

Steve Schleiker
10/20/2023 01:12:04 PM
Doc \$0.00
Rec \$23.00

El Paso County, CO



2
Pages 223715209

SUBDIVISION/CONDOMINIUM PLAT

Reception Number Date Time

Reception Fee Number of Pages File Number

Cathedral Rock Commons Commercial
Name of Plat

Store Master Funding VIII LLC
Owner's Name

Subdivision

Condominium

KNOW ALL MEN BY THESE PRESENTS:

That STORE Master Funding Vill, LLC, a Delaware Limited Liability Company, being the owner of the following described tract of land to wit:

A portion of the Northeast Quarter of the Southeast Quarter of Section 36, Township 11 South, Range 67 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:

The land referred to herein below is situated in the County of El Paso, State of Colorado, and is described as follows: A tract of land in the Northeast quarter of the Southeast quarter in Section 36, Township 11 South, Range 67 West of the 6th P.M., El Paso County, Colorado, described as follows: Beginning at a point of intersection with the West line of said Northeast quarter of the Southwest quarter and the northeasterly line of a tract described by Deed to the Department of Highways, State of Colorado, recorded August 12, 1963 in Book 1869 at Page 746 under Reception No. 301954 of the records of El Paso County, Colorado; thence N00°31'12"E on said West line, 745.58 feet to the most westerly corner of Lot 28, Choptank Hills, as recorded in Plat Book 12 at Page 2 in the records of El Paso County, Colorado; thence S89°20'48"E, 485.53 feet to an angle point on the southerly line of said Lot 28; thence S40°33'06"E, 471.44 feet to a point of intersection with the northwesterly line of Spanish Bit Drive as platted in Choptank Hills; thence along said northwesterly line of Spanish Bit Drive for the following five courses: S49°28'54"W, 227.19 feet to a point of curve; thence on a curve to the left, through a central angle of 149°19', having a radius of 530.00 feet, on a curve to the right through a central angle of 29°52'41", having a radius of 470.00 feet, on a curve to the left, through a central angle of 167°57'44"W, 169.67 feet to a point of curve; thence on a curve to the right through a central angle of 29°52'41", having a radius of 470.00 feet, on a curve to the left, through a central angle of 167°57'44"W, 169.67 feet to a point of intersection with said recorded Department of Highways northeasterly line, thence N24°59'53"W, 230.15 feet to the point of beginning, except that portion conveyed by Special Warranty Deed recorded January 2, 2007 under Reception No. 207000187, County of El Paso, State of Colorado.

BEING THE SAME AS THAT PROPERTY ON ALTA/ACSM SURVEY BY DANIEL L. BOVD, FOR ALTA SURVEYS OF COLORADO INC., JOB NO. S15-64, SIGNED DECEMBER 2, 2015, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 36, Township 11 South, Range 67 West of the Sixth P.M. in El Paso County Colorado, more particularly described as follows:

Commencing from the southwest corner of Lot 27 Choptank Hills, recorded in Plat Book 12 at Page 2, El Paso County records being the True Point of Beginning, S49°28'54"W, 227.19 feet to the northwesterly corner of said Lot 27; thence along the northwesterly line of said Lot 27, a distance of 227.19 feet to a point of curve; thence continuing along said northwesterly line of way of said Spanish Bit Drive on a curve to the left having a central angle of 149°19', a radius of 530.00 feet and a length of 131.27 feet; thence continuing along said right of way line S35°07'44"W, a distance of 167.67 feet to a point of curve; thence continuing on the south right of way line through a curve to the right having a central angle of 29°52'41", a radius of 470.00 feet and a length of 242.19 feet; thence continuing along said right of way of Spanish Bit Drive S65°00'25"W, a distance of 6.60 feet to a point on the northeasterly line of Suthers Road as described in a Special Warranty Deed recorded January 2, 2007 under Reception No. 207000187, El Paso County records. Thence along the easterly line of said Suthers right of way the following four courses:

- 1. N69°59'25"W, a distance of 70.71 feet;
- 2. Thence N24°59'27", a distance of 115.63 feet;
- 3. Thence along a curve to the right having a central angle of 25°38'51", a radius of 880.00 feet and a length of 393.92 feet;
- 4. Thence N00°31'12"E, a distance of 392.80 feet to a point on the south line of Lot 28 of said Choptank Hills; thence S89°20'48"E, a distance of 435.53 feet to an angle point on the southerly line of said Lot 28; thence S40°33'06"E along the southwesterly lines of said lots 28 and 27 a distance of 471.44 feet to the True Point of Beginning.

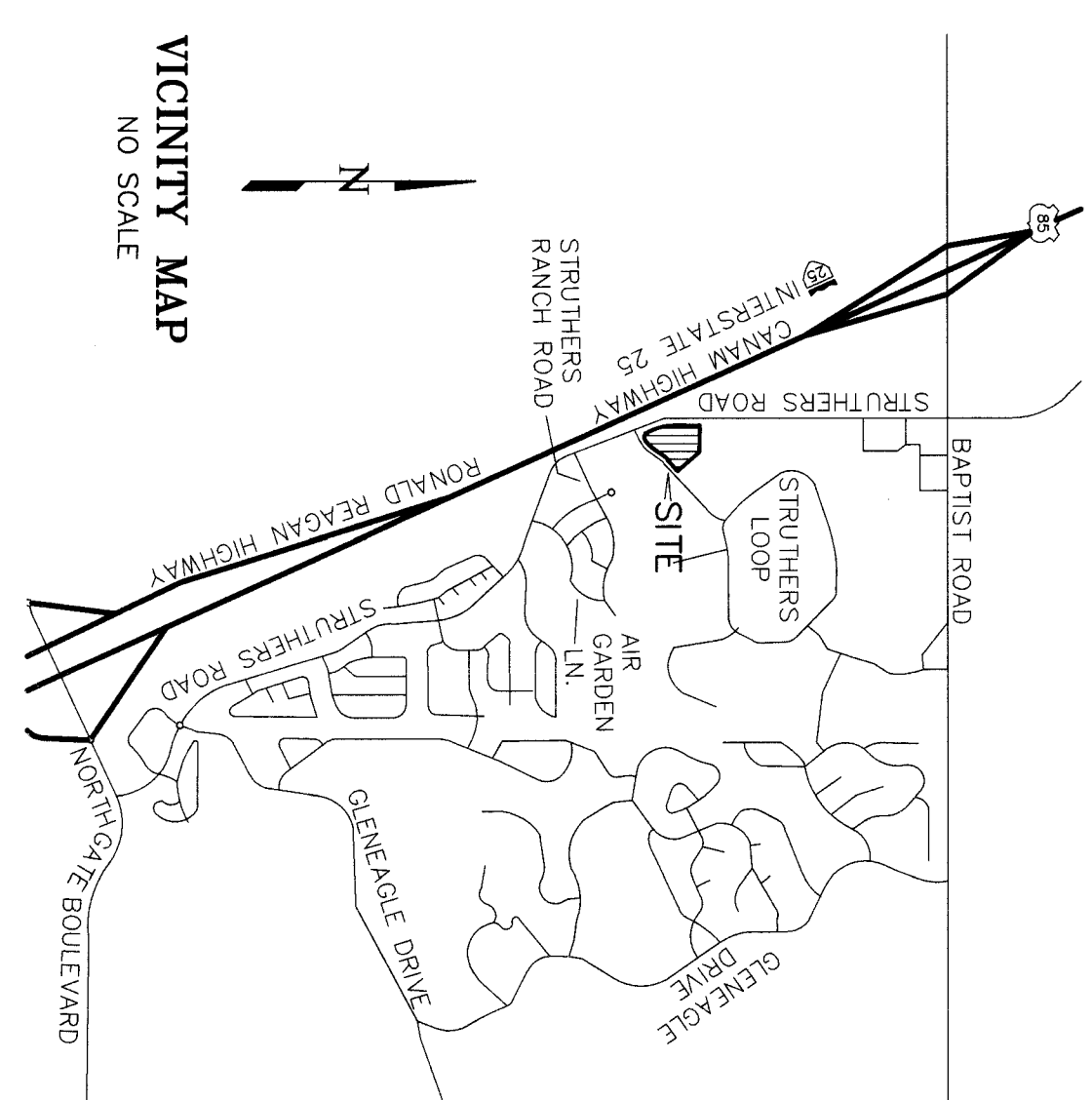
Containing 10.246 acres, more or less.

DEDICATION:
The above owner has caused said tract of land to be surveyed and subdivided into lots and easements as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said tract of land and the locations of said lots and easements. Said plat shall be known as CATHEDRAL ROCK COMMONS COMMERCIAL, El Paso County, Colorado.

IN WITNESS WHEREOF:
The aforementioned, STORE Master Funding Vill, LLC, a Delaware Limited Liability Company, has executed this instrument this 8th day of SEPTEMBER, 2023, A.D.

NOTARIAL:
Name: Ryan Dempt
Title: Vice-President, Portfolio Operations
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

CATHEDRAL ROCK COMMONS COMMERCIAL
A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



NOTARIAL:
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

Acknowledged before me this 7 day of SEPTEMBER, 2023, A.D., by Ryan Dempt as Vice-President of STORE Capital LLC, a Delaware Limited Liability Company, formerly known as STORE Capital Corporation, a Maryland Corporation, as Attorney-in-Fact pursuant to the Limited Power of Attorney from Citibank, N.A. dated February 3, 2023 for CATHEDRAL ROCK COMMONS COMMERCIAL, El Paso County, Colorado, as Attorney-in-Fact pursuant to the Limited Power of Attorney from Citibank, N.A. dated February 3, 2023 for CATHEDRAL ROCK COMMONS COMMERCIAL, El Paso County, Colorado.

NOTES:
1. o - Indicates survey monument set with a #4 rebar with Surveyor's Cap, PLS No. 20681.
• - Indicates survey monument found as noted.
2. This survey does not constitute a title search by LDC, Inc. to determine ownership or easements relied upon. A Commitment for Title Insurance, prepared by FIRST AMERICAN TITLE INSURANCE COMPANY, File No. NCS-1039140-PHX1 dated November 24, 2020 at 5:00 p.m.
3. Date of plat preparation: May 28, 2021
4. No driveway shall be established unless an access permit has been granted by El Paso County.
5. No direct vehicular access will be allowed to and/or from Lot 1 via Suthers Road.
6. Utility services for this Subdivision are to be provided by the following entities: Electric service by MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.; natural gas service by BLACK HILLS ENERGY; water and wastewater service has been (Lot 1) and will be (Lots 2 and 3) provided by the DONALD WATER AND SANITATION DISTRICT subject to the DISTRICT's rules and specifications.
7. Basis of Bearings: All bearings are based on that portion of the Easterly right-of-way line of Suthers Road (r.o.w. width varies), monumented as shown and assumed to bear N00°31'18"E, a distance of 393.27 feet.
8. As indicated, all side, front and rear lot lines are hereby platted on either side with a ten (10) foot public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a twenty (20) foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
9. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
10. FEDERAL EMERGENCY MANAGEMENT AGENCY: Flood Insurance Rate Map, Map Numbers 084100286 G effective date December 7, 2018 and 0804100287 G effective date December 7, 2018 indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
11. (840) - Indicates property address. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
12. All property owners are responsible for maintaining proper storm water drainage in and through their property.
13. The following reports have been submitted and are on file at the El Paso County Planning and Community Development Department: Drainage Report, Water Resources Report, Wastewater Disposal Report, Soils and Geology Report and Traffic Memorandum.
14. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
15. NOTICE: This property may be impacted by noise and other effects of flight by aircraft used in the United States Air Force Academy's Airman's Flight Program, or other activities which may have in the future against Granite, the United States Air Force Academy. Its successors and assigns, due to noise and other effects by operation of such aircraft. This notice shall be in effect until the Air Force Academy shall cease to be used for training purposes, or all airports on the Air Force Academy shall cease to be actively used. This notice shall run with the land.

PCDD DIRECTOR CERTIFICATE:
This plat for CATHEDRAL ROCK COMMONS COMMERCIAL was approved for filing by the El Paso County, Colorado Planning and Community Development Department on the 19th day of OCTOBER, 2023, subject to any notes or conditions specified hereon.

RECORDING:
STATE OF COLORADO }
COUNTY OF EL PASO } SS
I hereby certify that this instrument was filed for record in my office at 11:2 o'clock P.M., this 20th day of October, 2023, A.D., and is duly recorded under Reception No. 223715209 of the records of El Paso County, Colorado.

FEES:
Pak Fee: 0
School Fee: 0
Drainage Fee: \$21,558.60 CH
Bridge Fee: 0 CH

OWNER INFORMATION:
STORE Master Funding Vill, LLC, a Delaware Limited Liability Company
8377 E. Hartford Drive, Suite 100
Scottsdale, AZ 85255
Phone: (480) 256-1100

15209
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 survey be commenced more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG ...
811
DIAL 811
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

REVISIONS

| No. | Description | By | Date |
|-----|-----------------|-----|----------|
| 1 | COUNTY COMMENTS | DVH | 08/25/22 |
| 2 | COUNTY COMMENTS | DVH | 11/23/22 |
| 3 | COUNTY COMMENTS | DVH | 03/08/23 |
| 4 | OWNER COMMENTS | DVH | 05/11/23 |
| 5 | COUNTY COMMENTS | DVH | 08/30/23 |

SURVEYOR'S CERTIFICATION:
I, David Hostetler, 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 5th day of SEPTEMBER, 2023.
David V. Hostetler
Colorado Professional Land Surveyor No. 20681

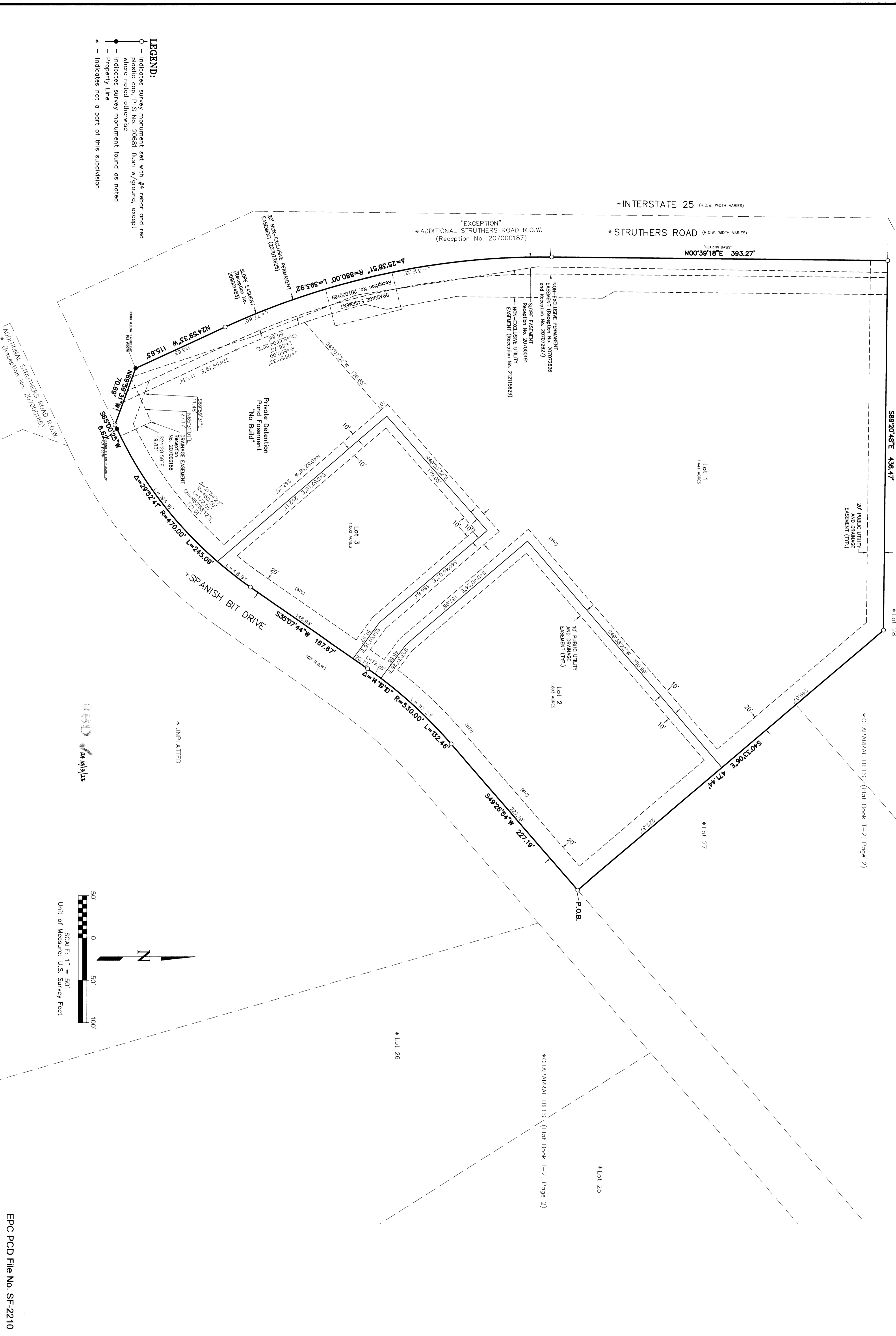
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 A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH,
 RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



LEGEND:
 - Indicates survey monument set with #4 rebar and red plastic cap, PLUS No. 20681 flush w/ground, except where noted otherwise
 - Indicates survey monument found as noted
 - Property Line
 * - Indicates not a part of this subdivision



SCALE: 1" = 50'
 Unit of Measure: U.S. Survey Feet

EPC POD File No. SF-2210

CATHEDRAL ROCK COMMONS COMMERCIAL - FINAL PLAT

Project No.: 21003

Sheet: 2 of 2

Land Development Consultants, Inc.
 PLANNING · SURVEYING
 www.ldc-inc.com · TEL: (719) 528-6133 · FAX: (719) 528-6848
 3898 MAIZELAND ROAD · COLORADO SPRINGS, CO 80909

H Scale: 1" = 50'
 V Scale: N/A
 Designed By: N/A
 Drawn By: BRH
 Checked By: DVH
 Date: 05/28/21

| REVISIONS | | | |
|-----------|--------------------|-----|----------|
| No. | Description | By | Date |
| 1 | COUNTY COMMENTS | DVH | 08/25/22 |
| 2 | COUNTY COMMENTS | DVH | 11/23/22 |
| 3 | COUNTY COMMENTS | DVH | 08/23/23 |
| 4 | DATA CLARIFICATION | DVH | 09/12/23 |

CALL BEFORE YOU DIG . . .

811
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48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

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