

**KNOW ALL MEN BY THESE PRESENTS:**

That STORE MASTER FUNDING VIII, 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 Southwest 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 1969 at Page 746 under Reception No. 301954 of the records of El Paso County, Colorado; thence N00°39'12"E on said West line, 745.58 feet to the most westerly corner of Lot 28, Chaparral Hills, as recorded in Plat Book T2 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 Chaparral Hills; thence along said northwesterly line of Spanish Bit Drive for the following five courses; S49°26'54"W, 227.19 feet to a point of curve; thence on a curve to the left, through a central angle of 141°19'10", having a radius of 530.00 feet, an arc distance of 132.46 feet; thence S35°07'44"W, 167.67 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, an arc distance of 245.09 feet; thence S65°00'25"W, 166.60 feet to a point of intersection with said recorded Department of Highways northeasterly line; thence N24°59'35"W, 250.13 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. BOYD, 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 Southwest 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 Chaparral Hills, recorded in Plat Book T2 at Page 2, El Paso County records being the True Point of Beginning; S49°26'54"W along the northwesterly right of way line of Spanish Bit Drive as platted in said Chaparral Hills Subdivision, a distance of 227.19 feet to a point of curve; Thence continuing along said northerly right of way of said Spanish Bit Drive on a curve to the left having a central angle of 141°19'10", 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 said 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°39'12"E, a distance of 392.80 feet to a point on the south line of Lot 28 of said Chaparral 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, a tract 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, tract and easements. Tract A is hereby dedicated to El Pasao County for public use. Said shall be known as CATHEDRAL ROCK COMMONS COMMERCIAL, El Paso County, Colorado.

**IN WITNESS WHEREOF:**

The aforementioned, STORE MASTER FUNDING VIII, LLC, a Delaware Limited Liability Company, has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

STORE MASTER FUNDING VIII, LLC, a Delaware Limited Liability Company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**NOTARIAL:**

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }

The above and aforementioned was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., by \_\_\_\_\_

\_\_\_\_\_ of STORE MASTER FUNDING VIII, LLC, a Delaware Limited Liability Company.

Witness my hand and seal. \_\_\_\_\_ Notary Public

My commission expires \_\_\_\_\_

**MORTGAGEE/LIENHOLDER:**

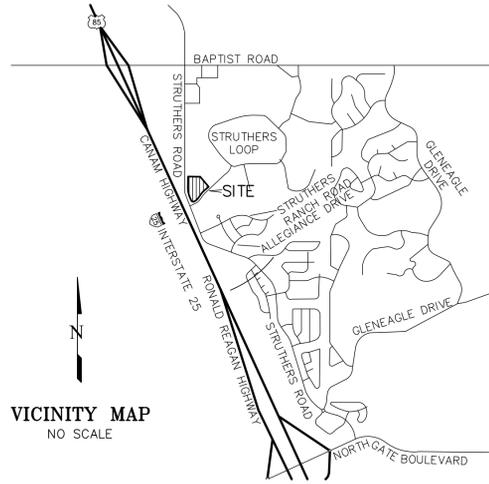
Dedication acknowledged and consent executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

\_\_\_\_\_  
Mortgagee/Lienholder Company

By: \_\_\_\_\_

\_\_\_\_\_  
Signer Title

**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



VICINITY MAP  
NO SCALE

No SIA associated with this project

**NOTARIAL:**

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_

Witness my hand and seal. \_\_\_\_\_ Notary Public

My commission expires \_\_\_\_\_

**NOTES:**

1. o - Indicates survey monument set with a #4 rebar with Surveyor's Cap, PLS No. 20681.  
• - Indicates survey monument found as noted.  
\* - Indicates not a part of this Subdivision Plat.
2. This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. 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. The El Paso County Planning and Community Development Director must be contacted prior to the establishment of any new driveway. No direct vehicular access will be allowed to and/or from Lot 1 via Struthers Road.
5. 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 DONALA WATER AND SANITATION DISTRICT subject to the DISTRICT's rules and specifications.
6. The owner has received a waiver of El Paso County's requirement that a 300-year supply of water be established, and such waiver was granted by the Board of County Commissioners with respect to a portion of the water supply provided by DONALA. Additional information can be found in the Subdivision file in the records of El Paso County Planning and Community Development.
7. Basis of Bearings: All bearings are based on that portion of the Easterly right-of-way line of Struthers Road (r.o.w. width varies), monumented as shown and assumed to bear N00°39'18"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 esaement. 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 0841C0286 G effective date December 7, 2018 and 08041C0287 G effective date December 7 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. (B40) - 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 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 Airmanship Program. In conjunction with this notice, the Grantor agrees to waive and release any right or cause of action which it now has or may have in the future against Grantee, 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.

**NOTES (continued):**

16. The individual lot purchaser(s) shall be responsible for final design, construction, and maintenance of private detention ponds/water quality BMP(s) as described in the approved drainage report for this subdivision. Final design, construction drawings and drainage report updates for the detention pond/water quality BMP(s) serving each lot shall be provided with Site Development Plan submittals. The detention pond/water quality BMP(s) shall be constructed and completed prior to the issuance of a certificate of occupancy ("CO") for the subject lots. The subdivision developer is responsible for providing financial assurances as indicated in the Subdivision Improvements Agreement and Financial Assurance Estimate for all detention ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances. Individual lot purchasers shall enter into a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement ("Agreement") prior to the issuance of any building permits for the subject lots. In the case that the developer constructs the detention pond(s), the developer shall enter into an Agreement for each pond constructed.
17. No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number \_\_\_\_\_ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Development Services Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer. This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Development Services Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.
18. Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program (Resolution 16-454) and any subsequent amendments. Fees for each lot within this subdivision shall be paid in full at the time of building permit issuance.
19. Vehicular maintenance access to and/or from Tract A to be provided by the owner of Lot 1.

**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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

David V. Hostetler  
Colorado Professional Land Surveyor No. 20681

PRELIMINARY COPY  
SUBJECT TO FINAL  
COUNTY APPROVAL

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE:**

This plat for CATHEDRAL ROCK COMMONS COMMERCIAL 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 and easements 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.

\_\_\_\_\_  
President, Board of County Commissioners Date

**COUNTY APPROVAL:**

Approval is granted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

\_\_\_\_\_  
Planning and Community Development Director

**RECORDING:**

STATE OF COLORADO } SS  
COUNTY OF EL PASO }

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 under

Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

\_\_\_\_\_  
Chuck Broerman, Recorder

SURCHARGE: \_\_\_\_\_ BY: \_\_\_\_\_ Deputy

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

**FEEES:**

Park Fee: \_\_\_\_\_ Page Fee: \_\_\_\_\_

School Fee: \_\_\_\_\_ Bridge Fee: \_\_\_\_\_

Include Name, address and telephone number of the owner of record located in the lower right hand corner

Please add PCD File No. SF-2210

According to Colorado law, legal action based upon any defect in this survey first discovered after you purchase this property, in no event, may any action based upon any defect in this survey be brought 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.

No.	Description	REVISIONS	
		By	Date

H Scale: N/A  
V Scale: N/A  
Designed By: N/A  
Drawn By: BRH  
Checked By: DWH  
Date: 05/28/21

**Land Development Consultants, Inc.**  
PLANNING · SURVEYING  
www ldc inc com · TEL: (719) 528-6133 · FAX: (719) 528-8548  
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

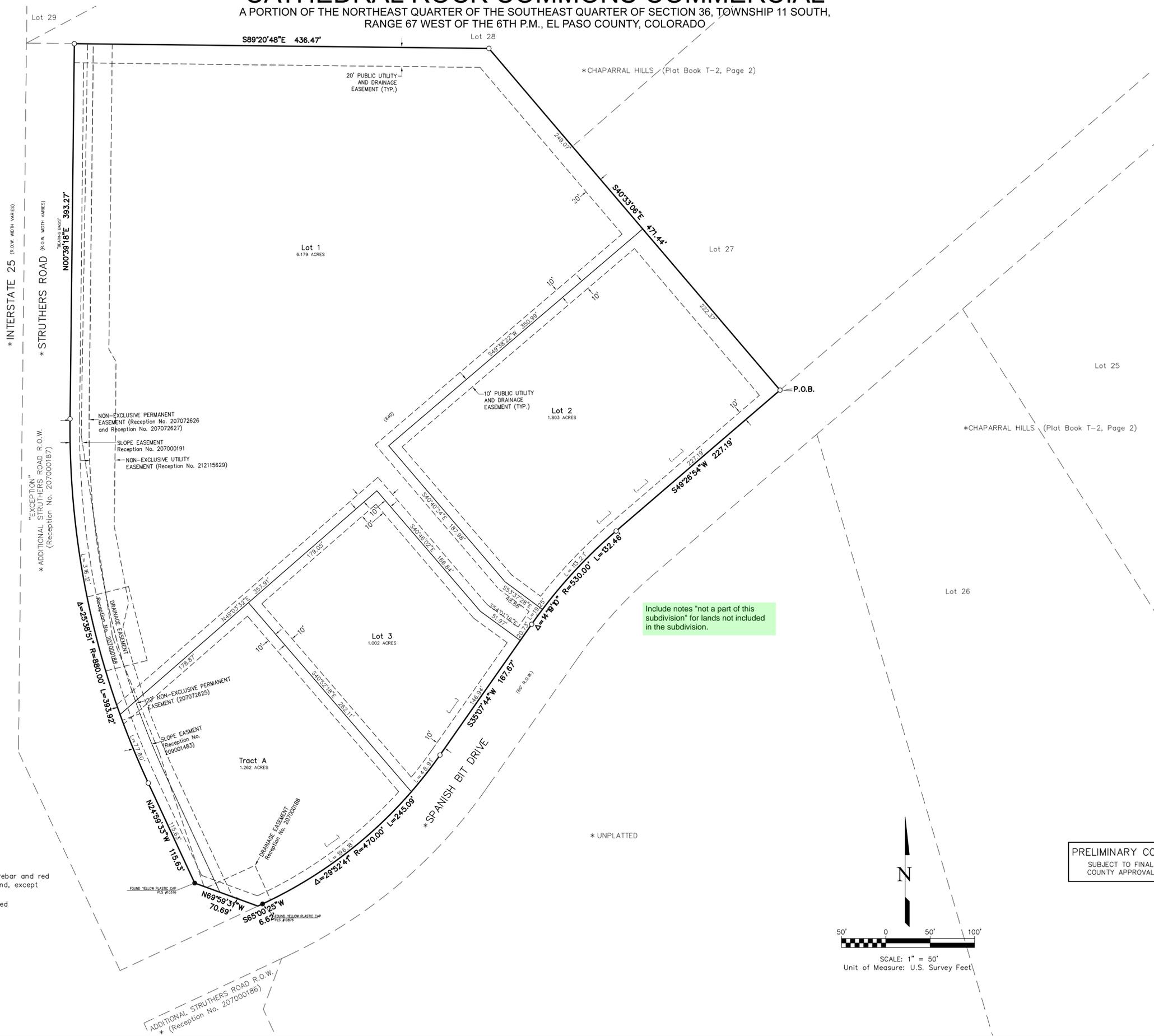
**CATHEDRAL ROCK COMMONS COMMERCIAL - FINAL PLAT**

Project No.: 21003

Sheet: 1 of 2

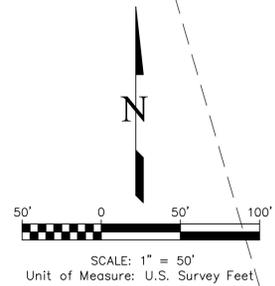
# CATHEDRAL ROCK COMMONS COMMERCIAL

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



Include notes \*not a part of this subdivision\* for lands not included in the subdivision.

PRELIMINARY COPY  
SUBJECT TO FINAL COUNTY APPROVAL



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

According to Colorado law, legal action based upon any defect in this survey after one year from the date of recording, or in no event, may any defect based upon any defect in this survey after 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

No.	Description	By	Date

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

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## CATHEDRAL ROCK COMMONS COMMERCIAL - FINAL PLAT

Project No.: 21003  
Sheet: 2 of 2

FD202002003 - Spanish Bit Drive - Big Box Surveying Land Plat 0003 - CDCC 08-15-21 - 17199