

CLAREMONT BUSINESS PARK 1A-LOT 2 - FILING. NO. 1

A REPLAT OF LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1A", AND
A PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2"
BEING A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
(NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT HAMMERS CONSTRUCTION INC., A COLORADO COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1A" AS RECORDED IN THE EL PASO COUNTY, COLORADO RECORDS UNDER RECEPTION NO. 206712398 AND A PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2 AS RECORDED UNDER RECEPTION NO. 207712506 IN THE RECORDS OF EL PASO COUNTY, COLORADO.

BEING A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1A";
THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MEADOWBROOK PARKWAY AS RECORDED IN "CLAREMONT BUSINESS PARK FILING NO. 1" UNDER RECEPTION NO. 205127124 THE FOLLOWING TWO (2) COURSES;
(1) THENCE 219.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 20°46'58", THE CHORD OF WHICH BEARS N22°17'26"E (BASIS OF BEARING, SEE NOTE 1), A DISTANCE OF 218.25 FEET TO THE SOUTHWEST CORNER OF AFORESAID TRACT C, "CLAREMONT BUSINESS PARK FILING NO. 2";
(2) THENCE 46.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 04°23'12", THE CHORD OF WHICH BEARS N09°42'20"E. A DISTANCE OF 46.31 FEET;
THENCE S56°02'38"E A DISTANCE OF 124.64 FEET TO AN ANGLE POINT IN THE NORTHERLY LINE OF AFORESAID LOT 2, "CLAREMONT BUSINESS PARK FILING NO. 1A";
THENCE ALONG THE LINES OF LOT 2 THE FOLLOWING FOUR (4) COURSES;
(1) THENCE S56°02'38"E A DISTANCE OF 427.24 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 24, CDOT PROJECT NO. NH 0243-058 UNIT 2;
(2) THENCE S33°34'46"W ALONG SAID RIGHT-OF-WAY LINE, 120.34 FEET TO A POINT OF CURVE;
(3) THENCE 136.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 11584.00 FEET, A CENTRAL ANGLE OF 00°40'23", THE CHORD OF WHICH BEARS S37°47'25"W A DISTANCE OF 136.07 FEET TO THE NORTHEAST CORNER OF LOT 3, "CLAREMONT BUSINESS PARK FILING NO. 1A";
(3) THENCE N56°01'38"W ALONG THE NORTHERLY LINE OF SAID LOT 3 AND THE NORTHERLY LINE OF LOT 25 OF "CLAREMONT BUSINESS PARK FILING NO. 1A", A DISTANCE OF 480.42 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 130172 S.F. (2.988 ACRES MORE OR LESS).

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY, COLORADO THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "CBP LOT 2-1A FILING NO. 1", IN EL PASO COUNTY, COLORADO.

OWNER: HAMMERS CONSTRUCTION INC.
1411 WOOLSEY HTS
COLORADO SPRINGS, COLORADO 80915

BY: STEVE HAMMERS, PRESIDENT

NOTARIAL:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, A.D. BY _____

WITNESS MY HAND AND OFFICIAL SEAL: _____
MY COMMISSION EXPIRES: _____

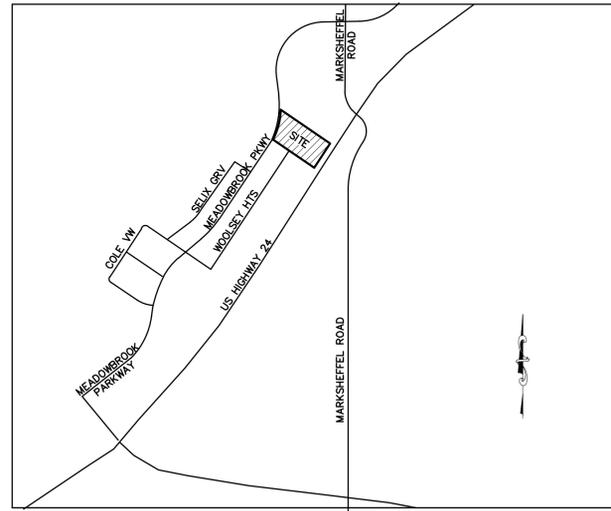
EASEMENTS:

EASEMENTS ARE AS SHOWN ON THIS PLAT (SEE PAGE 3 OF 3). THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

PLAT NOTES:

- 1.) BASIS OF BEARINGS: THE CHORD OF THE WESTERLY LINE OF SAID LOT 2, BEING MONUMENTED AT THE SOUTHERLY END WITH A NAIL AND WASHER, PLS NO. ILLEGIBLE, AND AT THE NORTHERLY END WITH A REBAR AND ALUMINUM CAP, PLS NO. 27605 IS ASSUMED TO BEAR N22°17'26"E A DISTANCE OF 218.25 U.S. SURVEY FEET.
- 2.) THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0756 G, WITH AN EFFECTIVE DATE OF 12/7/2018 SHOWS THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
- 3.) A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. SC55073560.1, WITH AN EFFECTIVE DATE OF 08/16/2019, HAS BEEN EXAMINED AS IT RELATES TO THE SUBJECT PROPERTY. THE FOLLOWING EXCEPTIONS AS NUMBERED THEREIN ARE HEREBY NOTED.

T.C.#9 RIGHT OF WAY EASEMENT AS GRANTED TO COLORADO TELEPHONE COMPANY, FOR COMMUNICATIONS LINES AND INCIDENTAL PURPOSES, IN INSTRUMENT RECORDED MARCH 03, 1905, IN BOOK 358 AT PAGE 565.



VICINITY MAP
N.T.S.

PLAT NOTES: (CON'T)

T.C. #10 RESERVATION OF MINERAL RIGHTS AS CONTAINED IN DEED RECORDED APRIL 10, 1919 IN BOOK 565 AT PAGE 117, OR A SEVERANCE OF MINERALS EVIDENCED THEREBY, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

T.C. #11 RESERVATION OF MINERAL RIGHTS AS CONTAINED IN DEED RECORDED DECEMBER 09, 1920 IN BOOK 565 AT PAGE 229, OR A SEVERANCE OF MINERALS EVIDENCED THEREBY, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

T.C. #12 RESERVATION OF MINERAL RIGHTS AS CONTAINED IN DEED RECORDED AUGUST 09, 1939 IN BOOK 976 AT PAGE 231, OR A SEVERANCE OF MINERALS EVIDENCED THEREBY, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

T.C. #13 EACH AND EVERY RIGHT OF ACCESS TO STATE HIGHWAY 24 AS CONVEYED IN WARRANTY DEED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO RECORDED FEBRUARY 20, 2002 UNDER RECEPTION NO. 202028680.

T.C. #14 TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS SET FORTH IN AGREEMENT EVIDENCED BY MEMORANDUM OF AGREEMENT RECORDED OCTOBER 25, 2002 AT RECEPTION NO. 202185171.

T.C. #15 THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT, RECORDED OCTOBER 03, 2002, UNDER RECEPTION NO. 202169647 AND RERECORDED MAY 11, 2004 UNDER RECEPTION NO. 204077221, DECEMBER 12, 2002 UNDER RECEPTION NO. 202221165 AND MAY 11, 2004 UNDER RECEPTION NO. 204077224. REIMBURSEMENT AGREEMENTS IN CONNECTION THEREWITH RECORDED SEPTEMBER 29, 2008 UNDER RECEPTION NO. 208106723 AND SEPTEMBER 30, 2008 UNDER RECEPTION NO. 208106906. EL PASO COUNTY RESOLUTION NO. 09-274 IN CONNECTION THEREWITH RECORDED AUGUST 04, 2009 UNDER RECEPTION NO. 209091645. EL PASO COUNTY RESOLUTION NO. 13-477 IN CONNECTION THEREWITH RECORDED NOVEMBER 20, 2013 UNDER RECEPTION NO. 213140738. AMENDED AND RESTATED RESOLUTION CONCERNING IMPOSITION OF CAPITAL FACILITIES FEE IN CONNECTION THEREWITH RECORDED NOVEMBER 14, 2017 UNDER RECEPTION NO. 217138355.

T.C. #16 THE EFFECT OF RESOLUTION NO. 05-15, REGARDING ZONING, RECORDED APRIL 04, 2005, UNDER RECEPTION NO. 205047387.

T.C. #17 EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CLAREMONT BUSINESS PARK FILING NO. 1 RECORDED AUGUST 16, 2005 UNDER RECEPTION NO. EL PASO COUNTY RESOLUTION NO. 05-110 IN CONNECTION THEREWITH RECORDED SEPTEMBER 23, 2005 UNDER RECEPTION NO. 205149817.

T.C. #18 TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AUGUST 16, 2005 AT RECEPTION NO. 205127123.

T.C. #19 EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF AMENDED PLAT CLAREMONT BUSINESS PARK FILING NO. 1 RECORDED SEPTEMBER 21, 2005 UNDER RECEPTION NO. 205198301. EL PASO COUNTY RESOLUTION NO. 05-314 IN CONNECTION THEREWITH RECORDED NOVEMBER 05, 2008 UNDER RECEPTION NO. 208120446.

T.C. #20 RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AND EASEMENTS, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CLAREMONT BUSINESS PARK RECORDED MARCH 02, 2006, UNDER RECEPTION NO. 206031585, AND AS AMENDED IN INSTRUMENT RECORDED JANUARY 03, 2007, UNDER RECEPTION NO. 207001307.

PLAT NOTES: (CON'T)

T.C. #21 EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CLAREMONT BUSINESS PARK FILING NO. 1A RECORDED AUGUST 18, 2006 UNDER RECEPTION 206712398. EL PASO COUNTY RESOLUTION NO. 06-286 IN CONNECTION THEREWITH RECORDED OCTOBER 13, 2006 UNDER RECEPTION NO. 206151738.

T.C. #22 TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF WATER AND SEWER SERVICE AGREEMENT RECORDED OCTOBER 20, 2006 AT RECEPTION NO. 206155229.

4.) WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION IS PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT SUBJECT TO THE DISTRICTS RULES REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER INADEQUACY BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS FOR USE OUTSIDE OF THE UPPER BLACK SQUIRREL CREEK DESIGNATED BASIN, AND THUS FOUND INSUFFICIENCY OF WATER RESOURCES FOR THIS SUBDIVISION BASED ON THAT AGREEMENT. THIS INTERPRETATION DIFFERS FROM CERTAIN OPINIONS ISSUED BY THE OFFICE IN THE PAST. BASED ON ITS OWN REVIEW OF THE STIPULATED AGREEMENT AND ITS HISTORY (AND NOT ON THE AMOUNT OF WATER ACTUALLY AVAILABLE) THE BOARD OF COUNTY COMMISSIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPRETATION OF THE STATE ENGINEERS OFFICE. THE BOARD OF COUNTY COMMISSIONERS FOUND THAT CHEROKEE HAS COMMITTED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSERTED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISSIONERS MADE THIS DETERMINATION IN RELIANCE UPON THE TESTIMONY AND EXPERTISE PROVIDED BY CHEROKEE AT THE PUBLIC HEARING THEREON. AT THE HEARING, CHEROKEE ASSERTED THAT ITS PLANS AND CONTINUED FINANCIAL INVESTMENT IN INFRASTRUCTURE ARE DESIGNED TO ALLOW CHEROKEE TO CONTINUE TO PROVIDE THIS SUBDIVISION AND ITS EXISTING CUSTOMERS WITH WATER AND WASTEWATER SERVICES FOR 300 YEARS OR MORE.

5.) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

6.) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

7.) ACCESS TO MEADOWBROOK PARKWAY SHALL BE VIA WOOLSEY HEIGHTS (A PRIVATE ROAD). THERE SHALL BE NO DIRECT ACCESS TO MEADOWBROOK PARKWAY ALLOWED.

8.) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICES REGULATIONS.

9.) ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED UNDER RECEPTION NO. 203019547 IN THE EL PASO COUNTY RECORDS. AS SUCH, FUTURE OWNERS SHOULD MAKE THEMSELVES FAMILIAR WITH THE FOLLOWING STIPULATIONS AND FACTS.
• NO MAN-MADE OR NON MAN-MADE OBSTRUCTIONS SHALL BE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.
• ALL EXTERIOR LIGHTING PLANS SHALL BE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.
• NO ELECTROMAGNETIC LIGHT, NOR ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT, AVIGATION, COMMUNICATIONS OR NAVIGATIONAL AIDS SHALL BE ALLOWED.
• WHILE NOT A REQUIREMENT, A RECOMMENDATION IS MADE THAT A 25 DB REDUCTION IN INTERIOR NOISE (IN THE OFFICES OR ANY INHABITED WORK AREAS SUSCEPTIBLE TO AIRCRAFT NOISE) BE OBTAINED BY SOUNDPROOFING USING FAA RECOMMENDED CONSTRUCTION TECHNIQUES AND PERFORMED BY A CERTIFIED ACOUSTICAL ENGINEER.
• IF A CRANE IS USED DURING CONSTRUCTION, AN FAA FORM 7460-1 WILL NEED TO BE FILED THROUGH THE AIRPORT OPERATIONS OFFICE AND APPROVED BY THE FEDERAL AVIATION ADMINISTRATION BEFORE ANY BUILDING PERMIT IS ISSUED BY THE CITY OR COUNTY. NORMAL TIME REQUIRED FOR APPROVAL IS 30 TO 60 WORKING DAYS.

Please add the following plat notes:
-All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials, or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
-Lot _____ of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The (HOA or owner or district) is responsible for maintenance of the subject drainage facilities.
-The private road as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance

SURVEYORS CERTIFICATE

I, VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000 ; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, _____

VERNON P. TAYLOR _____ DATE _____
COLORADO PLS NO. 25966, FOR AND
ON BEHALF OF M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, COLORADO 80903

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.

PLAT NOTES: (CON'T)

10.) THE EL PASO COUNTY ZONING CLASSIFICATION FOR THE SUBJECT PROPERTY IS CS CAD-0 (COMMERCIAL AIRPORT OVERLAY DISTRICT) AND AS SUCH IS SUBJECT TO THE ZONING REGULATIONS AND REQUIREMENTS OF EL PASO COUNTY, COLORADO. SETBACKS FOR SAID ZONE ARE FRONT - 25', SIDE AND REAR SETBACKS ARE NOT REQUIRED UNLESS THEY ABUT ON THE DISTRICT BOUNDARY. THE MAXIMUM BUILDING HEIGHT IS 45'.

COUNTY APPROVALS:

APPROVAL IS GRANTED THIS _____ DAY OF _____, 2019 A.D. **UPDATED** BOCC SIGNATURE BLOCK ADDED

For Replats requiring BoCC action:
This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements - list those applicable) are accepted, but the public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.
Previous plat name in entirety is vacated and amended for the areas described by this replat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____

President, Board of County Commissioners _____ Date _____
STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK THIS _____ DAY OF _____, 2019, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO. **UPDATED**

FEE: _____ CHUCK BROERMAN, RECORDER

SURCHARGE: _____ BY: _____ DEPUTY

FEES:
DRAINAGE FEE: _____
BRIDGE FEE: _____
SCHOOL FEE: _____
PARK FEE: _____

Add PCD File No. VR-19-004

UPDATED update

FILE NO ADDED

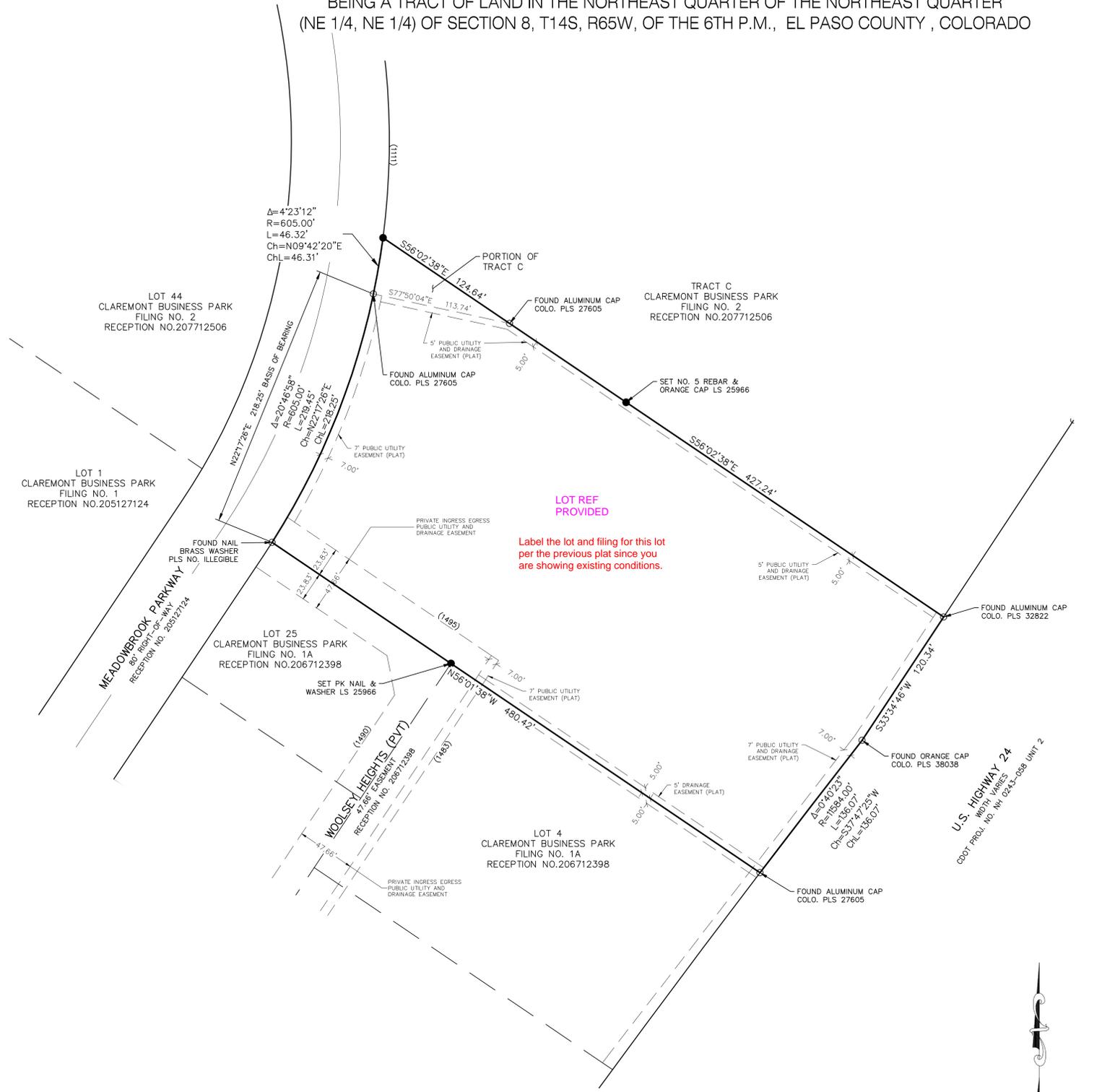
FINAL PLAT
CLAREMONT BUSINESS PARK
1A-LOT 2, FIL. NO. 1
JOB NO. 144-034
DATE PREPARED: 11/08/2019
DATE REVISED:



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

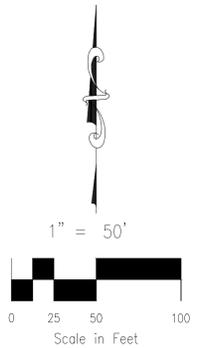
CLAREMONT BUSINESS PARK 1A-LOT 2 - FILING. NO. 1

A REPLAT OF LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1A", AND
A PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2"
BEING A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
(NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO



- LEGEND**
- BOUNDARY LINE
 - - - - EASEMENT LINE
 - FOUND PROPERTY CORNER (AS NOTED)
 - SET NO. 5 REBAR & ORANGE CAP LS 25966 (UNLESS NOTED OTHERWISE)

AS PLATTED



UPDATED update

FINAL PLAT
CLAREMONT BUSINESS PARK
1A-LOT 2 FILING NO. 1
JOB NO. 14-034
DATE PREPARED: 11/08/2019
DATE REVISED:



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

File: G:\40364-Lot 2, CBP 1A\Lot 2, CBP 1A\Survey\Draw\40364.dwg PlotDate: 11/27/2019 3:50 PM

CLAREMONT BUSINESS PARK 1A-LOT 2 - FILING. NO. 1

A REPLAT OF LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1A", AND
A PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2"
BEING A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
(NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO

A sidewalk along this portion of Meadowbrook Parkway is required. Please provide Financial assurance and a SIA for these public improvements. Alternate options may be available. Please contact me (Daniel Torres) for more information.

Provide the water quality pond in a drainage easement. Also provide a plat note that the easement is provided for the benefit of lot 2 granting access for maintenance and repair of the pond.

THE WATER QUALITY DRAINAGE EASMENT HAS BEEN PROVIDED. SEE NOTE #12 ON THE COVERSHEET

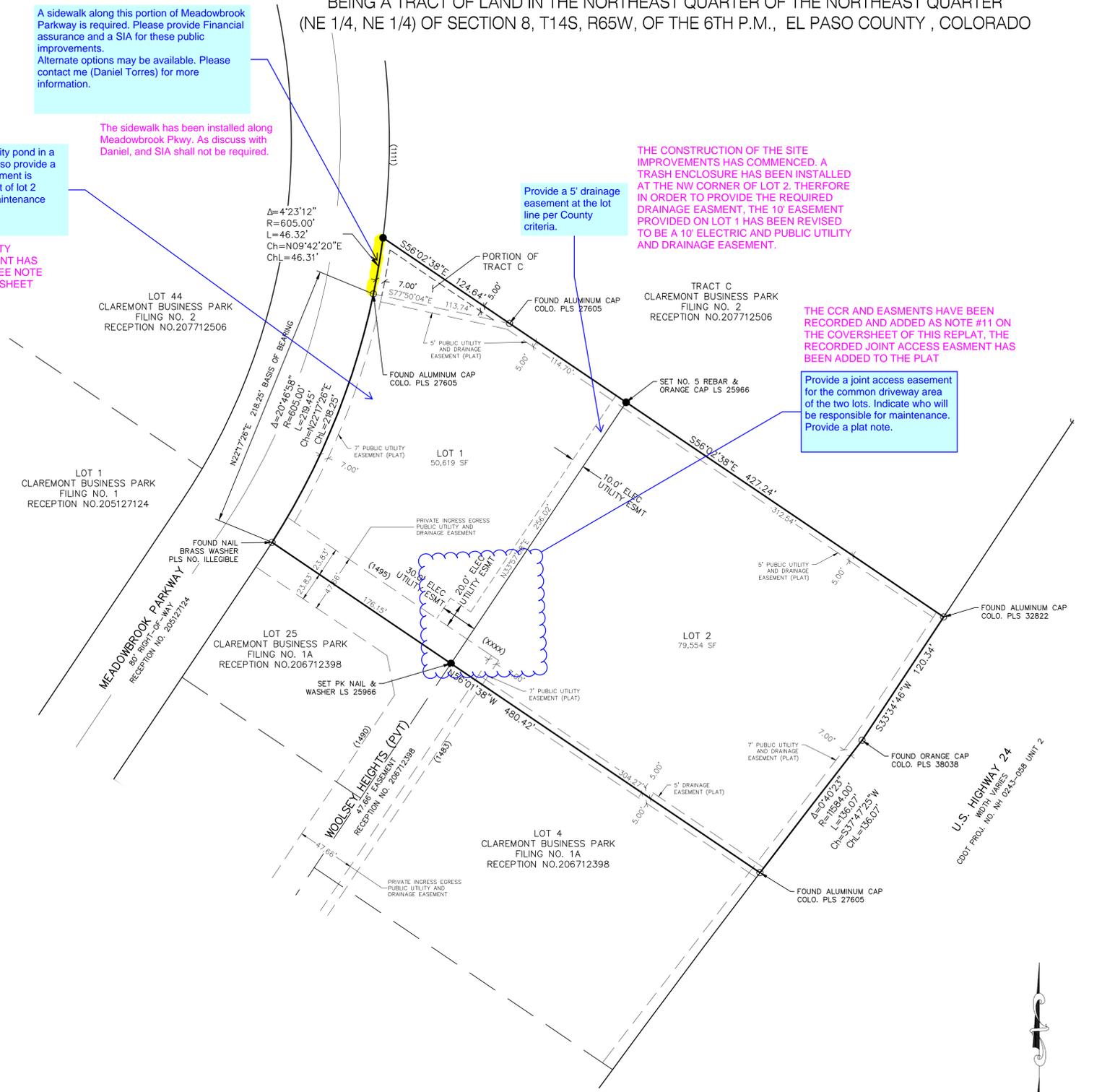
The sidewalk has been installed along Meadowbrook Pkwy. As discuss with Daniel, and SIA shall not be required.

Provide a 5' drainage easement at the lot line per County criteria.

THE CONSTRUCTION OF THE SITE IMPROVEMENTS HAS COMMENCED. A TRASH ENCLOSURE HAS BEEN INSTALLED AT THE NW CORNER OF LOT 2. THEREFORE IN ORDER TO PROVIDE THE REQUIRED DRAINAGE EASMENT, THE 10' EASEMENT PROVIDED ON LOT 1 HAS BEEN REVISED TO BE A 10' ELECTRIC AND PUBLIC UTILITY AND DRAINAGE EASEMENT.

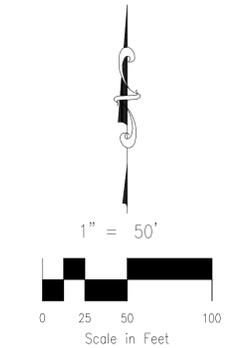
THE CCR AND EASMENTS HAVE BEEN RECORDED AND ADDED AS NOTE #11 ON THE COVERSHEET OF THIS REPLAT, THE RECORDED JOINT ACCESS EASMENT HAS BEEN ADDED TO THE PLAT

Provide a joint access easement for the common driveway area of the two lots. Indicate who will be responsible for maintenance. Provide a plat note.



- LEGEND
- BOUNDARY LINE
 - - - EASEMENT LINE
 - FOUND PROPERTY CORNER (AS NOTED)
 - SET NO. 5 REBAR & ORANGE CAP LS 25966 (UNLESS NOTED OTHERWISE)

AS REPLATTED



UPDATED
update

FINAL PLAT
CLAREMONT BUSINESS PARK
1A-LOT 2 FIL. NO. 1
JOB NO. 44-034

DATE PREPARED: 11/08/2019
DATE REVISED:



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

File: G:\40364-Lot 2_CBP_1A\Lot 2_CBP_1A\Map\Survey\2014\40364.dwg PlotDate: 11/27/2019 3:51 PM