

Z:\0001--Dakota Springs\02--Waterview Partners\19-05 Waterview North Site\03-RayCharles-Commercial-Site\CAD\PlanSheets\Plot\RC - plat-Cover.dwg

# RAY CHARLES COMMERCIAL CENTRE FILING NO. 1

LOCATED IN THE NE 1/4 OF SECTION 8 AND THE NW 1/4 OF SECTION 9,  
TOWNSHIP 15 S, RANGE 65 W, OF THE 6TH P.M.,  
CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO  
SHEET 1 OF 2



VICINITY MAP  
NOT TO SCALE

## BE IT KNOWN BY THESE PRESENTS:

THAT THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND TO WIT:

QUEEN BEE INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

## LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NE 1/4 OF SECTION 8 AND THE NW 1/4 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9; THENCE S00°17'38"E ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 752.56 FEET TO THE TRUE POINT OF BEGINNING:

THENCE N89°59'31"E, DEPARTING SAID WEST LINE, A DISTANCE OF 298.48 FEET TO A POINT OF CURVE TO THE LEFT, SAID POINT BEING ON THE WESTERLY R.O.W LINE OF INTERLINK DRIVE AS RECORDED IN VILLAGES AT WATERVIEW NORTH RIGHT-OF-WAY RECORDED UNDER RECEPTION NO.: \_\_\_\_\_ OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING SIX (6) COURSES ARE ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF INTERLINK DRIVE.

- THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 620.00 FEET, A DELTA ANGLE OF 56°20'33", AN ARC LENGTH OF 609.68' FEET, WHOSE LONG CHORD BEARS S36°07'28"E A DISTANCE OF 585.41 FEET TO A POINT OF REVERSE CURVE;
- THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 480.30 FEET, A DELTA ANGLE OF 16°52'18", AN ARC LENGTH OF 141.43' FEET, WHOSE LONG CHORD BEARS S55°51'35"E A DISTANCE OF 140.92 FEET;
- THENCE S47°25'27"E A DISTANCE OF 20.23 FEET TO A POINT OF CURVE TO THE RIGHT;
- THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 547.00 FEET, A DELTA ANGLE OF 21°19'53", AN ARC LENGTH OF 203.65' FEET, WHOSE LONG CHORD BEARS S36°45'30"E A DISTANCE OF 202.48 FEET TO A POINT OF COMPOUND CURVE;
- THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 253.12 FEET, A DELTA ANGLE OF 17°33'31", AN ARC LENGTH OF 77.57' FEET, WHOSE LONG CHORD BEARS S17°18'48"E A DISTANCE OF 77.27 FEET;
- THENCE S08°32'02"E A DISTANCE OF 35.97 FEET;

THENCE S81°34'22"W, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 187.97 FEET;

THENCE S55°32'50"W A DISTANCE OF 456.06 FEET TO A POINT OF CURVE TO THE RIGHT, SAID POINT BEING ON THE NORTHERLY R.O.W LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING FOUR (4) COURSES ARE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY.

- THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2759.79 FEET, A DELTA ANGLE OF 00°43'59", AN ARC LENGTH OF 35.31' FEET, WHOSE LONG CHORD BEARS S86°57'52"W A DISTANCE OF 35.31 FEET;
- THENCE S87°19'50"W A DISTANCE OF 64.33 FEET TO A POINT OF CURVE TO THE RIGHT;
- THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 82°43'13", AN ARC LENGTH OF 216.56' FEET, WHOSE LONG CHORD BEARS N51°18'31"W A DISTANCE OF 198.24 FEET TO A POINT OF REVERSE CURVE;
- THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2105.00 FEET, A DELTA ANGLE OF 30°33'26", AN ARC LENGTH OF 1122.65' FEET, WHOSE LONG CHORD BEARS N25°13'35"W A DISTANCE OF 1109.39 FEET;

THENCE N89°59'31"E, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 364.44 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 718,836 SQUARE FEET OR 16.50 ACRES, MORE OR LESS.

## DEDICATION

THE AFOREMENTIONED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AND EASEMENTS AS SHOWN. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT, AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS; PROVIDED, HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUITCLAIM ALL OR ANY PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS, "RAY CHARLES COMMERCIAL CENTRE FILING NO. 1", IN THE CITY OF COLORADO SPRINGS FOR PUBLIC USE.

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 CERTIFICATION SHOWN HEREON.

## OWNER

THE AFOREMENTIONED, QUEEN BEE INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT BY \_\_\_\_\_ AS \_\_\_\_\_ FOR QUEEN BEE INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY \_\_\_\_\_

PRINTED (TITLE)

## NOTARY

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY \_\_\_\_\_ AS \_\_\_\_\_ FOR QUEEN BEE INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

## NOTES

- THE AVIGATION EASEMENT DEDICATED HEREIN FOR PUBLIC AVIGATION PURPOSES, SHALL BE CONSIDERED A PUBLIC EASEMENT SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED ON THE INSTRUMENT RECORDED AT RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO (OR A SUCCESSOR INSTRUMENT IDENTIFIED BY THE MANAGER). ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING, INC. DATED MAY 15, 2020, REVISED OCTOBER 1, 2020 AND JULY 15, 2022, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THE PROPERTY: HYDROCOMPACTION, COLLAPSIBLE SOILS, HIGHLY EXPANSIVE SOILS, POTENTIAL SHALLOW GROUNDWATER AND SHALLOW BEDROCK. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE # COPN-22-0002 AND WITHIN THE SUBDIVISION FILE: VILLAGES AT WATERVIEW OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
- BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" ALUM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" ALUM. CAP PLS 10377).
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POLARIS SURVEYING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, POLARIS SURVEYING, INC. RELIED UPON A OWNERS COMMITMENT FOR TITLE INSURANCE NO. 5771COR BY CORE TITLE GROUP LLC, DATED: MAY 29, 2025.
- ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 224026331 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE.
- THE PARCELS WITHIN THIS PROPERTY ARE SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE WATERVIEW NORTH METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 19, 2023, UNDER RECEPTION NO. 223103275.
- ALL EASEMENTS ARE FOR THE USE AS SHOWN, WITH MAINTENANCE OF THE SURFACE VESTED WITH THE PROPERTY OWNER, OR THEIR ASSIGNS.
- ALL COMMON AREAS, INCLUDING BUT NOT LIMITED TO: ROADWAYS, SIDEWALKS, CURB AND GUTTER, LANDSCAPING, FENCING, WALLS AND SITE LIGHTING WILL BE MAINTAINED BY THE WATERVIEW NORTH METROPOLITAN DISTRICT NO. 2.
- ALL PRIVATE STREETS (BULLER HEIGHTS, COTHERN HEIGHTS, RAYBULL HEIGHTS) ARE PRIVATELY OWNED AND MAINTAINED BY THE WATERVIEW NORTH METROPOLITAN DISTRICT NO. 2.
- ALL DIMENSION SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
- AREA CALCULATION:  
COMMERCIAL LOTS 16.50 ACRES

## NOTICE IS HEREBY GIVEN

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, COLORADO, 2001, AS AMENDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS, OR, ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES, INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, SUBDIVISION BONDS, OR COMBINATIONS THEREOF, GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

## FLOOD PLAIN LOCATION

THE TRACT DESCRIBED HEREIN IS IN ZONE X AND DOES NOT FALL WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEMA MAP 08041C07686, DATED DECEMBER 7, 2018.

## SURVEYOR'S CERTIFICATION

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY STATES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN TO NORMAL STANDARDS AND CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO. THE SURVEY WAS PERFORMED AND PLAT PREPARED UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY EITHER EXPRESSED OR IMPLIED.

RANDALL D. HENCY, PLS NO. 27605  
FOR AND BEHALF OF POLARIS SURVEYING, INC.

## FILING APPROVAL

ON BEHALF OF THE CITY OF COLORADO SPRINGS, COLORADO, THE UNDERSIGNED HEREBY APPROVES FOR FILING THE ACCOMPANYING PLAT OF "RAY CHARLES COMMERCIAL CENTRE FILING NO. 1", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

CITY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

## RECORDING

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

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 RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER STEVE SCHLEIKER

BY: \_\_\_\_\_  
DEPUTY

FEE: \_\_\_\_\_  
SURCHARGE: \_\_\_\_\_

## FEES

DRAINAGE FEES: \_\_\_\_\_  
BRIDGE FEES: \_\_\_\_\_  
SCHOOL FEES: \_\_\_\_\_  
PARK FEES: \_\_\_\_\_

RAY CHARLES COMMERCIAL CENTRE

FILING NO. 1  
COVER

| REVISIONS:                 | NO. | DESCRIPTION | DATE |  |  |  |  |  |  |
|----------------------------|-----|-------------|------|--|--|--|--|--|--|
|                            |     |             |      |  |  |  |  |  |  |
| PROJECT NUMBER: 0219-05.03 |     |             |      |  |  |  |  |  |  |
| SHEET 1 OF 2               |     |             |      |  |  |  |  |  |  |

CITY FILE NO.: SUBD-26-0005

RAY CHARLES COMMERCIAL CENTRE FILING NO. 1

LOCATED IN THE NE 1/4 OF SECTION 8 AND THE NW 1/4 OF SECTION 9,  
TOWNSHIP 15 S, RANGE 65 W, OF THE 6TH P.M.,  
CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO  
SHEET 2 OF 2

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE #     | LENGTH | BEARING     |
| L1         | 31.00  | N55°32'50"E |
| L2         | 43.36  | N31°22'54"E |
| L3         | 134.41 | N35°36'52"E |
| L4         | 196.96 | S35°36'52"W |
| L5         | 185.61 | S35°36'52"W |
| L6         | 47.19  | S55°32'50"W |
| L7         | 56.00  | S55°32'50"W |
| L8         | 34.14  | S55°32'50"W |
| L9         | 23.31  | S89°42'23"W |
| L10        | 40.50  | N89°42'23"E |
| L11        | 40.50  | N89°42'23"E |

| CURVE TABLE |        |        |            |
|-------------|--------|--------|------------|
| CURVE #     | LENGTH | RADIUS | DELTA      |
| C1          | 102.06 | 241.97 | 024°10'02" |
| C2          | 4.28   | 58.00  | 004°13'58" |
| C3          | 98.45  | 283.00 | 019°55'58" |
| C4          | 89.43  | 150.00 | 034°09'33" |
| C5          | 16.91  | 42.00  | 023°04'26" |
| C6          | 137.82 | 58.00  | 136°08'52" |
| C7          | 16.91  | 42.00  | 023°04'26" |
| C8          | 34.56  | 22.00  | 090°00'00" |
| C9          | 73.83  | 47.00  | 090°00'00" |
| C10         | 59.62  | 100.00 | 034°09'33" |
| C11         | 74.52  | 125.00 | 034°09'33" |
| C12         | 95.67  | 275.00 | 019°55'58" |

Dakota Springs Engineering  
Engineering Consultants  
15 S WAHSATCH AVE.  
COLORADO SPRINGS, CO 80903  
P: (719) 227-7388 F: (719) 227-7392

811  
Know what's below.  
Call 811 before you dig.

SCALE: VERT: STATION: FROM: TO:

DESIGNED BY: DATE:  
DRAWN BY: DATE:  
CHECKED BY: DATE:

RAY CHARLES COMMERCIAL CENTRE  
FILING NO. 1  
PLAT

| REVISIONS:      | DATE        | DESCRIPTION |
|-----------------|-------------|-------------|
| NO.             | DESCRIPTION |             |
| PROJECT NUMBER: | 0219-05.03  |             |
| SHEET           | 2           | OF 2        |

- LEGEND**
- PLSS CORNER AS LABELED
  - FND. 18" NO. 5 REBAR W/  
1.5" ALUM. CAP FLUSH WITH GND  
MARKED "POLARIS PLS 27605"  
UNLESS LABELED OTHERWISE
  - SET 18" NO. 5 REBAR W/  
1.5" ALUM. CAP FLUSH WITH GND  
MARKED "POLARIS PLS 27605"
  - ADDRESS
  - APZ1** AIRPORT OVERLAY  
APZ1 ZONE
  - CITY/COUNTY BOUNDARY

