

CLAREMONT BUSINESS PARK FILING NO. 1C

14531

A REPLAT OF LOT 2 'CLAREMONT BUSINESS PARK FILING NO. 1A', AND THAT PORTION OF TRACT C 'CLAREMONT BUSINESS PARK FILING NO. 2' AS RECORDED UNDER RECEPTION NO. 207712506 CONVEYED TO HAMMERS CONSTRUCTION IN A SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 219078479 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

BE IT KNOWN BY THESE PRESENTS:

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

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 8, T14S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO CONSISTING OF LOT 2 'CLAREMONT BUSINESS PARK FILING NO. 1A' AS RECORDED UNDER RECEPTION NO. 206712398 AND THAT PORTION OF TRACT C 'CLAREMONT BUSINESS PARK FILING NO. 2' AS RECORDED UNDER RECEPTION NO. 207712506 CONVEYED TO HAMMERS CONSTRUCTION IN A SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 219078479. ALL 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 80 FOOT MEADOWBROOK PARKWAY THE FOLLOWING THREE (3) COURSES:
 (1) THENCE 473.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 653.00 FEET, CENTRAL ANGLE OF 44.01° 7' 20" AND A CHORD OF 117.09 FEET;
 (2) THENCE 1127.05 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 142° 53' 27" AND A CHORD OF 131.83 FEET WHICH BEARS N04°55'27"W;
 THENCE N89°24'12"E A DISTANCE OF 578.27 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 24, CDOT PROJECT NO. NH 0243-058 (UNIT 2);
 THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:
 (1) THENCE S00°10'49"W A DISTANCE OF 48.44 FEET TO A POINT OF CURVE;
 (2) THENCE 264.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 25°02'59" AND A CHORD OF 282.40 FEET WHICH BEARS S12°21'28"E;
 (3) THENCE S08°46'53"E NON-TANGENT TO THE PREVIOUS COURSE 142.31 FEET;
 (4) THENCE S14°56'24"W A DISTANCE OF 164.34 FEET;
 (5) THENCE S33°35'01"W A DISTANCE OF 312.56 FEET TO A POINT OF CURVE;
 (6) THENCE 136.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1584.00 FEET, A CENTRAL ANGLE OF 00°41'23" AND A CHORD OF 136.07 FEET;
 THENCE S00°10'49"W A DISTANCE OF 48.44 FEET TO THE NORTHEAST CORNER OF LOT 4 'CLAREMONT BUSINESS PARK FILING NO. 1A';
 THENCE N80°1'39"W ALONG THE NORTH LINES OF LOT 4 AND LOT 25 'CLAREMONT BUSINESS PARK FILING NO. 1A', 480.42 FEET TO THE POINT OF BEGINNING;
 SAID PARCEL CONTAINS A CALCULATED AREA OF 493,011 S.F. (11.318 ACRES MORE OR LESS)

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID PARCEL TO BE PLATTED INTO LOTS, A TRACT, 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 STATE OF COLORADO AND THE CITY OF COLORADO SHALL HAVE THE RIGHT TO TAKE AND USE SAID PUBLIC EASEMENTS FOR ANY SUCH PUBLIC PURPOSES. THE STATE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PARCEL OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS 'CLAREMONT BUSINESS PARK FILING NO. 1C', IN EL PASO COUNTY, COLORADO.

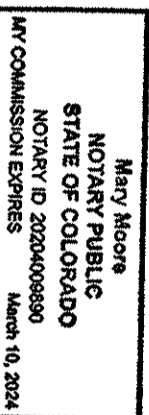
OWNER: HAMMERS CONSTRUCTION INC.
 1411 WOODSEY HEIGHTS
 COLORADO SPRINGS, COLORADO 80915

BY: Steve Hammars, President

NOTARIAL:

STATE OF COLORADO }
 COUNTY OF EL PASO } SS
 THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF June 2020, A.D. BY STEVE HAMMERS.

WITNESS MY HAND AND OFFICIAL SEAL:
 MY COMMISSION EXPIRES: March 19, 2024

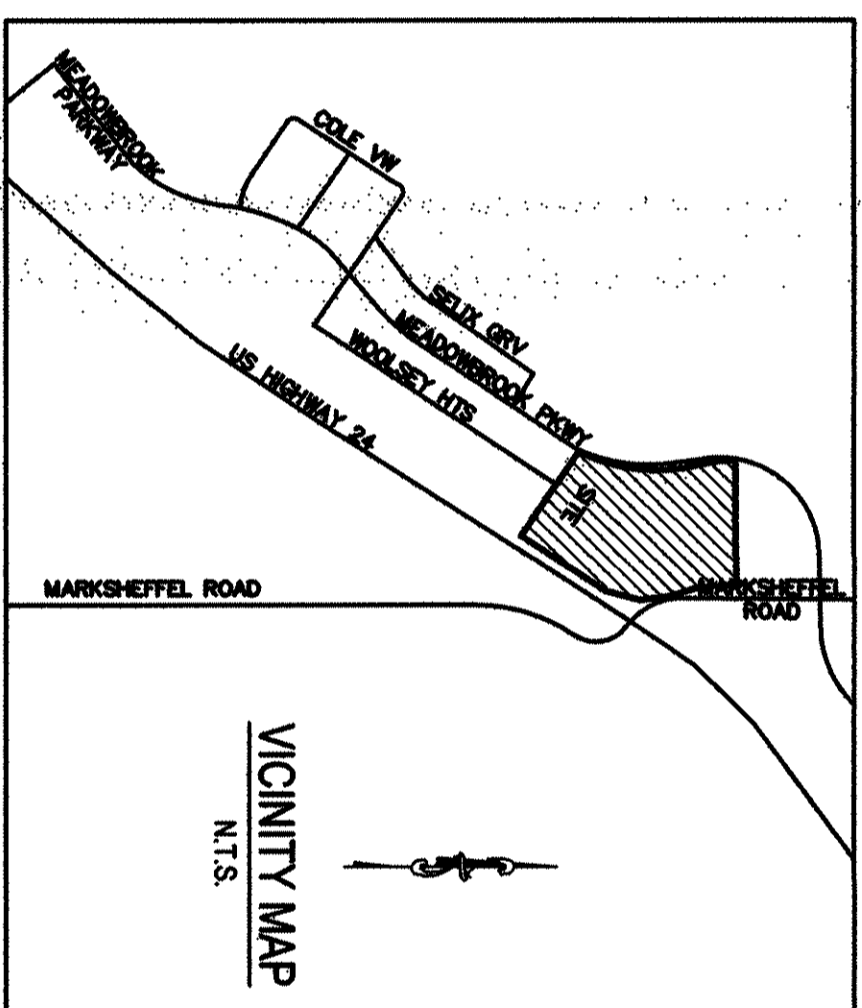


NOTARY PUBLIC: Mary Moore

EASEMENTS:

EASEMENTS ARE AS SHOWN ON THIS PLAT (SEE PAGE 4 OF 4). THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

TRACT TABLE			
TRACT	SIZE (ACRES)	USE	MAINTENANCE OWNERSHIP
A	8.330	FUTURE DEVELOPMENT	HAMMERS
HAMMERS CONSTRUCTION INC. - SEE PLAT NOTE 16			HAMMERS



MORTGAGE RATIFICATION CERTIFICATE:

THE UNDERSIGNED IS THE MORTGAGEE(S) AND/OR LENDHOLDER(S) OF TRACT A (8.330 AC) OF 'CLAREMONT BUSINESS PARK FILING NO. 1C', IN EL PASO COUNTY, COLORADO.

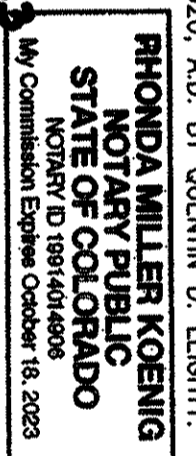
EXECUTED THIS 12 DAY OF June 2020

BY: Quentin D. Leighty
 NAME: QUENTIN D. LEIGHTY
 TITLE: CHIEF FINANCIAL OFFICER
 FOR: FIRST NATIONAL BANK

NOTARIAL:

STATE OF COLORADO }
 COUNTY OF EL PASO } SS
 THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF June 2020, A.D. BY QUENTIN D. LEIGHTY.

WITNESS MY HAND AND OFFICIAL SEAL:
 MY COMMISSION EXPIRES: 10/19/2022



NOTARY PUBLIC: Rhonda Miller Koenig

MORTGAGE RATIFICATION CERTIFICATE:

THE UNDERSIGNED IS THE MORTGAGEE(S) AND/OR LENDHOLDER(S) OF LOTS 1 (1.182 AC) AND 2 (1.826 AC) OF 'CLAREMONT BUSINESS PARK FILING NO. 1C', IN EL PASO COUNTY, COLORADO.

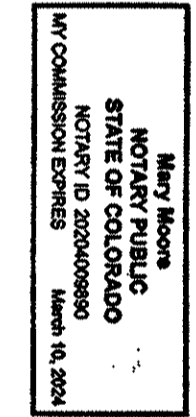
EXECUTED THIS 12 DAY OF June 2020

BY: Kevin Loto
 NAME: KEVIN LOTO
 TITLE: VICE PRESIDENT / COMMERCIAL REAL ESTATE BANKING
 FOR: HILLOREST BANK, A DIVISION OF NBF BANK, MEMBER FDIC

NOTARIAL:

STATE OF COLORADO }
 COUNTY OF EL PASO } SS
 THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF June 2020, A.D. BY KEVIN LOTO.

WITNESS MY HAND AND OFFICIAL SEAL:
 MY COMMISSION EXPIRES: March 19, 2024



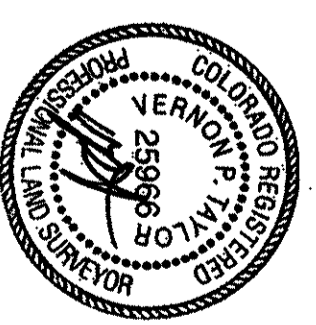
NOTARY PUBLIC: Mary Moore

SURETORS 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 LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS 12 DAY OF June 2020.

Vernon P. Taylor DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 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 DEFECT BE DISCOVERED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SIGNATURE HEREON.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR 'CLAREMONT BUSINESS PARK FILING 1C' WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS DAY OF June 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE RESPONSIBILITY OF EL PASO COUNTY UNTIL TREATMENT ACCEPTANCE OF THE PUBLIC IMPROVEMENTS BY AN AGENCY OR CONTRACTOR. THE BOARD OF COUNTY COMMISSIONERS HAS REVIEWED THE ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT. PREVIOUS PLAT NAME IN ENTIRELY 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 RECORDED, RECEPTION NO. 206712398 AND RECEPTION NO. 207712506.

Mark H. Bell DATE
 CHAIR, BOARD OF COUNTY COMMISSIONERS

THIS PLAT FOR 'CLAREMONT BUSINESS PARK FILING 1C' WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR ON THE 20th DAY OF June 2020, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR: Chris Dwyer DATE 6/22/2020

CLERK AND RECORDER:

STATE OF COLORADO }
 COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 8:51 O'CLOCK AM THIS 20th DAY OF June 2020, A.D., AND DULY RECORDED UNDER RECEPTION NO. 220714531 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEES: \$10- CHUCK BROGEMAN, RECORDER
 S.C. 3-3-
 SURCHARGE: _____ BY: Chuck Brogeman
 FEES: _____ DEPUTY

DRAINAGE FEE: N/A
 BRIDGE FEE: N/A
 SCHOOL FEE: N/A
 PARK FEE: N/A

SUMMARY:

2 LOTS	2.988 ACRES	26,402
1 TRACT	8.330 ACRES	73,692
TOTAL	11.318 ACRES	100,002

FINAL PLAT
 CLAREMONT BUSINESS PARK
 FILING NO. 1C
 JOB NO. 44-034
 DATE PREPARED: 01/31/2020
 DATE REVISION: 06/08/2020
 PCD FL. NO. VR-19-004



102 E. PEARL AVE. 5TH FLOOR
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5465
 SHEET 1 OF 4

CLAREMONT BUSINESS PARK FILING NO. 1C

14531

A REPLAT OF LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1A", AND THAT PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 207712506 CONVEYED TO HAMMERS CONSTRUCTION IN A SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 219078479 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

GENERAL PLAT NOTES:

1. BASIS OF BEARINGS: THE CHORD OF THE WESTERLY LINE OF LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1A" UNDER RECEPTION NO. 208712398, BEING MONUMENTED AT THE SOUTHERLY END WITH A NAIL AND WOODEN PLS. NO. 11858, AND AT THE NORTHERLY END WITH A BEAR AND ALUMINUM CAP PLS NO. 27809 IS ASSUMED TO BEAR N22°18'18"E A DISTANCE OF 218.28 U.S. SURVEY FEET.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 0804100756 G, WITH AN EFFECTIVE DATE OF DECEMBER 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. SC59077390.1-3, WITH AN EFFECTIVE DATE OF MARCH 31, 2020, HAS BEEN EXAMINED AS IT RELATES TO THE SUBJECT PROPERTY. THE FOLLOWING EXCEPTIONS AS NUMBERED THEREIN ARE HEREBY NOTED:
 - i. (TC#9, TC#27) THE PROPERTY MAY BE SUBJECT TO RESERVATION IN DEED RECORDED APRIL 10, 1919 IN BOOK 585 AT PAGE 117 OF ALL COAL UNDER SAID LANDS TOGETHER WITH THE RIGHT OF SURFACE ENTRY.
 - ii. (TC#10, TC#28) THE PROPERTY MAY BE SUBJECT TO RESERVATION IN DEED RECORDED DECEMBER 9, 1920 IN BOOK 565 AT PAGE 229 OF ALL COAL UNDER SAID LANDS TOGETHER WITH THE RIGHT OF SURFACE ENTRY.
 - iii. (TC#11, TC#29) THE PROPERTY MAY BE SUBJECT TO RESERVATION, IN DEED RECORDED AUGUST 9, 1939 IN BOOK 976 AT PAGE 231, AS FOLLOWS: UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS, TOGETHER WITH RIGHT OF SURFACE ENTRY.
 - iv. (TC#12) THE PROPERTY MAY BE SUBJECT TO RIGHT OF WAY AND/OR EASEMENT, GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATION, FOR ELECTRIC PURPOSES, THE EXACT LOCATION OF WHICH IS NOT SPECIFIED, RECORDED FEBRUARY 16, 1972 IN BOOK 2468 AT PAGE 53, RELEASE OF RIGHT OF WAY RECORDED OCTOBER 02, 2018 UNDER RECEPTION NO. 218115279.
 - v. (TC#13, TC#31) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT EVIDENCED BY MEMORANDUM OF AGREEMENT RECORDED OCTOBER 23, 2002 AT RECEPTION NO. 202183171.
 - vi. (TC#14, TC#32) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE CENTRAL WATERSHED/FETTER METROPOLITAN DISTRICT AS ENDED BY INSTRUMENTS RECORDED OCTOBER 3, 2002 UNDER RECEPTION NO. 202168647 AND RECORDED MAY 11, 2004 UNDER RECEPTION NO. 204072721, DECEMBER 12, 2002 UNDER RECEPTION NO. 202221165 AND MAY 11, 2004 UNDER RECEPTION NO. 204072724, AND AS AMENDED BY INSTRUMENT RECORDED NOVEMBER 14, 2017 UNDER RECEPTION NO. 217138355.
 - vii. (TC#15) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENTS AGREEMENT RECORDED OCTOBER 01, 2004 AT RECEPTION NO. 204168012.
 - viii. (TC#16) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION 04-178, REGARDING SKETCH PLAN RECORDED FEBRUARY 3, 2005 UNDER RECEPTION NO. 205016957.
 - ix. (TC#17, TC#33) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION NO. 05-15, REGARDING ZONING RECORDED APRIL 4, 2005 UNDER RECEPTION NO. 205947387.
 - x. (TC#18) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AVIGATION EASEMENT RECORDED JUNE 29, 2008 UNDER RECEPTION NO. 206095824.
 - xi. (TC#19) THE PROPERTY MAY BE SUBJECT TO RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FOREFEITURE 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, AS CONTAINED IN INSTRUMENT RECORDED MARCH 02, 2006, UNDER RECEPTION NO. 206031566, AND AS AMENDED IN INSTRUMENT RECORDED DECEMBER 26, 2006, UNDER RECEPTION NO. 206189249.
 - xii. (TC#20) THE PROPERTY MAY BE SUBJECT TO EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED AUGUST 07, 2006, UNDER RECEPTION NO. 206116483.
 - xiii. (TC#21) THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CLAREMONT BUSINESS PARK FILING NO. 2 RECORDED JANUARY 4, 2007 UNDER RECEPTION NO. 207712506.
 - xiv. (TC#22) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JANUARY 04, 2007 AT RECEPTION NO. 207001840 AND FEBRUARY 13, 2007 UNDER RECEPTION NO. 207021069.
 - xv. (TC#23) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION NO. 06-582, REGARDING FINAL PLAT, RECORDED JUNE 23, 2007, UNDER RECEPTION NO. 207084816.

GENERAL PLAT NOTES: (CONT.)

- xvi. (TC#24) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION NO. 19-11, APPROVE PRELIMINARY PLAN REQUEST FOR CLAREMONT COMMERCIAL FILING NO. 2 RECORDED JANUARY 10, 2019 UNDER RECEPTION NO. 219003040.
- xvii. (TC#25) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION REGARDING LORSON RANCH METROPOLITAN DISTRICT NO. 1 RECORDED JANUARY 28, 2020, UNDER RECEPTION NO. 22012433 AND JANUARY 28, 2020, UNDER RECEPTION NO. 22012432.
- xviii. (TC#26) THE PROPERTY MAY BE SUBJECT TO 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.
- xix. (TC#30) THE PROPERTY MAY BE SUBJECT TO EACH AND EVERY RIGHT OF ACCESS TO STATE HIGHWAY 24 AS COMPLETED IN WARBANDY DEED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO RECORDED FEBRUARY 20, 2002 UNDER RECEPTION NO. 202028860.
- xx. (TC#34) THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CLAREMONT BUSINESS PARK FILING NO. 1 RECORDED AUGUST 16, 2005 UNDER RECEPTION NO. 205127124, EL PASO COUNTY RESOLUTION NO. 05-110 IN CONNECTION THEREWITH RECORDED SEPTEMBER 23, 2005 UNDER RECEPTION NO. 205148917.
- xxi. (TC#35) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AUGUST 16, 2005 AT RECEPTION NO. 205127123.
- xxii. (TC#36) THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF AMERCO #2 AT CLAREMONT BUSINESS PARK FILING NO. RECORDED SEPTEMBER 21, 2005 UNDER RECEPTION NO. 203193301, EL PASO COUNTY RESOLUTION NO. 05-514 IN CONNECTION THEREWITH RECORDED NOVEMBER 03, 2006 UNDER RECEPTION NO. 208120446.
- xxiii. (TC#37) THE PROPERTY MAY BE SUBJECT TO RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FOREFEITURE 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. 206031566, AND AS AMENDED IN INSTRUMENT RECORDED JANUARY 03, 2007, UNDER RECEPTION NO. 207010307.
- xxiv. (TC#38) THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CLAREMONT BUSINESS PARK FILING NO. 1A RECORDED AUGUST 18, 2006 UNDER RECEPTION NO. 206712398, EL PASO COUNTY RESOLUTION NO. 06-266 IN CONNECTION THEREWITH RECORDED OCTOBER 13, 2006 UNDER RECEPTION NO. 206151738.
- xxv. (TC#39) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF WATER AND SEWER SERVICE AGREEMENT RECORDED OCTOBER 20, 2006 AT RECEPTION NO. 206155239.
- xxvi. (TC#40) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS RECORDED JANUARY 09, 2020 AT RECEPTION NO. 220003888.

GENERAL PLAT NOTES: (CONT.)

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, MARSHFELT ROAD, OR U.S. HIGHWAY 24 ALLOWED.
8. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
9. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICES REGULATIONS.
10. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVICE AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF AIRCRAFT AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AVIGATION EASEMENTS AS RECORDED AT RECEPTION NO. 203019347 AND RECEPTION NO. 206095824 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS SUCH, FUTURE OWNERS SHOULD MAKE THEMSELVES FAMILIAR WITH THE FOLLOWING SITUATIONS 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 NAVIGATION 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 UNHABITED WORK AREAS SUSCEPTIBLE TO AIRCRAFT NOISE) BE OBTAINED BY SOUNDPROOFING USING FMA RECOMMENDED CONSTRUCTION TECHNIQUES AND PERFORMED BY A CERTIFIED ACUSTICAL 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.
11. 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 IMPERE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENT.
12. LOTS 1 AND 2 OF THIS PROPERTY ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND GRANT OF EASEMENTS AS RECORDED AT RECEPTION NO. 220003888 OF THE RECORDS OF EL PASO COUNTY.
13. THE WATER QUALITY POND DRAINAGE EASEMENT SHOWN HEREIN GRANTS ACCESS TO THE OWNERS OF BOTH LOTS 1 AND 2 FOR THE PURPOSES OF MAINTENANCE AND REPAIR OF THE POND AND DRAINAGE FACILITIES.
14. LOTS 1 AND 2 OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/ STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. 220003888 OF THE RECORDS OF EL PASO COUNTY. OWNERS OF LOTS 1 AND 2 SHALL BE JOINTLY RESPONSIBLE FOR THE MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
15. 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.
16. TRACT A IS FOR FUTURE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY HAMMERS CONSTRUCTION, INC. NO BUILDING PERMITS OR LAND USE APPROVALS MAY BE ISSUED UNTIL THE TRACT IS REPLATED. NO IMPACT FEES HAVE BEEN COLLECTED IN ASSOCIATION WITH THE TRACT.
17. THE PROPERTY IS WITHIN THE SERVICE AREA OF THE CENTRAL MARSHFELT METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO AN ASSESSMENT FOR THE CONSTRUCTION OF MARSHFELT ROAD.
18. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A RECORDAL ACCESS/PARKING AGREEMENT AS RECORDED AT RECEPTION NO. 220003888 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
19. THE PRIVATE WATER QUALITY POND & DRAINAGE EASEMENT AS SHOWN ON PAGE 4 OF 4 SHALL BE MAINTAINED BY THE OWNERS OF LOTS 1 AND 2 AND SHALL BE JOINTLY RESPONSIBLE FOR THE MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES WITHIN THE EASEMENT.
20. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL; A REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT.

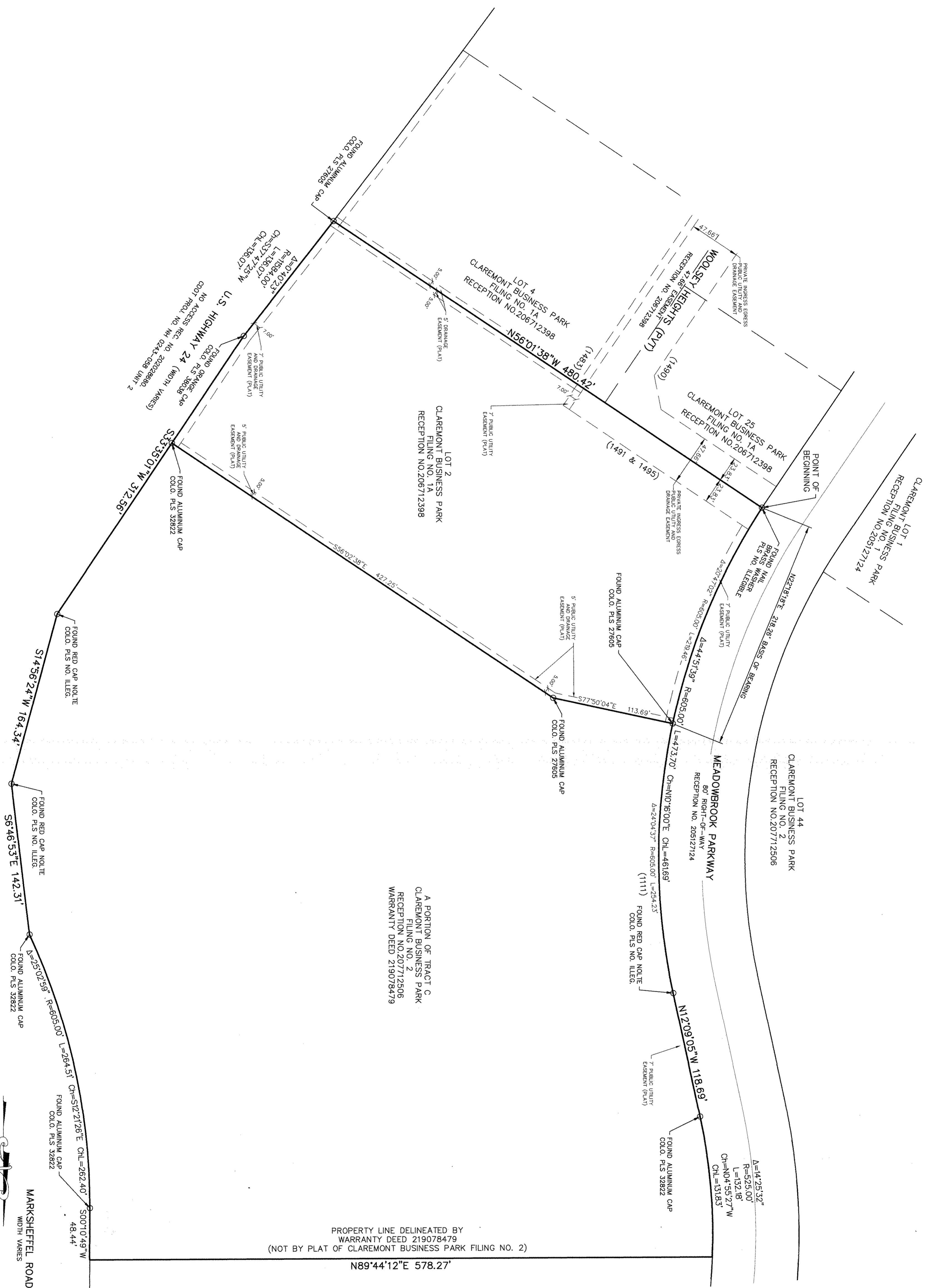
21. **PICKED PEAK REGIONAL SOLUTIONS ENGINEERING APPROVAL**
REVISED BY EMAIL DATED JUNE 1, 2020 AND RECORDED
IN THE EL PASO COUNTY CLERK'S OFFICE.
SECTION NUMBER 20.05515.5.



CLAREMONT BUSINESS PARK FILING NO. 1C

14531

A REPLAT OF LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1A", AND THAT PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 207712506 CONVEYED TO HAMMERS CONSTRUCTION IN A SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 219078479 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

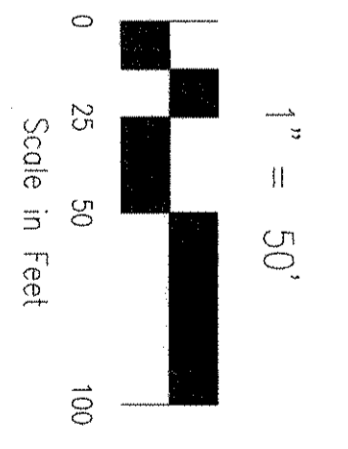


A PORTION OF TRACT C
CLAREMONT BUSINESS PARK
FILING NO. 2
RECEPTION NO. 219078479
WARRANTY DEED 219078479

PROPERTY LINE DELINEATED BY
WARRANTY DEED 219078479
(NOT BY PLAT OF CLAREMONT BUSINESS PARK FILING NO. 2)

- LEGEND**
- BOUNDARY LINE
 - - - DRAINAGE/UTILITY EASEMENT LINE
 - - - ELEC/FIBER/TEL EASEMENT LINE
 - FOUND NO. 5 REBAR WITH CAP AS NOTED HEREON FLUSH WITH GROUND
 - SET NO. 5 REBAR & ORANGE CAP LS 25966 FLUSH WITH GROUND (UNLESS NOTED OTHERWISE)

AS PLATTED



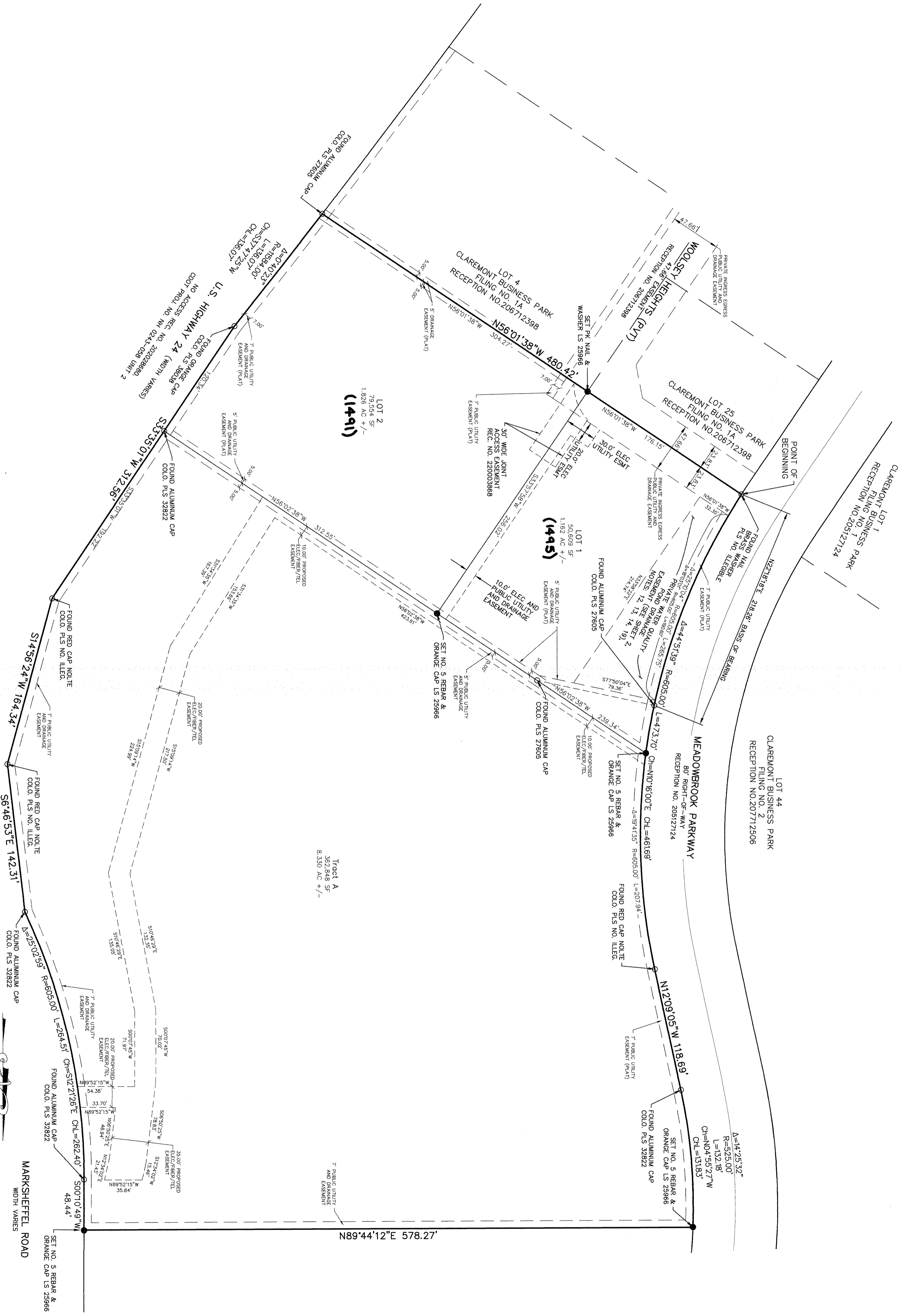
FINAL PLAT
CLAREMONT BUSINESS PARK
FILING NO. 1C
JOB NO. 44-014
DATE PREPARED: 01/31/2020
DATE REVISED: 05/13/2020

CIVIL CONSULTANTS, INC.
102 E. PINE PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

CLAREMONT BUSINESS PARK FILING NO. 1C

14531

A REPLAT OF LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1A", AND THAT PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 207712506 CONVEYED TO HAMMERS CONSTRUCTION IN A SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 219078479 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

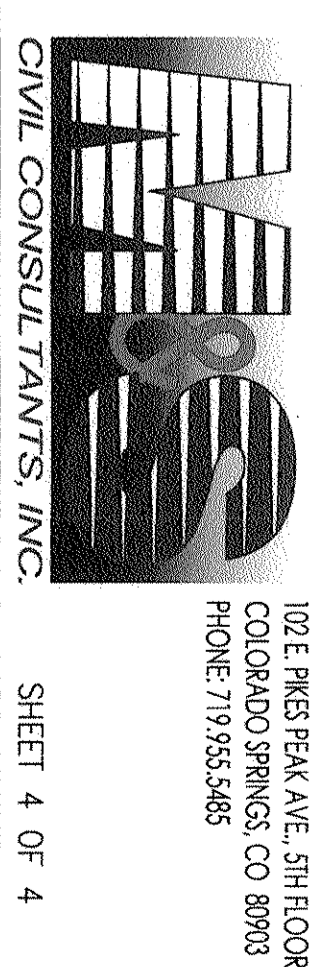


AS REPLATTED



- LEGEND**
- BOUNDARY LINE
 - - - DRAINAGE/UTILITY EASEMENT LINE
 - - - ELEC/FIBER/TEL EASEMENT LINE
 - FOUND NO. 5 REBAR WITH CAP AS NOTED HEREON FLUSH WITH GROUND
 - SET NO. 5 REBAR & ORANGE CAP LS 25966 FLUSH WITH GROUND (UNLESS NOTED OTHERWISE)

FINAL PLAT
CLAREMONT BUSINESS PARK
FILING NO. 1C
JOB NO. 44-034
DATE PREPARED: 01/31/2020
DATE REVISED: 06/08/2020
POD FIL. NO. VR-19-004



102 E. PEEKS PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465