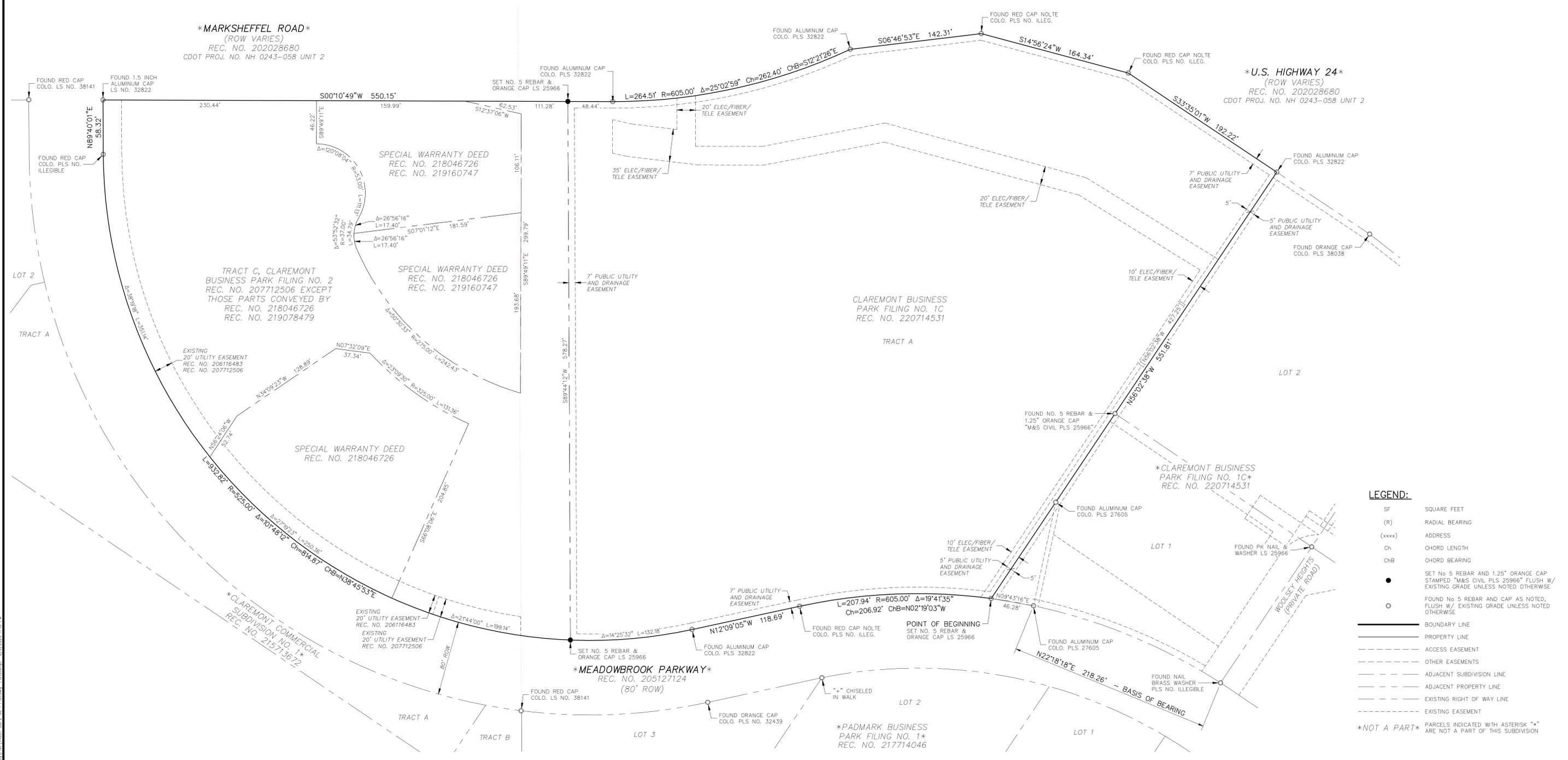






# CLAREMONT BUSINESS PARK 2 FILING NO. 1

A REPLAT OF TRACT A "CLAREMONT BUSINESS PARK FILING NO. 1C", AND A PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2", BEING A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SE 1/4) OF SECTION 5 AND NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO



**\*MARKSHEFFEL ROAD\***  
(ROW VARIES)  
REC. NO. 202028680  
CDOT PROJ. NO. NH 0243-058 UNIT 2

**\*U.S. HIGHWAY 24\***  
(ROW VARIES)  
REC. NO. 202028680  
CDOT PROJ. NO. NH 0243-058 UNIT 2

TRACT C, CLAREMONT BUSINESS PARK FILING NO. 2  
REC. NO. 207712506 EXCEPT THOSE PARTS CONVEYED BY  
REC. NO. 218046726  
REC. NO. 219078479

SPECIAL WARRANTY DEED  
REC. NO. 218046726  
REC. NO. 219160747

SPECIAL WARRANTY DEED  
REC. NO. 218046726  
REC. NO. 219160747

SPECIAL WARRANTY DEED  
REC. NO. 218046726

**\*MEADOWBROOK PARKWAY\***  
REC. NO. 205127124  
(80' ROW)

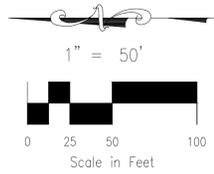
**\*CLAREMONT BUSINESS PARK FILING NO. 1C\***  
REC. NO. 220714531

**\*PADMARK BUSINESS PARK FILING NO. 1\***  
REC. NO. 217714046

**\*CLAREMONT COMMERCIAL SUBDIVISION NO. 1\***  
REC. NO. 215713672

- LEGEND:**
- SF SQUARE FEET
  - (R) RADIAL BEARING
  - (xxxx) ADDRESS
  - Ch CHORD LENGTH
  - ChB CHORD BEARING
  - SET NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
  - FOUND NO 5 REBAR AND CAP AS NOTED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
  - BOUNDARY LINE
  - PROPERTY LINE
  - - - ACCESS EASEMENT
  - - - OTHER EASEMENTS
  - - - ADJACENT SUBDIVISION LINE
  - - - ADJACENT PROPERTY LINE
  - - - EXISTING RIGHT OF WAY LINE
  - - - EXISTING EASEMENT
  - \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

AS PLATTED



FINAL PLAT  
CLAREMONT BUSINESS PARK 2  
FILING NO. 1  
JOB NO. 44-037  
DATE PREPARED: 04/28/2020  
DATE REVISED: 08/06/2020

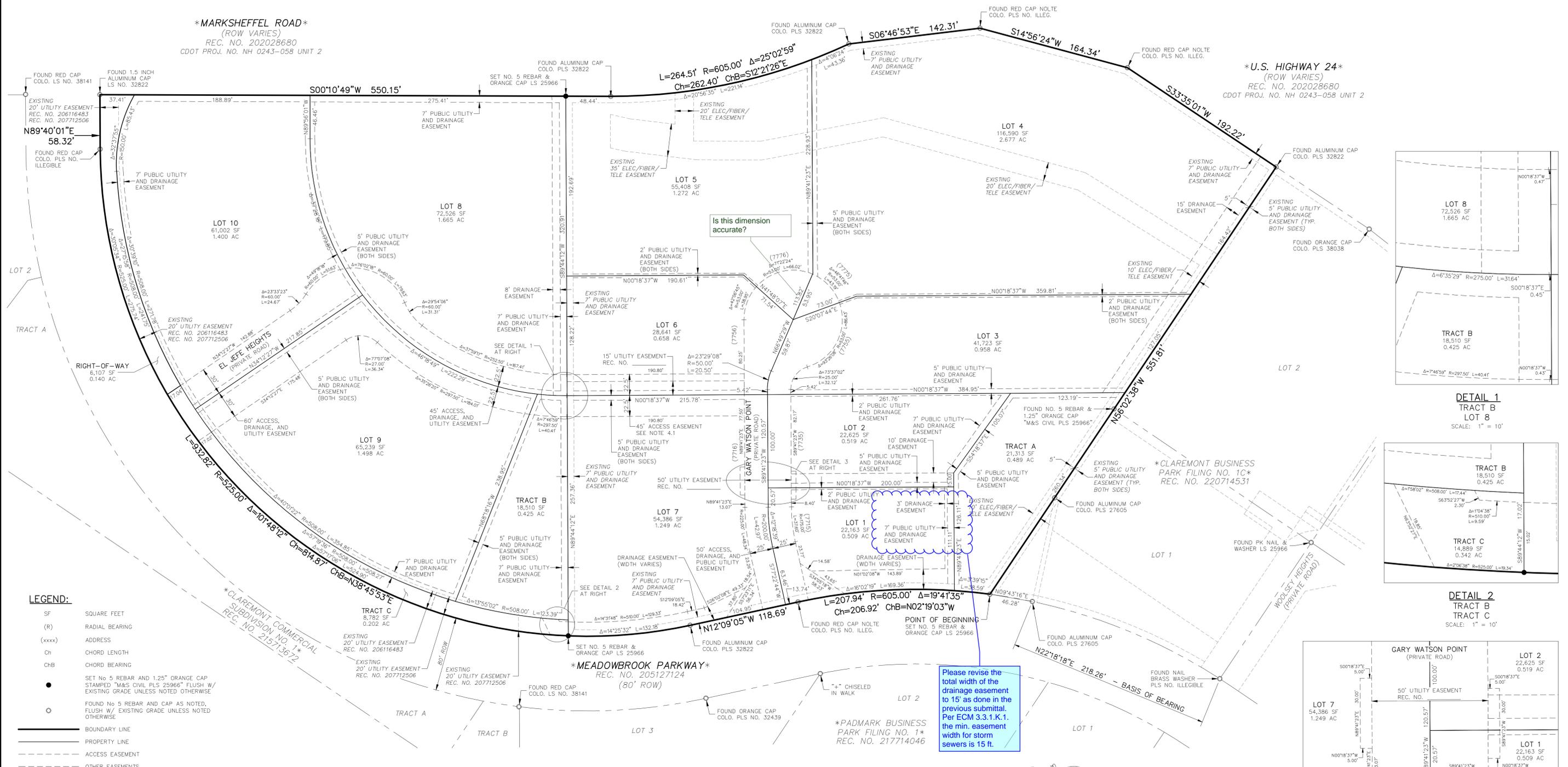


102 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

File: G:\44037A-CBP-F2-105-1-8\44037A-CBP-F2-105-1-8\Map\Survey\Plot\44037-CBP-F2-105-1-8.dwg Plotname: 8/6/2020 1:46 PM

# CLAREMONT BUSINESS PARK 2 FILING NO. 1

A REPLAT OF TRACT A "CLAREMONT BUSINESS PARK FILING NO. 1C", AND A PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2", BEING A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SE 1/4) OF SECTION 5 AND NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO

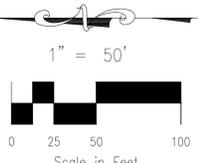
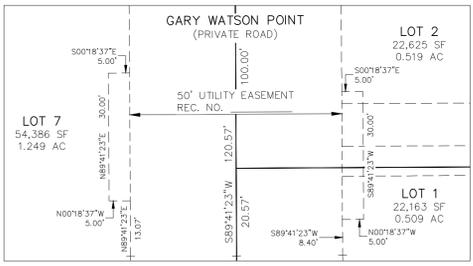
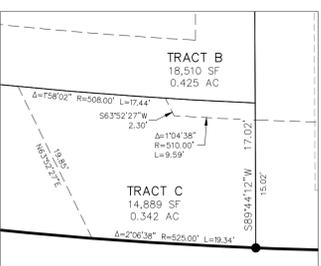
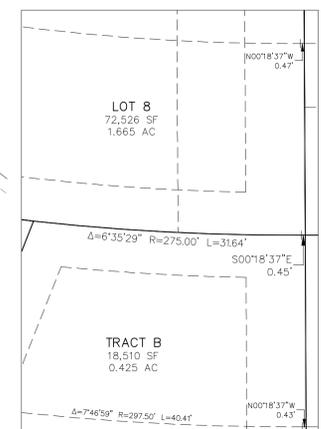


**LEGEND:**  
 SF SQUARE FEET  
 (R) RADIAL BEARING  
 (xxxx) ADDRESS  
 Ch CHORD LENGTH  
 ChB CHORD BEARING  
 SET No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE  
 FOUND No. 5 REBAR AND CAP AS NOTED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE  
 BOUNDARY LINE  
 PROPERTY LINE  
 ACCESS EASEMENT  
 OTHER EASEMENTS  
 ADJACENT SUBDIVISION LINE  
 ADJACENT PROPERTY LINE  
 EXISTING RIGHT OF WAY LINE  
 EXISTING EASEMENT

\*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION  
**SHEET NOTES:**  
 4.1 45' ACCESS EASEMENT. ONLY LANDSCAPING WILL BE PERMITTED IN THE EASEMENT BETWEEN LOTS 6 AND 7 UNTIL SUCH TIME A ROAD CONNECTION IS REQUESTED BY EL PASO COUNTY.

AS REPLATTED

Please revise the total width of the drainage easement to 15' as done in the previous submittal. Per ECM 3.3.1.K.1, the min. easement width for storm sewers is 15 ft.



FINAL PLAT  
 CLAREMONT BUSINESS PARK 2  
 FILING NO. 1  
 JOB NO. 44-037  
 DATE PREPARED: 04/28/2020  
 DATE REVISED: 08/06/2020



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