

FINAL PLAT SHILOH MESA COMMERCIAL FILING No. 1

A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That The Center For Strategic Ministry, a Colorado non-profit corporation and Jet Stream Development II, a Colorado limited liability company, being the owners of the following described tracts of land to wit:

- 1) thence along the southerly line of said Filing No. 1 North 47 degrees 33 minutes 24 seconds East, 57.26 feet;
- 2) thence along a non-tangential curve concave to the west, said curve having a central angle of 36 degrees 46 minutes 52 seconds, a radius of 328.50 feet, for an arc length of 210.88 feet, (the center of said curve bears South 52 degrees 31 minutes 53 seconds West);
- 3) thence South 0 degrees 41 minutes 15 seconds East, 168.79 feet the the north line of Woodmen Road;
- 4) thence along said north line South 89 degrees 18 minutes 18 seconds West, 651.75 feet;
- 5) thence North 00 degrees 41 minutes 15 seconds West, 262.84 feet;
- 6) thence North 90 degrees 00 minutes 00 seconds East, 50.48 feet;
- 7) thence along a non-tangential curve concave to the northeast, said curve having a central angle of 25 degrees 12 minutes 38 seconds, a radius of 395.00 feet, for an arc length of 173.80 feet, (the center of said curve bears North 37 degrees 01 minutes 47 seconds East);
- 8) thence North 90 degrees 00 minutes 00 seconds West, 252.66 feet to the east line of Marksheffel Road recorded under Reception Number 216713770;
- 9) thence along said line North 3 degrees 49 minutes 17 seconds East, 50.11 feet;
- 10) thence North 90 degrees 00 minutes 00 seconds East, 227.27 feet;
- 11) thence along a non-tangential curve concave to the east, said curve having a central angle of 19 degrees 49 minutes 38 seconds, a radius of 395.00 feet, for an arc length of 136.69 feet, (the center of said curve bears North 70 degrees 10 minutes 22 seconds East);
- 12) thence North 0 degrees 00 minutes 00 seconds East, 218.44 feet to the south line of Shiloh Mesa Drive recorded under Reception Number 220714528;
- 13) thence along said south line North 89 degrees 15 minutes 46 seconds East, 60.00 feet;
- 14) thence South 0 degrees 00 minutes 00 seconds East, 219.22 feet;
- 15) thence along a tangential curve concave to the northeast, said curve having a central angle of 90 degrees 45 minutes 07 seconds, a radius of 335.00 feet, for an arc length of 530.61 feet;
- 16) thence North 89 degrees 14 minutes 53 seconds East, 292.77 feet;
- 17) thence along a non-tangential curve concave to the southwest, said curve having a central angle of 20 degrees 32 minutes 34 seconds, a radius of 271.50 feet, for an arc length of 97.34 feet, (the center of said curve bears South 74 degrees 07 minutes 21 seconds West) to the point of beginning.

DEDICATION:

The above owner has caused said tract of land to be surveyed and replatted into lots, a street and public easements, as shown on the accompanying plat. This tract of land as herein platted shall be known as SHILOH MESA COMMERCIAL FILING No. 1 in the City of Colorado Springs, El Paso County, State of Colorado. 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 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.

IN WITNESS WHEREOF:

The aforementioned, The Center For Strategic Ministry, a Colorado non-profit corporation, has executed this instrument this _____ day of _____, 2021.

By _____
Stu Davis, President

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 2020, by Stu Davis, as President of The Center For Strategic Ministry, a Colorado non-profit corporation

Witness my hand and seal _____

Address _____

My Commission expires _____

IN WITNESS WHEREOF:

The aforementioned, Jet Stream Development II, a Colorado limited liability company, has executed this instrument this _____ day of _____, 2021.

By _____
Kyle Geditz, Manager

NOTARIAL:

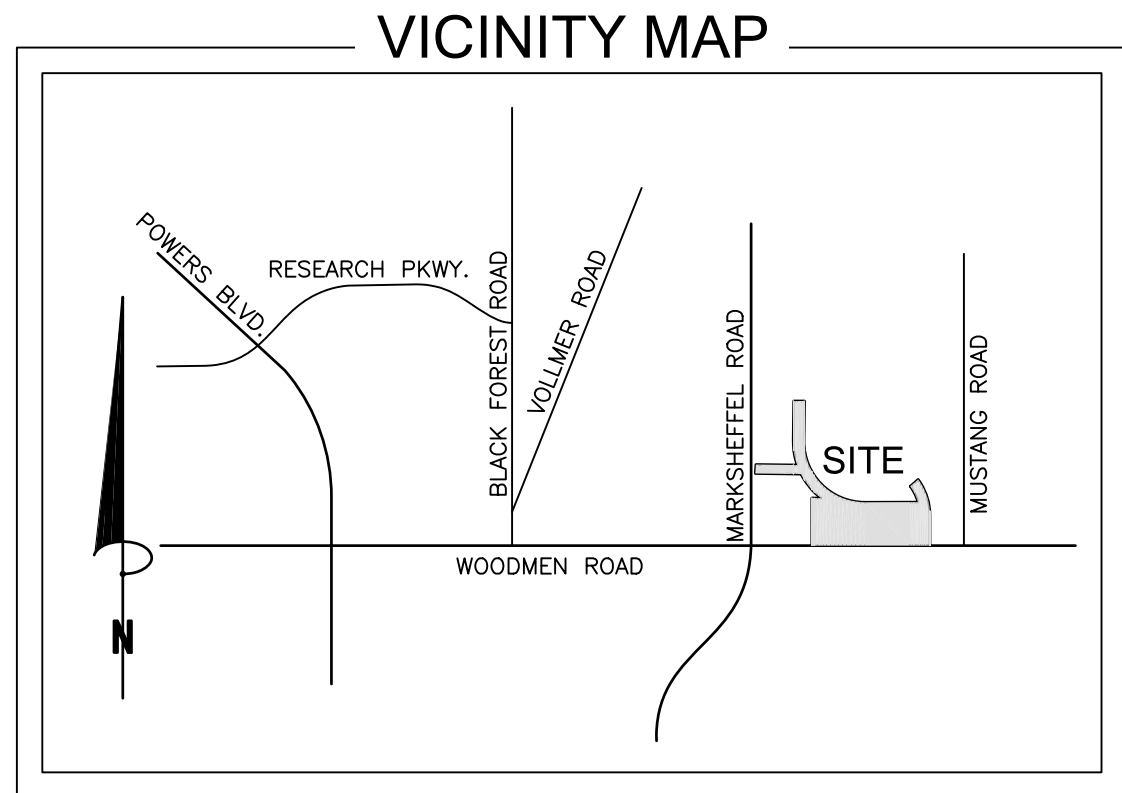
STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 2020, by Kyle Geditz as Manager of Jet Stream Development II, a Colorado limited liability company

Witness my hand and seal _____

Address _____

My Commission expires _____



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.

NOTES:

1. ● - Denotes found monument, marked as noted
(555) - Denotes street address.
2. This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance prepared by Land title Guarantee Company, Order No. SC55060079-10, with an effective date of Mat 24, 2018 at 5:00 P.M.
3. Basis of bearings is the south line of the property, monumented as shown and assumed to bear South 89 degrees 18 minutes 18 seconds West.
4. This property is located within Zone X (areas determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 08041C0535G, effective date, December 7, 2018.
5. 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.
6. The linear units used in this drawing are U.S. Survey feet.

FEES:

Drainage Fee: _____ School Fee: _____
Bridge Fee: _____ Park Fee: _____

EASEMENTS:

Easements are as shown, with the sole responsibility for maintenance being vested with the property owners.

All utility 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 212112548 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.

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.

This statement is neither a warranty nor guarantee, either expressed or implied.

Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying & Mapping, LLC

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of SHILOH MESA COMMERCIAL FILING NO. 1.

City Engineer _____ Date _____

City Planning Director _____ Date _____

City Clerk _____ Date _____

RECORDING:

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 _____, 2021, A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

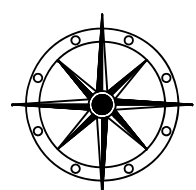
CHUCK BROERMAN, RECORDER

BY: _____
Deputy

SURCHARGE: _____

FEE: _____

CITY FILE NO: AR FP 20 - _____



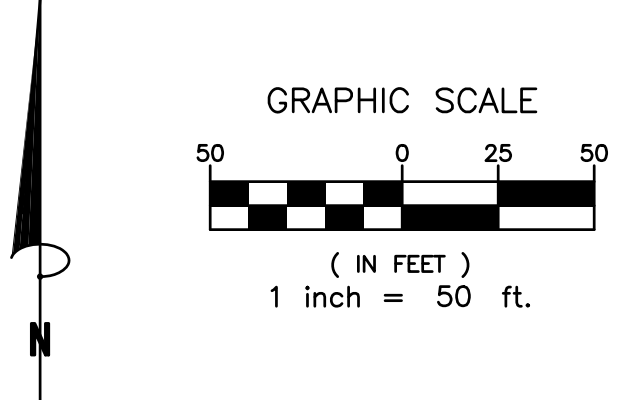
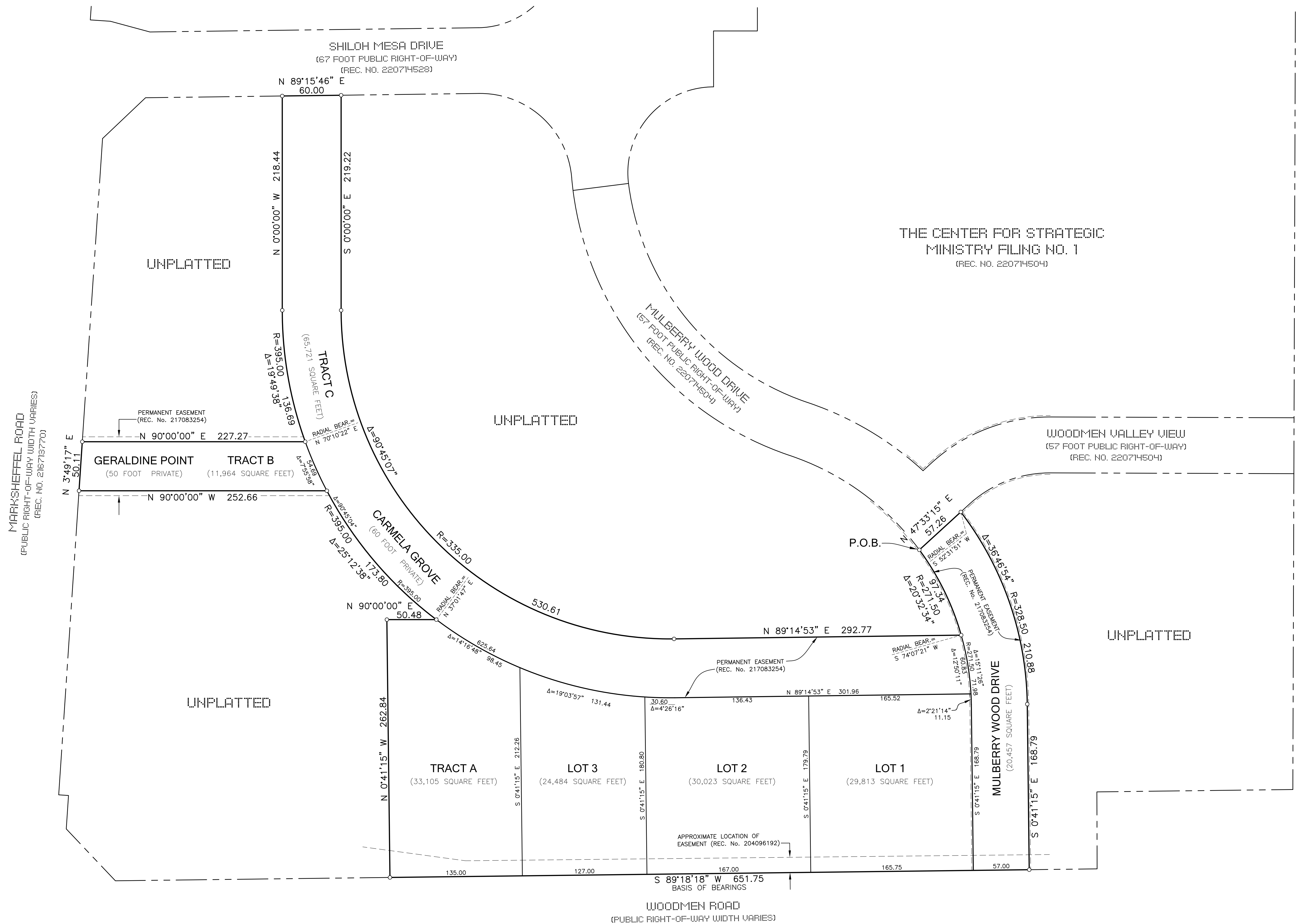
COMPASS SURVEYING & MAPPING, LLC
3249 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLLC.COM

REVISIONS:	

PROJECT No. 20265
DECEMBER 10, 2020
SHEET 1 OF 2

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A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



CITY FILE NO: AR FP 20 - _____

REVISIONS:	