

DWIRE STORAGE YARD FILING NO. 1

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28,
TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, STATE OF COLORADO

GENERAL PLAT NOTES:

1. **BASIS OF BEARINGS:**
BEARINGS ARE BASED ON A PORTION OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO. THE SECTION CORNER COMMON TO SECTIONS 28, 29, 32, AND 33 BEING MONUMENTED WITH A 3" ALUMINUM CAP STAMPED "PLS 38256", FROM WHICH A YELLOW PLASTIC CAP STAMPED "PLS 37909", BEARS S89°58'59"E, A DISTANCE OF 861.03 FEET. THE UNITS OF MEASUREMENT IS U.S. SURVEY FEET.
2. **FLOODPLAIN STATEMENT:**
THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0543G, EFFECTIVE DATE DECEMBER 7, 2018, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. A PORTION OF THE PROPERTY LIES WITHIN ZONE AE AND ZONE AE FLOODWAY (AREA OF BASE FLOOD ELEVATION DETERMINED) AS SHOWN HEREON.
NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
3. **TITLE COMMITMENT:**
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS, INC. TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, M&S CIVIL CONSULTANTS, INC., RELIED UPON TITLE COMMITMENT FILE NO. RND55075005-4, PREPARED BY LAND TITLE GUARANTEE COMPANY, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED MAY 28, 2020.
 - i. (TC#9) THE PROPERTY MAY BE SUBJECT TO RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED FEBRUARY 4, 1861 IN BOOK 35 AT PAGE 46.
 - ii. (TC#10) THE PROPERTY MAY BE SUBJECT TO RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED MARCH 29, 1893 IN BOOK 143 AT PAGE 127.
 - iii. (TC#11) THE PROPERTY MAY BE SUBJECT TO RIGHT OF WAY EASEMENT AS GRANTED TO COLORADO INTERSTATE GAS COMPANY IN INSTRUMENT RECORDED SEPTEMBER 26, 1934, IN BOOK 908 AT PAGE 90. THE EXACT LOCATION OF WHICH IS NOT SPECIFICALLY DESCRIBED.
 - iv. (TC#12) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, DUTIES, AND OBLIGATIONS CONTAINED IN RIGHT OF WAY CONTRACT OPTION RECORDED APRIL 13, 1966 IN BOOK 2127 AT PAGE 180.
 - v. (TC#13) THE PROPERTY MAY BE SUBJECT TO RESERVATION BY GRANTOR AND EXCEPTION FOR A RIGHT OF WAY FOR A RAILROAD SPUR RECORDED DECEMBER 9, 1974 IN BOOK 2722 AT PAGE 86.
 - vi. (TC#14) THE PROPERTY MAY BE SUBJECT TO EASEMENT AND RIGHT OF WAY DESCRIBED IN RIGHT OF WAY DEED RECORDED DECEMBER 9, 1974 IN BOOK 2722 AT PAGE 87.
 - vii. (TC#15) THE PROPERTY MAY BE SUBJECT TO EASEMENTS DESCRIBED IN WARRANTY DEED RECORDED JULY 1M 1977 IN BOOK 2936 AT PAGE 973.
 - viii. (TC#16) THE PROPERTY MAY BE SUBJECT TO RIGHT OF WAY EASEMENT AS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COOPERATIVE CORPORATION IN INSTRUMENT RECORDED NOVEMBER 30, 1978, IN BOOK 3114 AT PAGE 312. THE EXACT LOCATION OF WHICH IS NOT SPECIFICALLY DESCRIBED.
 - ix. (TC#17) THE PROPERTY MAY BE SUBJECT TO RIGHT OF WAY EASEMENT AS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATED, A CORPORATION IN INSTRUMENT RECORDED AUGUST 09, 1979, IN BOOK 3212 AT PAGE 405.
 - x. (TC#18) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, EASEMENTS, AGREEMENTS, DUTIES, AND OBLIGATIONS CONTAINED IN EASEMENT DEED RECORDED NOVEMBER 20, 1981 IN BOOK 3505 AT PAGE 9.
 - xi. (TC#19) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, EASEMENTS, AGREEMENTS, DUTIES, AND OBLIGATIONS CONTAINED IN EASEMENT AGREEMENT RECORDED NOVEMBER 20, 1981 IN BOOK 3505 AT PAGE 14.
 - xii. (TC#20) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, EASEMENTS, AGREEMENTS, DUTIES, AND OBLIGATIONS CONTAINED IN EASEMENT DEED RECORDED APRIL 12, 1982 IN BOOK 3552 AT PAGE 190.
 - xiii. (TC#21) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, EASEMENTS, AGREEMENTS, DUTIES, AND OBLIGATIONS CONTAINED IN EASEMENT DEED RECORDED APRIL 12, 1982 IN BOOK 3552 AT PAGE 192.
 - xiv. (TC#22) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, EASEMENTS, AGREEMENTS, DUTIES, AND OBLIGATIONS CONTAINED IN EASEMENT DEED RECORDED MAY 3, 1982 IN BOOK 3559 AT PAGE 817.
 - xv. (TC#23) THE PROPERTY MAY BE SUBJECT TO AN AVIGATION EASEMENT TO THE CITY OF COLORADO SPRINGS RECORDED JULY 24, 1985 IN BOOK 5038 AT PAGE 1088.
 - xvi. (TC#24) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, EASEMENTS, AGREEMENTS, DUTIES, AND OBLIGATIONS CONTAINED IN EASEMENT DEED RECORDED NOVEMBER 20, 1991 IN BOOK 3505 AT PAGE 6.
 - xvii. (TC#25) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS, AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF RIGHT-OF-WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED FEBRUARY 13, 1995 IN BOOK 6603 AT PAGE 219. THE EXACT LOCATION OF WHICH IS NOT SPECIFICALLY DESCRIBED.
 - xviii. (TC#26) THE PROPERTY MAY BE SUBJECT TO EFFECTS OF RESOLUTION NO. 96-406, LAND USE-148 RECORDED DECEMBER 5, 1996 UNDER RECEPTION NO. 96150933.
 - xix. (TC#27) THE PROPERTY MAY BE SUBJECT TO EASEMENT GRANTED TO CHEROKEE METROPOLITAN DISTRICT BY TRANSIT MIX CONCRETE CO. BY GRANT OF EASEMENT RECORDED NOVEMBER 30, 1998 UNDER RECEPTION NO. 98174726.
 - xx. (TC#28) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS, AND EASEMENTS AS SET FORTH AND GRANTED IN SANITARY SEWER EASEMENT AGREEMENT RECORDED APRIL 8, 1999 UNDER RECEPTION NO. 99053845.
 - xxi. (TC#29) THE PROPERTY MAY BE SUBJECT TO EASEMENT GRANTED TO CHEROKEE METROPOLITAN DISTRICT BY TRANSIT MIX CONCRETE CO. BY GRANT OF EASEMENT RECORDED APRIL 8, 1999 UNDER RECEPTION NO. 99053846.

GENERAL PLAT NOTES (CONT.):

- xxii. (TC#30) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS, AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT AND AGREEMENT RECORDED JUNE 10, 2003 UNDER RECEPTION NO. 203128178.
 - xxiii. (TC#31) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, AND OBLIGATIONS AS SET FORTH IN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS RECORDED JUNE 13, 2005 UNDER RECEPTION NO. 205087756 AND ANNEXATION AGREEMENT RECORDED JUNE 13, 2005 UNDER RECEPTION NO. 205087757.
 - xxiv. (TC#32) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO 13-311 RECORDED SEPTEMBER 11, 2013 UNDER RECEPTION NO. 213115766.
 - xxv. (TC#33) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, AND OBLIGATIONS AS SET FORTH IN PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED SEPTEMBER 11, 2013 UNDER RECEPTION NO. 213115767.
 - xxvi. (TC#34) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF RIGHT-OF-WAY RECORDED SEPTEMBER 07, 2016 UNDER RECEPTION NO. 216101814. THE EXACT LOCATION OF WHICH IS NOT SPECIFICALLY DESCRIBED.
 - xxvii. (TC#36) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PERMANENT DRAINAGE, ACCESS AND MAINTENANCE AGREEMENT RECORDED NOVEMBER 14, 2019 UNDER RECEPTION NO. 219143275.
4. THE PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT AS SPECIFIED ON THE INSTRUMENT RECORDED AT BOOK 5038 AND PAGE 1088 OF THE RECORDS OF EL PASO COUNTY, COLORADO. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
 - A. NO ELECTROMAGNETIC, LIGHT, ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS OR NAVIGATIONAL AIDS ARE ALLOWED.
 - B. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THE POTENTIALITY AND THE RAMIFICATIONS THEREOF.
 - C. NO MAN-MADE OR NON-MAN MADE OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.
 - D. IF USE OF TEMPORARY CONSTRUCTION EQUIPMENT WILL EXCEED 200 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT MUST FILE FEDERAL AVIATION ADMINISTRATION (FAA) FORM 7460-1 "NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" FOR THE EQUIPMENT AND PROVIDE FAA DOCUMENTATION TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
 5. ALL 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.
 6. A 50.00 FOOT RADIUS TURN-AROUND EASEMENT IN THE SOUTHEAST CORNER OF LOT 1 (AS SHOWN ON SHEET 3) IS HEREBY DEDICATED FOR PUBLIC ACCESS.
 7. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
 8. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT; PRELIMINARY PLAN FILE NUMBER MS-20-204 AND PPR-20-204; SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, FIRE PROTECTION REPORT, AND TRAFFIC IMPACT ANALYSIS.
 9. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS OR OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
 10. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
 11. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
 12. 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 THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
 13. THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. _____.
 14. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
 15. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/ OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, AS IT RELATES TO THE LISTED SPECIES.
 16. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
 17. PURSUANT TO RESOLUTION NO. _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "DWIRE STORAGE YARD FILING NO. 1" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

GENERAL PLAT NOTES (CONT.):

18. GEOLOGY AND SOILS STUDY DWIRE STORAGE YARD, FILING NO. 1, EL PASO COUNTY, COLORADO, WAS COMPLETED BY RMG - ROCKY MOUNTAIN GROUP, DATED MARCH 4, 2020, JOB NO. 168498. NO LOTS HAVE BEEN IDENTIFIED BY THE REFERENCED RMG REPORT WHICH ARE ADVERSELY IMPACTED BY GEOLOGIC HAZARDS. THE OVERALL DEVELOPMENT AREA HAS BEEN FOUND TO BE IMPACTED BY THE GEOLOGIC CONSTRAINTS LISTED BELOW:
 - HYDROCOMPACTIVE SOILS (MOISTURE SENSITIVE SOILS)
 - FAULTS AND SEISMICITY
 - RADON
 - EROSIONTHE CONSTRAINTS LISTED ARE NOT CONSIDERED UNUSUAL FOR THE FRONT RANGE REGION OF COLORADO. MITIGATION OF THE IDENTIFIED CONSTRAINTS IS MOST EFFECTIVELY ACCOMPLISHED BY AVOIDANCE. HOWEVER, WHERE AVOIDANCE IS NOT A PRACTICAL OR ACCEPTABLE ALTERNATIVE, GEOLOGIC CONDITIONS SHOULD BE MITIGATED BY IMPLEMENTING APPROPRIATE PLANNING, ENGINEERING, AND LOCAL CONSTRUCTION PRACTICES. ACCORDING TO THE REPORT, CONVENTIONAL SHALLOW FOUNDATIONS CONSISTING OF A STANDARD/SPREAD FOOTING/STEMWALLS ARE ANTICIPATED TO BE SUITABLE FOR THE PROPOSED RESIDENTIAL STRUCTURES. IF BASEMENT FOUNDATIONS ARE CONSTRUCTED, A PERIMETER DRAIN IS RECOMMENDED AROUND PORTIONS OF THE STRUCTURES WHICH WILL HAVE BELOW HABITABLE SPACE OR STORAGE SPACE LOCATED BELOW THE FINISH GROUND SURFACE. THIS INCLUDES CRAWLSPACE AREAS BUT NOT THE WALKOUT TRENCH, IF APPLICABLE. EACH PERIMETER DRAIN SHOULD TIE INTO THE UNDERDRAIN SYSTEM. APPROPRIATE SURFACE GRADING AND DRAINAGE SHOULD BE ESTABLISHED DURING CONSTRUCTION AND MAINTAINED (OVER THE LIFE OF THE STRUCTURE) BY THE HOMEOWNER. ADDITIONAL MITIGATION MEASURES CAN BE FOUND IN SAID REPORT, FILE MS-20-202 AND PPR-20-204, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
19. FIRE PROTECTION WILL BE PROVIDED BY THE FALCON FIRE PROTECTION DISTRICT.
20. WATER AND WASTEWATER SERVICES WILL BE PROVIDED BY CHEROKEE METROPOLITAN DISTRICT.
21. NATURAL GAS SERVICE WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
22. ELECTRICAL SERVICE PROVIDE BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
23. THE USES FOR THE TRACTS IDENTIFIED ON THIS PLAT ARE AS FOLLOWS:
 - A. EAST FORK SAND CREEK SUB-TRIBUTARY CHANNEL AND FLOODPLAIN AND OPEN SPACE.
 - B. DETENTION POND AND STORM WATER QUALITY MEASURES.
 - C. INTERIM EQUIPMENT AND MATERIALS STORAGE (ON GRAVEL-SURFACED ONLY) AND FUTURE DEVELOPMENT.
24. FUTURE LOT PURCHASERS IN THIS SUBDIVISION ARE ON NOTICE THAT IMPROVEMENTS TO CAPITAL DRIVE SUCH AS WIDENING AND REPAVING MAY BE REQUIRED UPON SUBDIVISION OR A CHANGE IN OWNERSHIP AND USE. IT WILL BE THE RESPONSIBILITY OF THE PURCHASER TO PROVIDE ANY IMPROVEMENTS REQUIRED BY EL PASO COUNTY OR THE CITY OF COLORADO SPRINGS.

002 and 004

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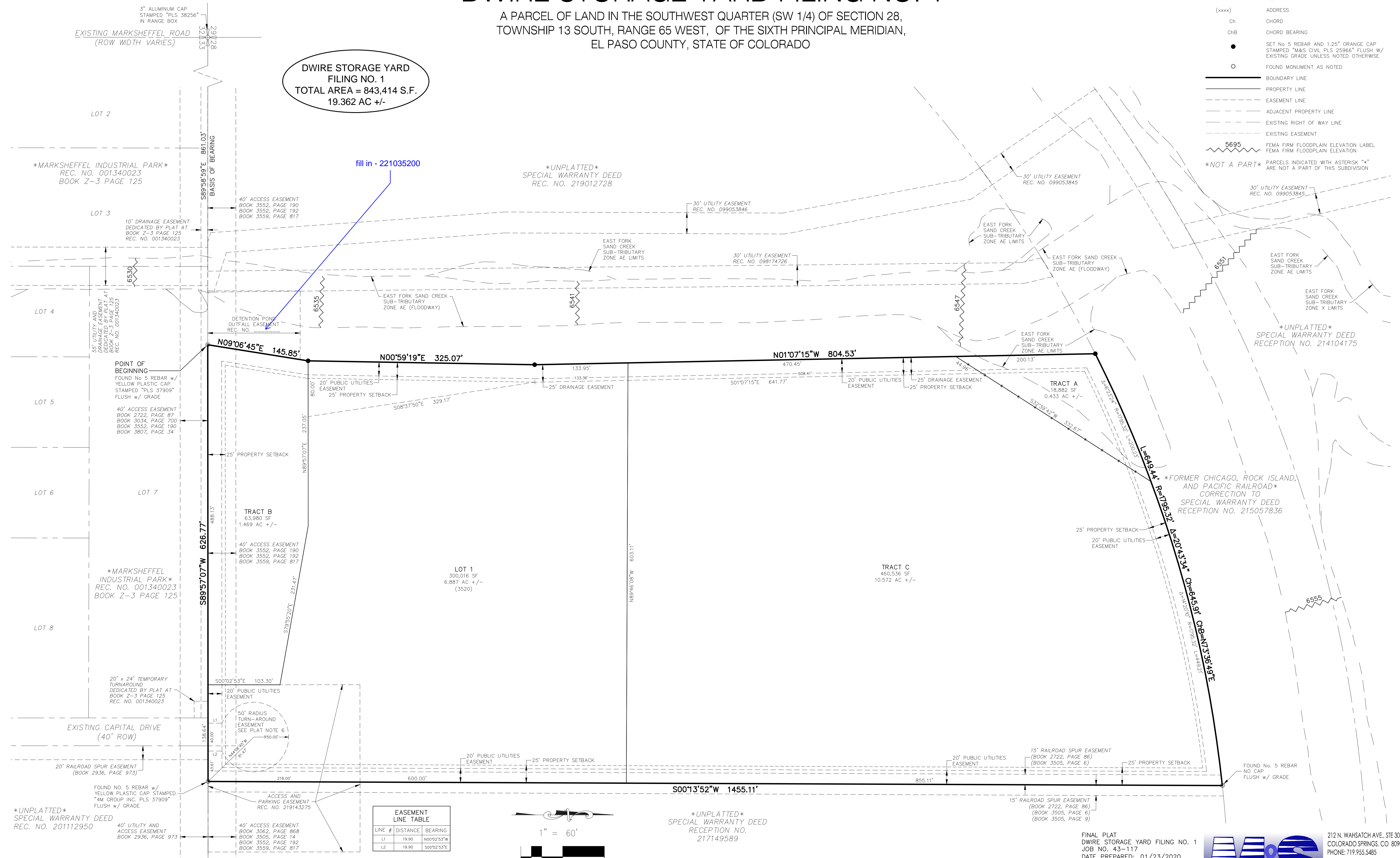
DWIRE STORAGE YARD FILING NO. 1

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28,
TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, STATE OF COLORADO

- LEGEND:**
- SF SQUARE FEET
 - (xxxx) ADDRESS
 - Ch CHORD
 - 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 MONUMENT AS NOTED
 - BOUNDARY LINE
 - PROPERTY LINE
 - - - EASEMENT LINE
 - - - ADJACENT PROPERTY LINE
 - - - EXISTING RIGHT OF WAY LINE
 - - - EXISTING EASEMENT
 - 5695 FEMA FIRM FLOODPLAIN ELEVATION LABEL
FEMA FIRM FLOODPLAIN ELEVATION
 - *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

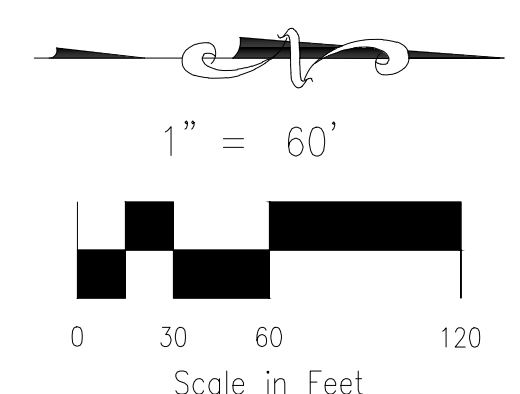
**DWIRE STORAGE YARD
FILING NO. 1
TOTAL AREA = 843,414 S.F.
19.362 AC +/-**

fill in - 221035200



EASEMENT LINE TABLE

LINE #	DISTANCE	BEARING
L1	19.90	N00°02'53"W
L2	19.90	S00°02'53"E



UNPLATTED
SPECIAL WARRANTY DEED
RECEPTION NO.
217149589

FINAL PLAT
DWIRE STORAGE YARD FILING NO. 1
JOB NO. 43-117
DATE PREPARED: 01/23/2020
DATE REVISED: 02/02/2021



212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

FILE NO. AR FP MS-20-002

SHEET 3 OF 3