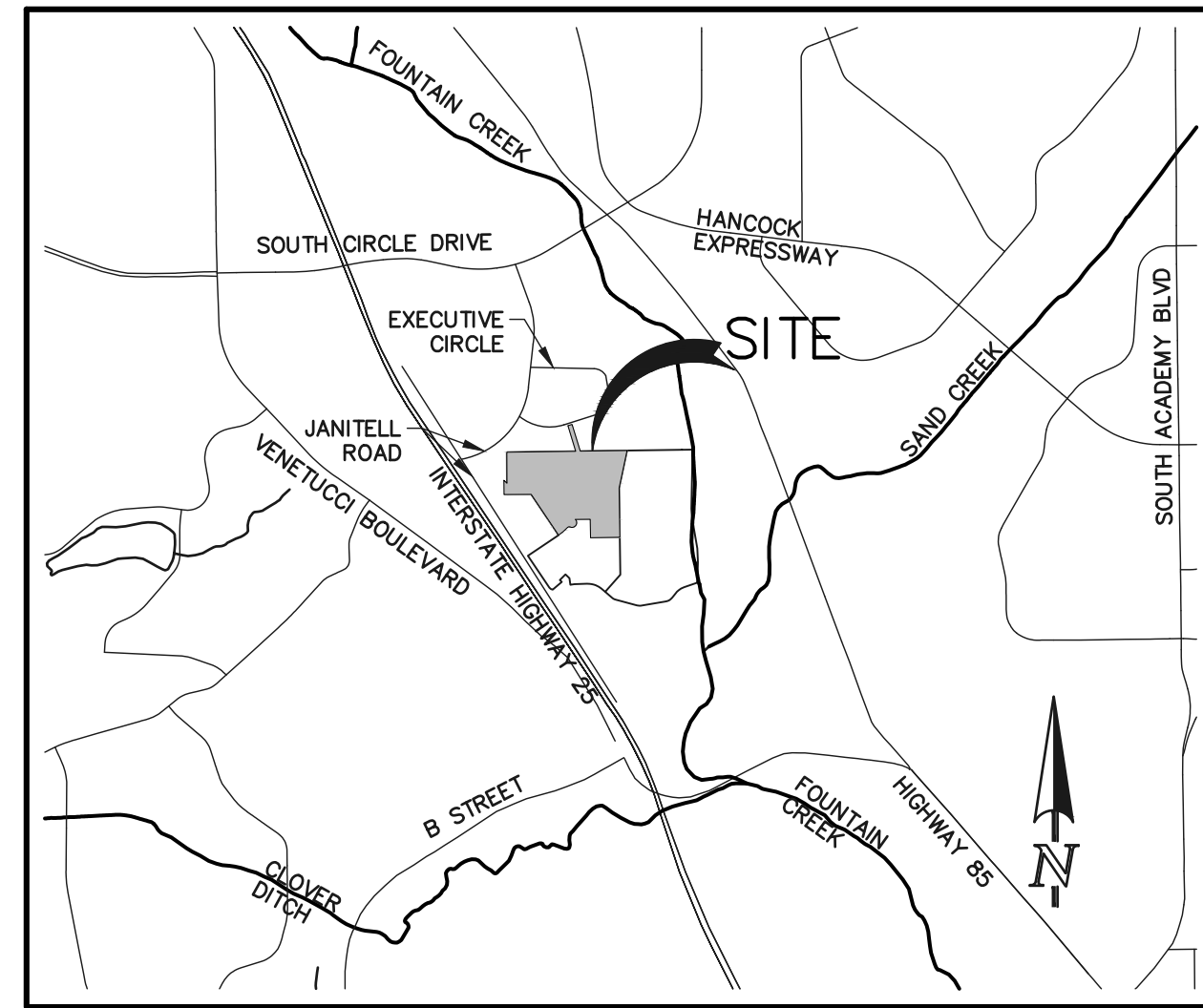


VINEYARDS RESEARCH PARK SUBDIVISION

A REPLAT OF A PORTION OF LOT 1, BLOCK 1, HASSLER & BATES SUBDIVISION NO. 3 AND A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) AND SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 NW 1/4) SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



VICINITY MAP
N.T.S.

BE IT KNOWN BY THESE PRESENTS:

THAT ERCOR JANITELL ROAD, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4 AND A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 NW 1/4) OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, AND A PORTION OF LOT 1, BLOCK 1 OF HASSLER & BATES SUBDIVISION NO. 3 RECORDED JANUARY 10, 1977 UNDER RECEPTION NO. 291096 IN PLAT BOOK D-3 AT PAGE 26 OF THE OFFICIAL RECORDS SAID EL PASO COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST-WEST CENTERLINE OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE EAST QUARTER CORNER BY A 2-1/2" ALUMINUM SURVEYORS CAP ESTABLISHED BY PLS 30118 AND AT THE WEST QUARTER CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP ESTABLISHED BY LS 22573, IS ASSUMED TO BEAR SOUTH 89°12'26" WEST, A DISTANCE OF 5247.11 FEET;

COMMENCING AT SAID EAST QUARTER CORNER OF SAID SECTION 33;

THENCE SOUTH 89°12'26" WEST ON THE EAST-WEST CENTERLINE OF SAID SECTION 33, A DISTANCE OF 2279.88 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 1, BLOCK 1 AS PLATTED IN SAID HASSLER & BATES SUBDIVISION NO. 3, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY LINE OF COLORADO SPRINGS YOUTH SPORTS COMPLEX AS RECORDED APRIL 2, 1999 UNDER RECEPTION NO. 99050902 OF SAID RECORDS, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 11°59'09" WEST, A DISTANCE OF 522.12 FEET;

THENCE SOUTH 00°47'59" EAST A DISTANCE OF 672.85 FEET;

THENCE SOUTH 89°12'26" WEST A DISTANCE OF 400.00 FEET;

THENCE NORTH 00°47'34" WEST A DISTANCE OF 252.43 FEET;

THENCE SOUTH 89°12'26" WEST A DISTANCE OF 201.81 FEET TO A POINT ON A CURVE, WHOSE CENTER BEARS SOUTH 47°08'42" WEST;

THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 159°08'08", HAVING A RADIUS OF 65.00 FEET FOR AN ARC DISTANCE OF 180.53 FEET TO A POINT OF REVERSE CURVE;

THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 73°52'21", HAVING A RADIUS OF 25.00 FEET FOR AN ARC DISTANCE OF 32.23 FEET TO A POINT OF REVERSE CURVE;

THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13°43'58", HAVING A RADIUS OF 682.50 FEET FOR AN ARC DISTANCE OF 163.58 FEET TO THE SOUTHEAST CORNER OF VINEYARD PARK DRIVE, AS DEDICATED TO THE PUBLIC IN T5 @ COLORADO SPRINGS FILING NO. 2 RECORDED JUNE 8, 2026 UNDER RECEPTION NO. 216713783 OF SAID RECORDS;

THENCE ON THE NORTHEASTERLY AND NORTHERLY BOUNDARY LINES OF SAID T5 @ COLORADO SPRINGS FILING NO. 2 THE FOLLOWING TWO COURSES:

1. THENCE NORTH 33°51'13" WEST A DISTANCE OF 670.65 FEET;
2. THENCE SOUTH 89°33'09" WEST A DISTANCE OF 370.59 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SIPLOVIC SUBDIVISION RECORDED JULY 15, 1998 UNDER RECEPTION NO. 98098685 OF SAID RECORDS;

THENCE NORTH 00°16'22" WEST, ON SAID EASTERLY BOUNDARY LINE OF LOT 2, A DISTANCE OF 191.65 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF LOT 1 AS PLATTED IN HARRISON PARK FILING NO. 17 RECORDED JULY 7, 1999 UNDER RECEPTION NO. 99109078 OF SAID RECORDS;

THENCE ON THE SOUTHWESTERLY AND EASTERLY BOUNDARY LINES OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 48°54'33" EAST A DISTANCE OF 53.30 FEET;
2. THENCE NORTH 00°16'22" WEST A DISTANCE OF 420.59 FEET TO A POINT ON SAID EAST-WEST CENTERLINE OF SECTION 33, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY LINE OF STOOKS SUBDIVISION RECORDED APRIL 20, 2006 UNDER RECEPTION NO. 206712297 OF SAID RECORDS;

THENCE NORTH 89°12'26" EAST, ON SAID EAST-WEST CENTERLINE, AND SAID SOUTHERLY BOUNDARY LINE OF SAID STOOKS SUBDIVISION, OF TRANEX SUBDIVISION FILING NO. 1 AS RECORDED JUNE 11, 2002 UNDER RECEPTION NO. 202094392 OF SAID RECORDS AND OF HARRISON PARK FILING NO. 11, AS RECORDED SEPTEMBER 6, 1984 UNDER RECEPTION NO. 1158884 IN PLAT BOOK W-3 AT PAGE 128 OF SAID RECORDS, A DISTANCE OF 939.50 FEET TO THE SOUTHEAST CORNER OF SAID HARRISON PARK FILING NO. 11;

THENCE NORTH 16°52'09" WEST ON THE EASTERLY BOUNDARY LINE OF SAID HARRISON PARK FILING NO. 11, A DISTANCE OF 364.57 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EXECUTIVE CIRCLE DEDICATED TO THE PUBLIC IN HARRISON PARK FILING NO. 8, RECORDED JANUARY 13, 1981 UNDER RECEPTION NO. 737017 IN PLAT BOOK M-3 AT PAGE 100 OF SAID RECORDS;

THENCE NORTH 73°07'51" EAST ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID COLORADO SPRINGS YOUTH SPORTS COMPLEX;

THENCE ON THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID COLORADO SPRINGS YOUTH SPORTS COMPLEX, THE FOLLOWING TWO COURSES:

1. THENCE SOUTH 16°52'09" EAST A DISTANCE OF 381.86 FEET TO A POINT ON SAID EAST-WEST CENTERLINE OF SECTION 33;
2. NORTH 89°12'26" EAST ON SAID EAST-WEST CENTERLINE OF SECTION 33, A DISTANCE OF 639.05 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES AN AREA OF 33.790 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

1. THE DATE OF PREPARATION IS JULY 7, 2026.
2. FLOODPLAIN STATEMENT: THIS SITE, VINEYARDS RESEARCH PARK SUBDIVISION, IS PARTIALLY WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0741G, EFFECTIVE DATE OF DECEMBER 7, 2018. (ZONE X AND ZONE AE)
3. THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
4. TRACT 'A', IS DESIGNATED FOR PRIVATE ACCESS, PUBLIC UTILITIES AND PRIVATE DRAINAGE, AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OF RECORD.
5. TRACT 'B', IS DESIGNATED FOR PRIVATE ACCESS AND PRIVATE DRAINAGE, AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OF RECORD.
6. TRACT 'C', IS DESIGNATED FOR PRIVATE DRAINAGE FACILITY AND LANDSCAPE, AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OF RECORD.
7. TRACT 'D', IS DESIGNATED FOR FUTURE DEVELOPMENT AND LANDSCAPE, AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OF RECORD.
8. ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 224026231 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
9. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT FILE NO.: 7734COR, AMENDMENT NO. 8734COR-C3 PREPARED BY CORE TITLE GROUP LLC WITH A COMMITMENT DATE OF MARCH 30, 2026 AT 7:30 A.M.
10. THE APPROVAL OF THIS REPLAT VACATES ALL PREVIOUS PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
11. THIS PROPERTY IS SUBJECT TO WATER AND DITCH RIGHTS AS EVIDENCED BY BOOK 781, PAGE 171.
12. THIS PROPERTY IS SUBJECT TO WATER RIGHTS AS EVIDENCED BY BOOK 1427, PAGE 277.
13. THIS PROPERTY IS SUBJECT TO COVENANTS AS EVIDENCED BY BOOK 2444, PAGE 437, AS AMENDED BY BOOK 2445, PAGE 78.
14. THIS PROPERTY IS SUBJECT TO WATER, WELL AND DITCH RIGHTS AS EVIDENCED BY BOOK 3667, PAGE 665, AND AS AMENDED BY BOOK 2888, PAGE 800 AND RECEPTION NO. 208041608.
15. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS, AND EASEMENTS OF HASSLER AND BATES SUBDIVISION NO. 3 AS EVIDENCED BY PLAT BOOK D-3, PAGE 26.
16. THIS PROPERTY IS SUBJECT TO RULINGS AND DECREES AS EVIDENCED BY BOOK 5056, PAGE 1257, AS AMENDED BY BOOK 5056, PAGE 1263, PAGE 1264, PAGE 1266, AND PAGE 1269.
17. THIS PROPERTY IS SUBJECT TO WARRANTY DEED RECORDED AS EVIDENCED BY BOOK 5653, PAGE 480.
18. THIS PROPERTY IS SUBJECT TO SPECIAL WARRANTY DEED AS EVIDENCED BY BOOK 6069, PAGE 695.
19. THIS PROPERTY IS SUBJECT TO QUIT CLAIM DEED AS EVIDENCED BY BOOK 6096, PAGE 702.
20. THIS PROPERTY IS SUBJECT TO RESOLUTION NO. 95-98 AS EVIDENCE BY BOOK 6628, PAGE 1415.
21. THIS PROPERTY IS SUBJECT TO RESOLUTION NO. 99-244 AS EVIDENCED BY RECEPTION NO. 200013892.
22. THIS PROPERTY IS SUBJECT TO QUIT CLAIM DEED AS EVIDENCED BY RECEPTION NO. 200026848, AND AS AMENDED BY RECEPTION NOS. 216009547, 216009818
23. THIS PROPERTY IS SUBJECT TO BARGAIN AND SALE DEED AS EVIDENCED BY RECEPTION NO. 209039008.
24. THIS PROPERTY IS SUBJECT TO LICENSE AGREEMENT AS EVIDENCED BY RECEPTION NO. 208041447.
25. THIS PROPERTY IS SUBJECT TO ANNEXATION AGREEMENT AS EVIDENCED BY RECEPTION NO. 208103490.
26. THIS PROPERTY IS SUBJECT TO PERMANENT EASEMENT AGREEMENT AS EVIDENCED BY RECEPTION NO. 213013632.
27. THIS PROPERTY IS SUBJECT TO PERMANENT EASEMENT AGREEMENT AS EVIDENCED BY RECEPTION NO. 216111138.
28. THIS PROPERTY IS SUBJECT TO PERMANENT EASEMENT AGREEMENT AS EVIDENCED BY RECEPTION NO. 217101129.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE RE-PLATTED INTO LOTS, A STREET, TRACTS AND 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 VACATE, RELEASE OR QUITCLAIM ALL OR ANY DEDICATED PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND SHALL BE KNOWN AS "VINEYARDS RESEARCH PARK SUBDIVISION", LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO. THE PUBLIC STREET IS HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE.

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED.

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.

OWNER:

THE FOREGOING INSTRUMENT, ERCOR JANITELL ROAD, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2026, AD.

BY _____, AS MANAGER OF ERCOR JANITELL ROAD, LLC

STATE OF COLORADO)
COUNTY OF EL PASO) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D. BY _____, AS MANAGER OF ERCOR JANITELL ROAD, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

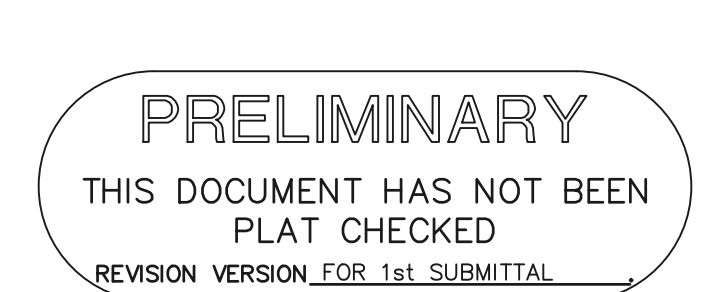
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

EASEMENTS:

AS SHOWN ON THIS PLAT, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

SURVEYOR'S 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.



JOHN L. BAILEY, P.L.S. NO. 19586
PREPARED FOR AND ON BEHALF OF
CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.

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.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "VINEYARDS RESEARCH PARK SUBDIVISION".

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.

STEVE SCHLEIKER, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

FEE:

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

SHEET 1 OF 2
JULY 7, 2026
JOB NO. 2204.70
VINEYARDS RESEARCH
PARK SUBDIVISION

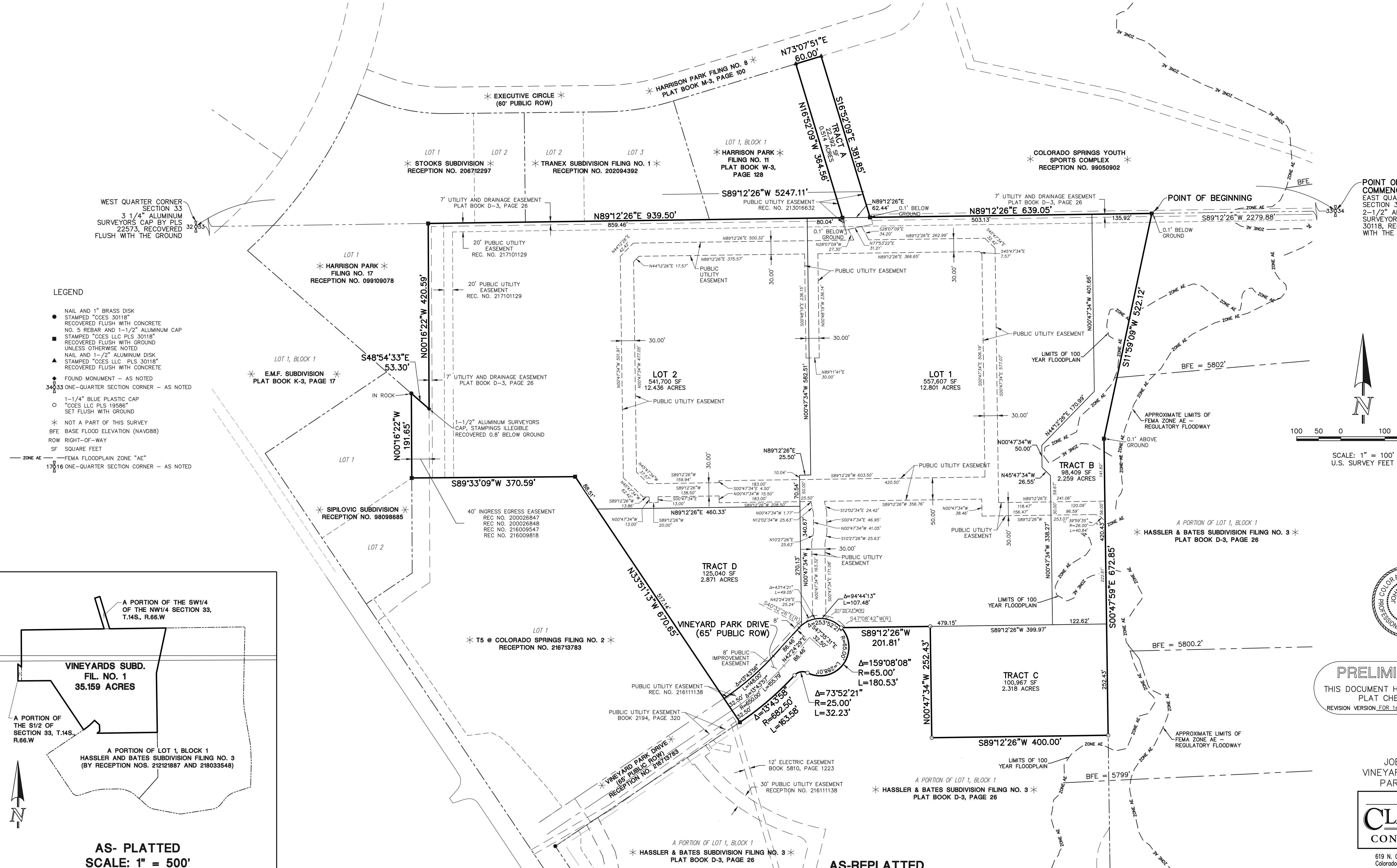


619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

CITY FILE NO. _____

VINEYARDS RESEARCH PARK SUBDIVISION

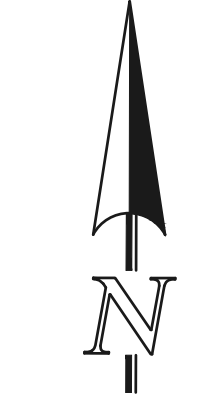
A REPLAT OF A PORTION OF LOT 1, BLOCK 1, HASSLER & BATES SUBDIVISION NO. 3 AND A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) AND SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 NW 1/4) SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



LEGEND

- NAIL AND 1" BRASS DISK
- STAMPED "CCES 30118"
- RECOVERED FLUSH WITH CONCRETE
- NO. 5 REBAR AND 1-1/2" ALUMINUM CAP
- STAMPED "CCES LLC PLS 30118"
- RECOVERED FLUSH WITH GROUND
- UNLESS OTHERWISE NOTED
- ▲ NAIL AND 1-1/2" ALUMINUM DISK
- ▲ STAMPED "CCES LLC PLS 30118"
- ▲ RECOVERED FLUSH WITH CONCRETE
- ◆ FOUND MONUMENT - AS NOTED
- ◆ 34/33 ONE-QUARTER SECTION CORNER - AS NOTED
- ◆ 1-1/4" BLUE PLASTIC CAP
- "CCES LLC PLS 19586"
- SET FLUSH WITH GROUND
- * NOT A PART OF THIS SURVEY
- BFE BASE FLOOD ELEVATION (NAVD88)
- ROW RIGHT-OF-WAY
- SF SQUARE FEET
- ZONE AE — FEMA FLOODPLAIN ZONE "AE"
- ◆ 17/16 ONE-QUARTER SECTION CORNER - AS NOTED

POINT OF COMMENCEMENT
EAST QUARTER CORNER
SECTION 33
2-1/2" ALUMINUM
SURVEYORS CAP BY PLS
30118, RECOVERED FLUSH
WITH THE GROUND



SCALE: 1" = 100'
U.S. SURVEY FEET



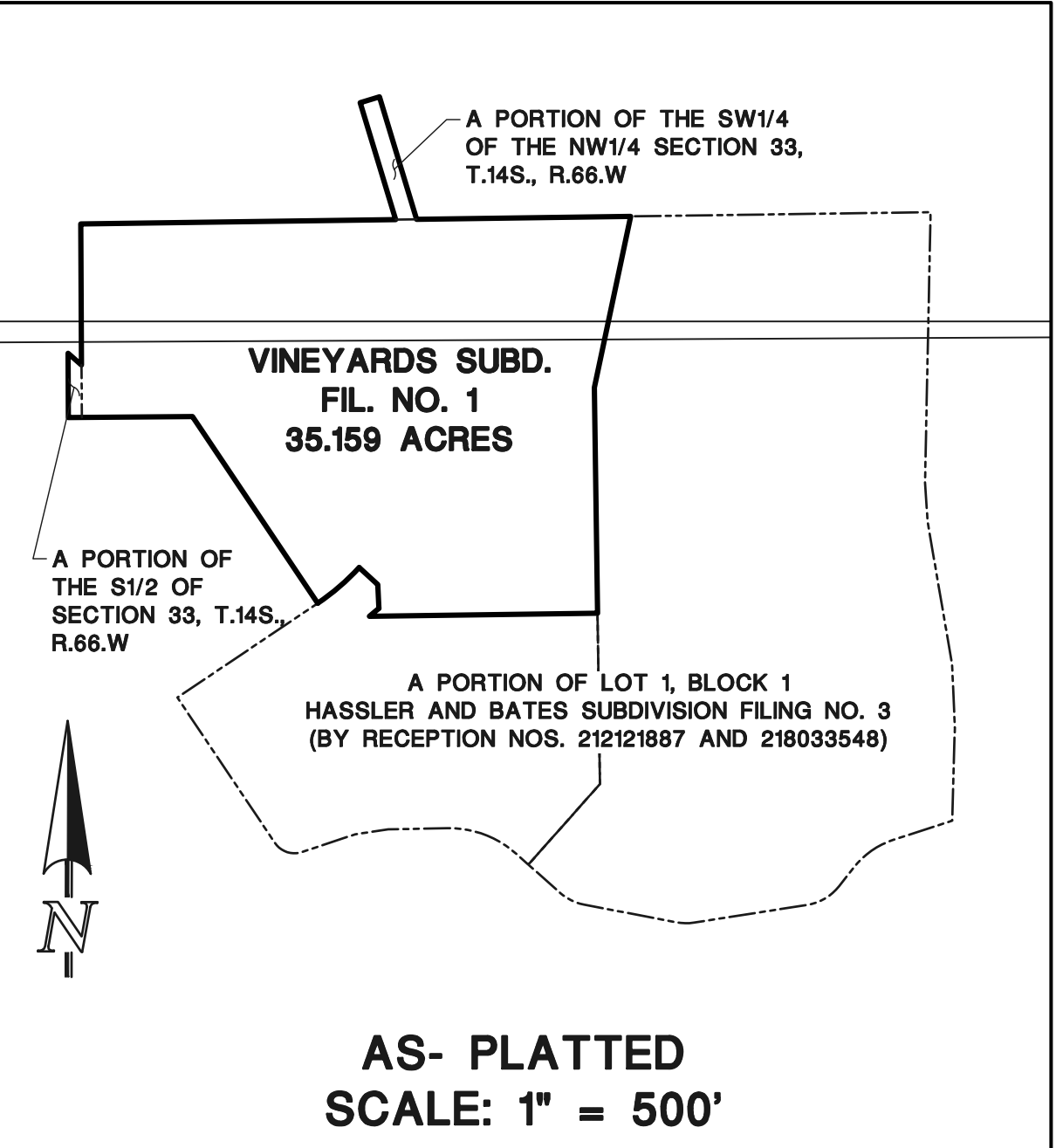
PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED
REVISION VERSION FOR 1st SUBMITTAL

SHEET 2 OF 2
JULY 7, 2026
JOB NO. 2204.70
VINEYARDS RESEARCH
PARK SUBDIVISION



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

CITY FILE NO. _____



A PORTION OF LOT 1, BLOCK 1
* HASSLER & BATES SUBDIVISION FILING NO. 3 *
PLAT BOOK D-3, PAGE 26

AS-REPLATTED