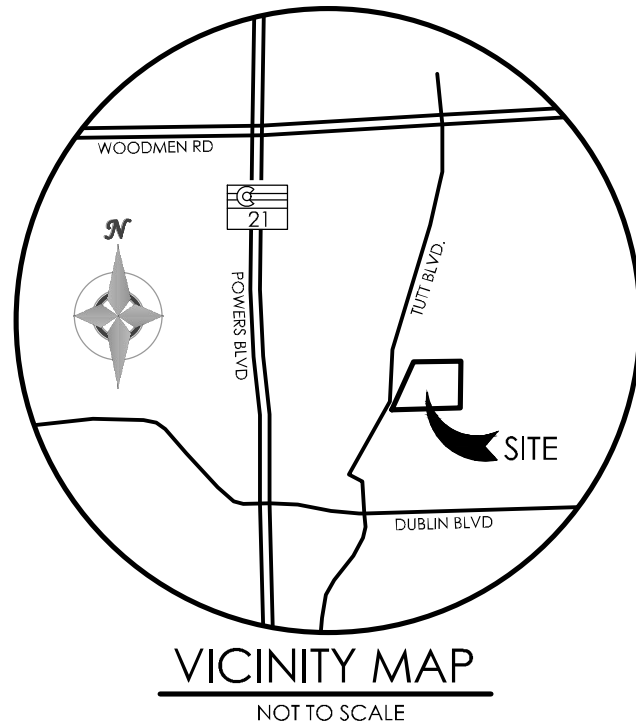
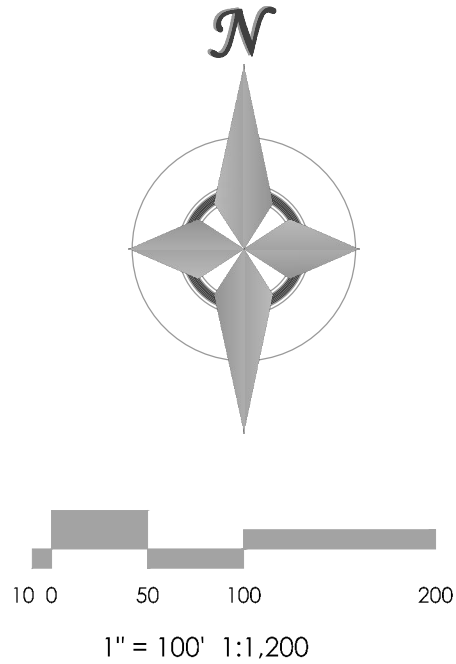


HANSEN RANCH FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

MONUMENT LEGEND:

- 1 SET #5 REBAR MARKED WITH ALUMINUM CAP "POLARIS, PLS 27605", FLUSH WITH THE GROUND.
- 2 FOUND NAIL & WASHER.
- 3 FOUND REBAR & PLASTIC CAP.



KNOW ALL MEN BY THESE PRESENTS

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 89, DUBLIN NORTH KWAN PARCEL FILING NO. 8 AS RECORDED AT RECEPTION NO. 216713766 OF THE RECORDS OF EL PASO COUNTY, COLORADO, THENCE N87°35'45" E, 551.42 FEET ALONG THE WESTERLY LINE OF SAID DUBLIN NORTH KWAN PARCEL FILING NO. 8;

THENCE S00°07'16" E, 702.17 FEET ALONG THE WESTERLY LINE OF SAID DUBLIN NORTH KWAN PARCEL FILING NO. 8;

THENCE S87°35'45" W, 969.50 FEET ALONG THE WESTERLY LINE OF SAID DUBLIN NORTH KWAN PARCEL FILING NO. 8 TO A POINT ON THE EAST RIGHT OF WAY LINE OF TEMPLETON GAP / TUTT BOULEVARD

THENCE N30°02'32" E, 48.04 FEET ALONG THE EAST RIGHT OF WAY LINE OF TEMPLETON GAP / TUTT BOULEVARD TO A POINT OF NON-TANGENT CURVE TO THE LEFT AND THE SOUTHERN MOST POINT OF TEMPLETON GAP AT TUSCANY PLAZA VACATION PLAT NO. 1 AS RECORDED AT RECEPTION NO. 216713756 OF SAID EL PASO COUNTY RECORDS;

THENCE 139.66 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 754.00 FEET, WHOSE CHORD BEARS N13°22'30" E, 139.46 FEET;

THENCE N30°02'32" E, 624.33 FEET;

THENCE N87°35'45" E, 47.40 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT CONTAINS 561,402 SF. (12.888 ACRES) MORE OR LESS.

DEDICATION

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AND PUBLIC EASEMENTS AS SHOWN ON THE PLAT. 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 RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "HANSEN RANCH FILING NO. 1", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

OWNER:

DONALD D. CANNELLA, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20____, A.D.

STATE OF COLORADO)
COUNTY OF EL PASO) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D.

BY DONALD D. CANNELLA AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYORS STATEMENT

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

RANDALL D. HENCY

DATE

COLORADO P.L.S. NO. 27605
FOR AND ON BEHALF OF
POLARIS SURVEYING, INC.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE AND 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 PLAT OF "HANSEN RANCH FILING NO. 1"

CITY PLANNING DIRECTOR

DATE

CITY ENGINEER

DATE

CITY CLERK

DATE

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 _____ O'CLOCK ____M. THIS _____ DAY OF _____, 20____, A.D.

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

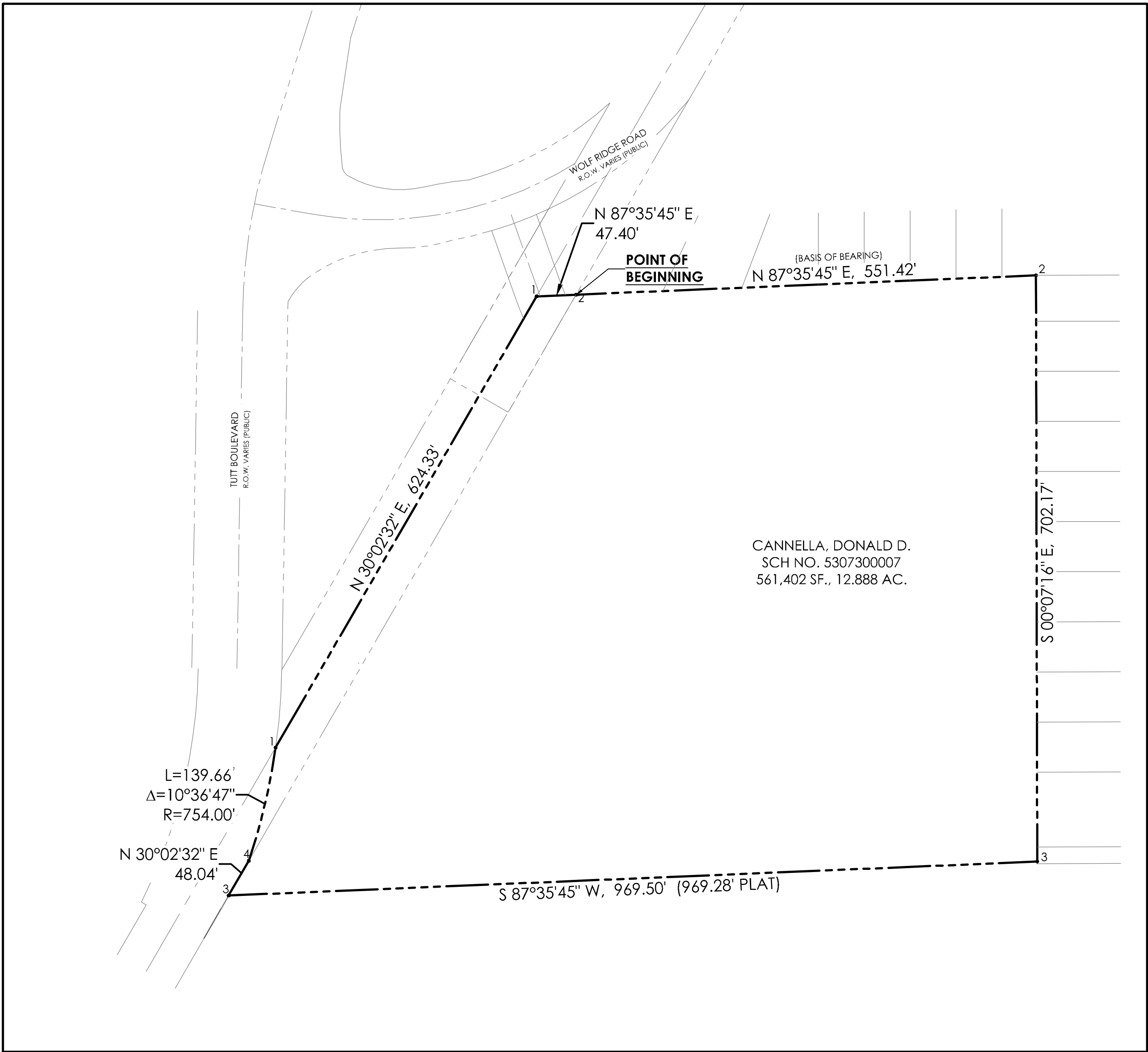
DRAINAGE FEE: _____

GENERAL NOTES

1. BEARING REFERRED TO HEREIN ARE BASED ON A SOUTHERLY LINE OF DUBLIN NORTH KWAN PARCEL FILING NO. 8 AS RECORDED AT RECEPTION NO. 216713766 OF THE RECORDS OF EL PASO COUNTY, COLORADO, ASSUMED TO BEAR N87°35'45" E.
2. THE DATE OF PREPARATION IS AUGUST 23, 2019.
3. FLOODPLAIN STATEMENT: THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS ESTABLISHED BY FEMA PER FIRM PANEL 08041C0537G, EFFECTIVE DATE DECEMBER 7, 2018.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES AND PUBLIC LAND SURVEY MONUMENT OF LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-508, C.R.S.
5. 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 IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.
6. LAND SURVEYING PROVIDED BY POLARIS SURVEYING, INC., 1903 LELARAY STREET, SUITE 102, COLORADO SPRINGS, CO 80909, (719) 448-0844
7. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M.V.E., INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE, AND OTHER MATTERS OF RECORD, M.V.E., INC. RELIED ON TITLE COMMITMENT ORDER NO. SC55071307-4 AS PREPARED BY LAND TITLE GUARANTEE COMPANY AND DATED NOVEMBER 14, 2018.
8. THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.
9. BOUNDARY CORNER MONUMENTATION IS SET NAIL AND DISK OR #5 REBAR W/ ALUMINUM CAP "PLS 27605" FLUSH WITH THE GROUND AT ALL CORNERS, UNLESS SHOWN OTHERWISE.
10. LINEAL UNITS USED FOR THIS SURVEY ARE U.S. SURVEY FEET.
11. 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, PROVIDE HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS.
12. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE.
13. TRACT B, SHALL BE UTILIZED FOR SIGNAGE AND OPEN SPACE AND TO BE OWNED BY HANSON RANCH HOMEOWNERS ASSOCIATION AND MAINTAINED BY HANSON RANCH HOMEOWNERS ASSOCIATION
14. TRACT A, A FULL SPECTRUM EXTENDED DETENTION BASIN TO BE OWNED BY HANSON RANCH HOMEOWNERS ASSOCIATION AND MAINTAINED BY HANSON RANCH HOMEOWNERS ASSOCIATION AS ESTABLISHED IN THE RECORDS OF EL PASO COUNTY UNDER RECEPTION NO. _____, CONVEYANCE OF THE TRACTS ARE BY SEPARATE INSTRUMENT.

EASEMENTS

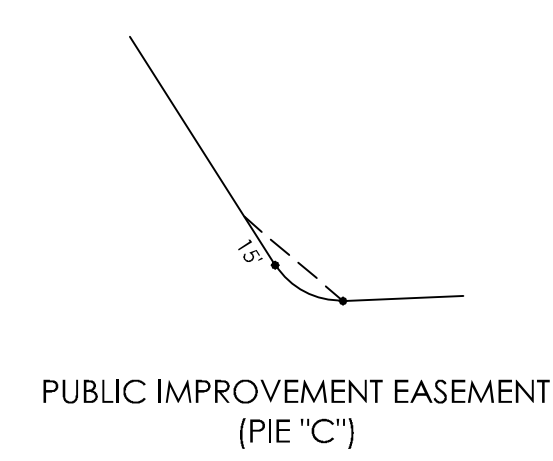
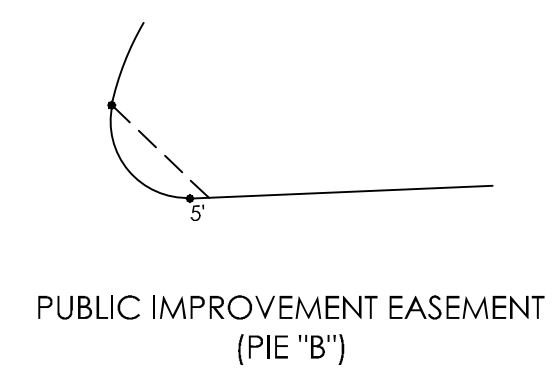
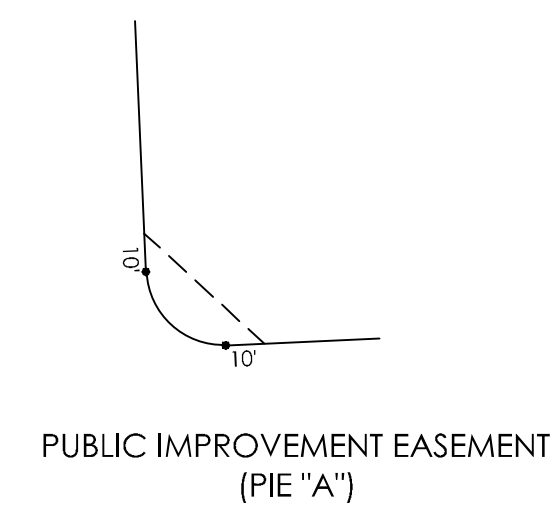
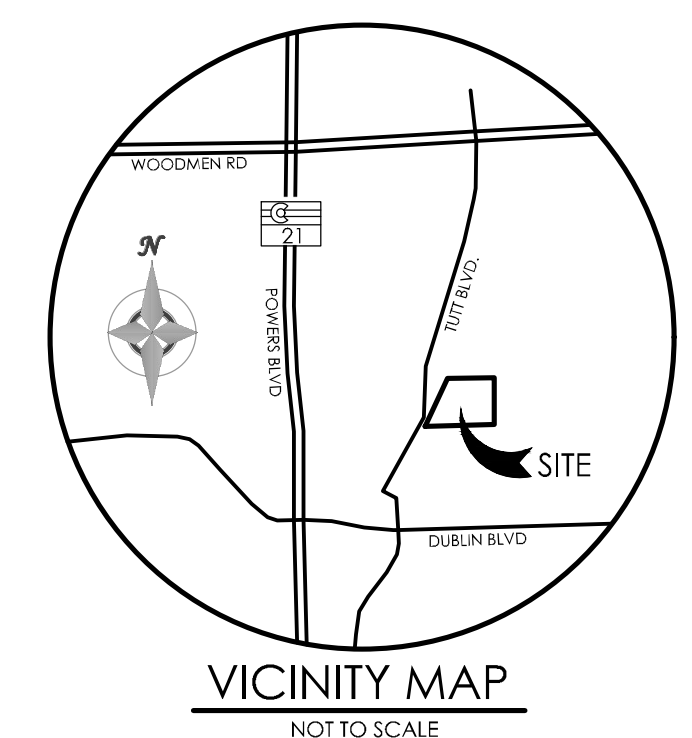
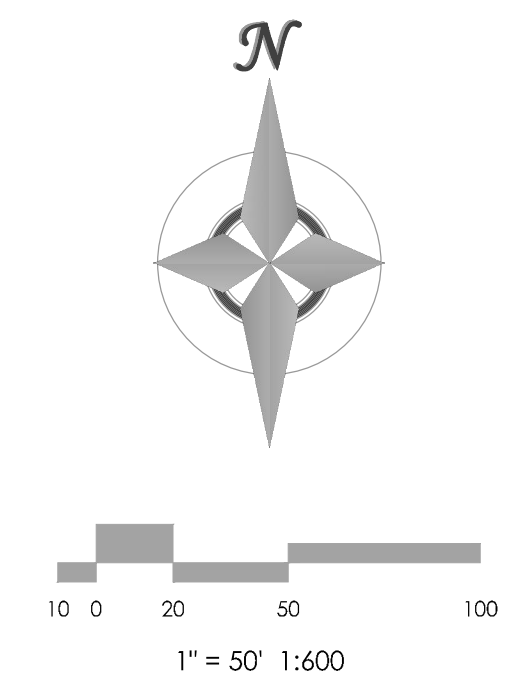
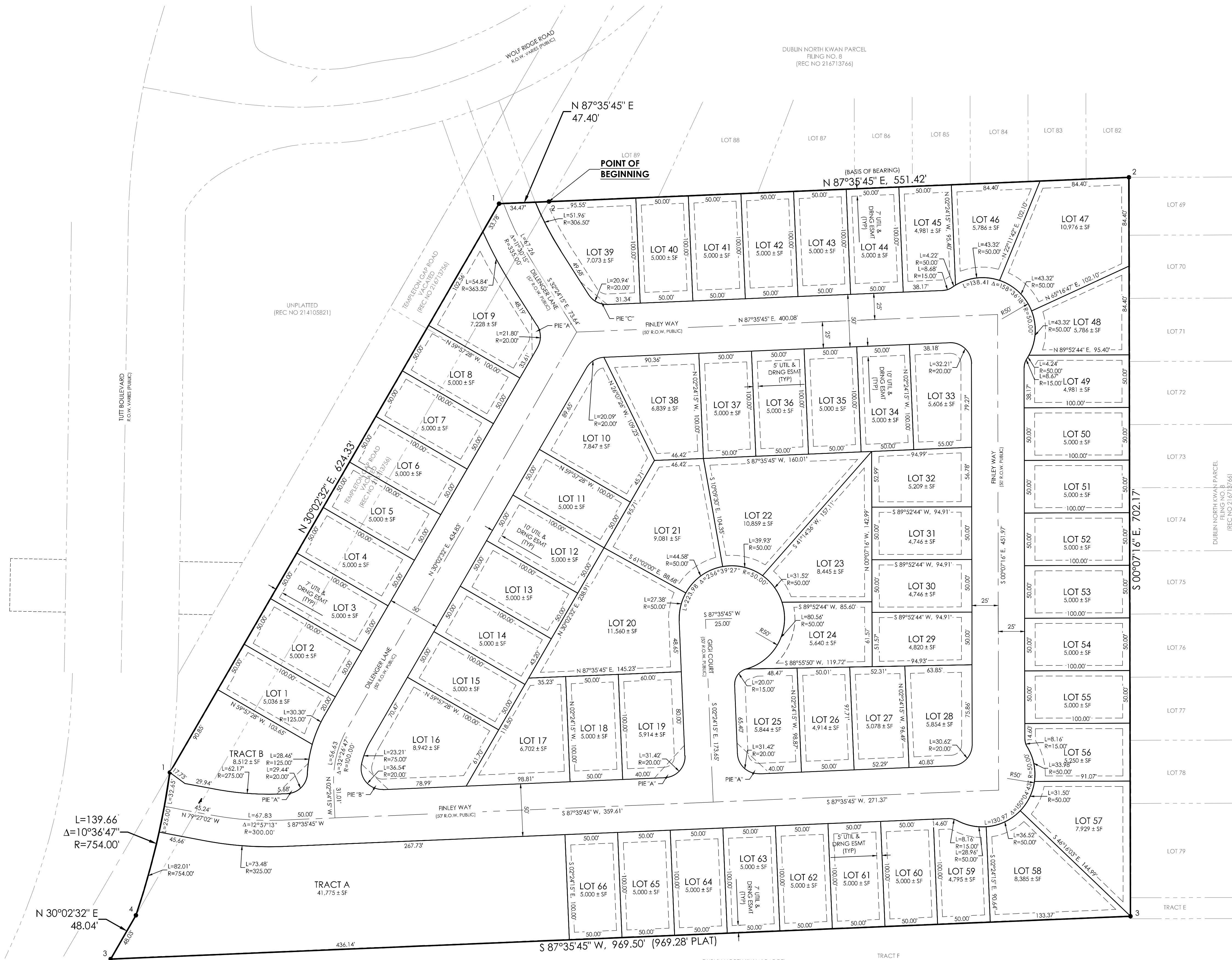
EASEMENTS ARE AS SHOWN. ALL INTERIOR SUBDIVISION LINES ARE HEREBY PLATTED WITH 10' FRONT, 5' SIDE AND 7' REAR, PUBLIC DRAINAGE AND UTILITY EASEMENTS WITHIN THIS SUBDIVISION. THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE OF ALL PUBLIC EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. ALL 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 2121212546 OF THE RECORDS OF EL PASO COUNTY, COLORADO.



FINAL PLAT
HANSEN RANCH
FILING NO. 1

MVE, INC.
ENGINEERS & SURVEYORS
1903 Lelaray Street, Suite 200
Colorado Springs CO 80909
719.635.5736 www.mvecnl.com

MVE PROJECT:
51421
MVE DRAWING:
-PLAT-CS
DATE:
AUGUST 23, 2019
SHEET:
1 OF 2



FINAL PLAT
HANSEN RANCH
FILING NO. 1

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MVE PROJECT:
51421
MVE DRAWING:
-PLAT-PS
DATE:
AUGUST 23, 2019
SHEET:
2 OF 2

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