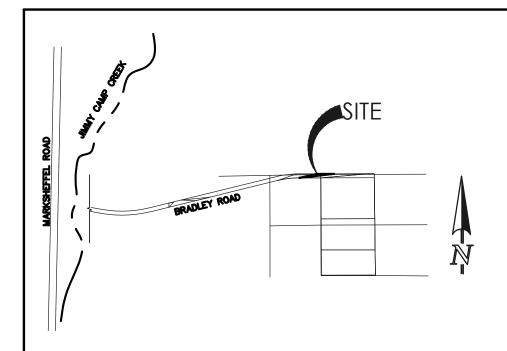
MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DATE

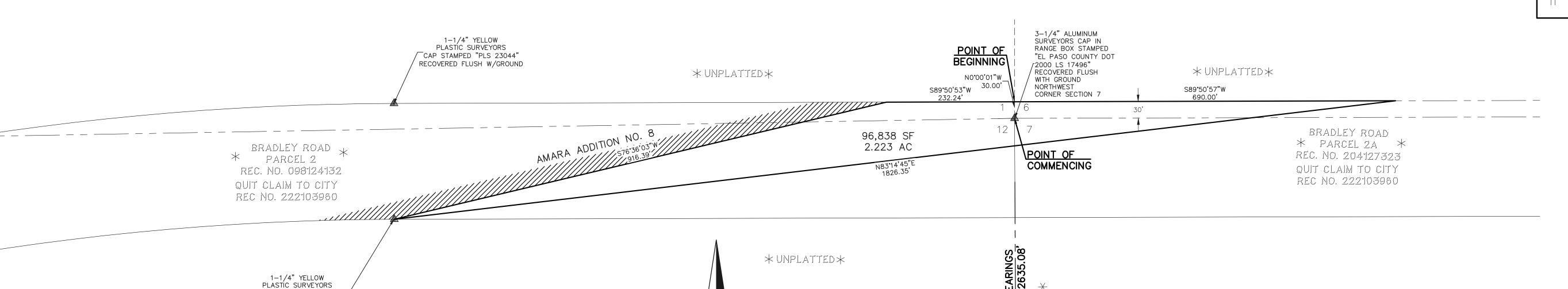
DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE

ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-FOURTH (1/4) OF THE

"PS INC 1994 PLS 12103"



VICINITY MAP



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 AND A PORTION OF SECTION 6 AND SECTION 7, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CAP STAMPED "PLS 23044" RECOVERED FLUSH W/GROUND

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 NOO17'10"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;

SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, A DISTANCE OF 30.00 FEET TO THE POINT OF

THENCE N89'50'57"E, 30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 6, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO ON THE NORTHERLY RIGHT OF WAY LINE OF BRADLEY ROAD, PARCEL 2A AS RECORDED UNDER RECEPTION NO. 204127323, A DISTANCE OF 690.00 FEET;

THENCE S83"14"45"W, A DISTANCE OF 1.826.35 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF BRADLEY ROAD, PARCEL 2 AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 098124132; THENCE N76'36'03"E, A DISTANCE OF 916.39 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID BRADLEY ROAD, PARCEL 2;

THENCE N89°50'53"E, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID BRADLEY ROAD, PARCEL 2, A DISTANCE OF 232.24 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2.223 ACRES (96,838 SF).

OWNER:

LEGEND

//// CITY LIMITS

RADIAL BEARING

RECOVERED MONUMENT, AS NOTED

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.

SCALE: 1" = 100'U.S. SURVEY FEET

______ BLESSING A. MOBOLADE, MAYOR

ATTEST:

CITY CLERK STATE OF COLORADO)

COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS __ DAY OF __. 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

DATE OF PREPARATION: JUNE 27, 2023

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: <u>3664.98 FEET</u> ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 916.24 FEET (25.00%) PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 916.39 FEET (25.00%)

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "AMARA ADDITION NO. 9".

CITY PLANNING DIRECTOR CITY ENGINEER

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 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

DEPUTY SURCHARGE: _____

ANNEXATION PLAT AMARA ADDITION NO. 9 JOB. NO. 2550.03 JUNE 27, 2023 SHEET 1 OF 1





619 N. Cascade Avenue, Suite 200

Colorado Springs, Colorado 80903

N:\255003\DRAWINGS\SURVEY\AMARA ANNEX PLATS 1-4 CONT\255003ANNEX9 1-4CONT SH1.DWG

CITY FILE NO. ANEX-23-0038

(719)785-0790