

SAND HILL FILING NO. 4

A PORTION OF THE WEST HALF OF SECTION 33,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO
SHEET 1 OF 2

KNOW ALL MEN BY THESE PRESENTS:

THAT SAND HILL DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING TRACTS OF LAND, TO WIT:

A PARCEL OF LAND BEING A PORTION OF RECEPTION NO. 218146652 IN THE EL PASO COUNTY CLERK AND RECORDERS OFFICE, AND BEING SITUATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M. IN EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:
BEARINGS ARE BASED ON EAST RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD, MONUMENTED ON THE SOUTH END BY A FOUND NO. 5 REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 36567" AND ON THE NORTH END BY A FOUND NO. 5 REBAR WITH A YELLOW PLASTIC CAP (ILLEGIBLE), AND IS CONSIDERED TO BEAR N00°10'57"E.

COMMENCING AT A POINT ALONG THE NORTH RIGHT OF WAY LINE OF CONSTITUTION AVENUE AND BEING THE SOUTHWEST CORNER OF LOT 1, SAND HILLS FILING NO. 2; THENCE WITH THE SAID NORTH LINE, S89°58'14"W, A DISTANCE OF 153.52 FEET TO THE POINT OF BEGINNING;

THENCE WITH SAID NORTH RIGHT OF WAY LINE, S89°58'14"W, A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER OF LOT 2, SAND HILL FILING NO. 3;

THENCE WITH EAST LINE OF SAID LOT 2, SAND HILL FILING NO. 3, N00°02'45"W, A DISTANCE OF 166.14 FEET;

THENCE CONTINUING WITH SAID EAST LINE N90°00'00"E, A DISTANCE OF 14.02 FEET;

THENCE N00°02'45"W, A DISTANCE OF 115.64 FEET;

THENCE N89°57'15"E, A DISTANCE OF 65.98 FEET;

THENCE S00°02'45"E, A DISTANCE OF 281.80 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 20,921 SQUARE FEET OR 0.48 ACRES, MORE OR LESS.

DEDICATION:

THAT SAND HILL DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THIS 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 EASEMENT 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 PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS.

THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS, "SAND HILL FILING NO. 4" IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

OWNER:

EXECUTED THIS _____ DAY OF _____, _____

SAND HILL DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: ACD 2017 FUND, LP, A DELAWARE LIMITED PARTNERSHIP, ITS INITIAL MEMBER

BY: ACD FUND MANAGER 2017, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: _____
JARRETT ARMSTRONG, MANAGER

STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, _____, A.D., BY JARRETT ARMSTRONG AS MANAGER OF ACD FUND MANAGER 2017, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS GENERAL PARTNER OF ACD 2017 FUND, LP, A DELAWARE LIMITED PARTNERSHIP AS INITIAL MEMBER OF SAND HILL DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

LIEN HOLDER:

EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, _____ A.D.
BY _____, AS _____, OF FIRSTBANK, A COLORADO CORPORATION.

STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, _____ A.D. BY _____, AS _____, OF FIRSTBANK, A COLORADO CORPORATION.

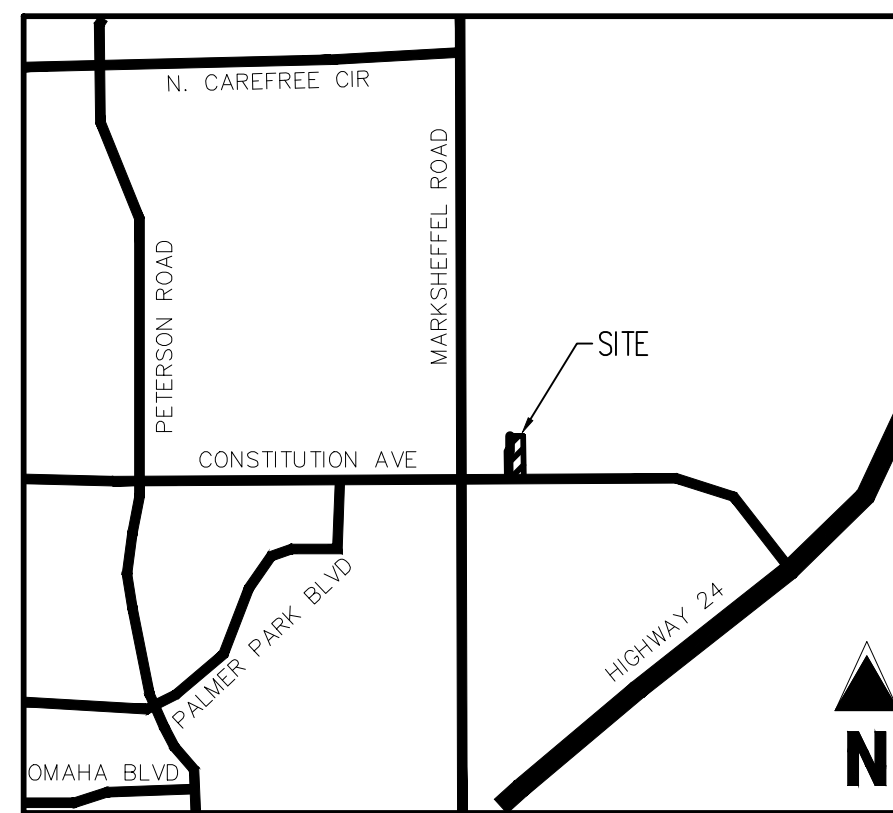
WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

PLAT NOTES:

- THIS SITE IS IN ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATIONS (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR EL PASO COUNTY, COLORADO, MAP NO. 08041C07566, HAVING A MAP REVISED DATE OF DECEMBER 7, 2018, WITH A LOMC DATED DECEMBER 8, 2018. FLOOD ZONE DETERMINATION IS PERFORMED BY GRAPHIC PLOTTING ONLY OF THE F.I.R.M.'S LISTED ABOVE. NO FIELD SURVEYS WERE PERFORMED TO DETERMINE LOCATION OF THE FLOOD ZONE AND THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION OR FLOOD STUDY. WE DO NOT ASSUME ANY LIABILITY FOR THE EXACT LOCATION OF THE FLOOD ZONE. FLOOD ZONE DETERMINATION IS NOT A STATEMENT OF THIS SURVEYOR, OR GALLOWAY & COMPANY, INC. OF ACTUAL FLOODING CONDITIONS CONCERNING THE SUBJECT PROPERTY.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, GALLOWAY & COMPANY, INC. RELIED UPON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. ABC55074881-10, WITH AN EFFECTIVE DATE OF AUGUST 20, 2019 AT 5:00 P.M.
- ALL CORNERS OF THIS SURVEY ARE FOUND OR SET AS NOTED HEREON.
- ALL DISTANCES SHOWN ON THIS MAP ARE U.S. SURVEY FEET
- BASIS OF BEARING: BEARINGS ARE BASED ON EAST RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD, MONUMENTED ON THE NORTH END BY A FOUND NO. 5 REBAR WITH A YELLOW PLASTIC CAP (ILLEGIBLE) AND ON THE SOUTH END BY A FOUND NO. 5 REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 36567", AND IS CONSIDERED TO BEAR N00°10'57"E.
- THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS 2001, AS AMENDED.
- ACCESS TO THE SUBJECT PROPERTY IS OBTAINED VIA THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOUND AT RECEPTION NO. 219029464.
- EASEMENTS TO BE MAINTAINED BY BUILDING OWNERS PER THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOUND AT RECEPTION NO. 219029464.
- 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.
- FIELD WORK WAS COMPLETED ON MAY 8, 2019.
- THIS PLAT IS SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC REASON OF THE RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1987 IN ROAD BOOK A AT PAGE 78, WHICH PROVIDED THAT ALL SECTION LINES, TOWNSHIP LINES, AND RANGE LINES ON THE PUBLIC DOMAIN EAST OF THE RANGE LINE DIVIDING RANGE LINES 65 WEST AND 66 WEST DECLARED TO BE PUBLIC HIGHWAYS OF THE WIDTH OF 60 FEET, BEING 30 FEET ON EACH SIDE OF SAID SECTION LINES, TOWNSHIP LINES, OR RANGE LINES.
- THIS PLAT IS SUBJECT TO ANY RIGHTS OR INTERESTS OF THIRD PARTIES WHICH EXIST OR ARE CLAIMED TO EXIST IN AND OVER THE PRESENT AND PAST BED, BANKS OR WATERS OF SAND CREEK. ASSESSOR'S MAP DEPICTING SAID CREEK IS STORED IN THE EL PASO COUNTY CLERK & RECORDER SYSTEM AS IMAGE 14112808.
- THIS PLAT IS SUBJECT TO ANY INCREASE OR DECREASE IN THE AREA OF THE LAND AND ANY ADVERSE CLAIM TO ANY PORTION OF THE LAND WHICH HAS BEEN CREATED BY OR CAUSED BY ACCRETION OR RELICTION, WHETHER NATURAL OR ARTIFICIAL; AND THE EFFECT OF THE GAIN OR LOSS OF AREA BY ACCRETION OR RELICTION UPON THE MARKETABILITY OF THE TITLE OF THE LAND.
- THIS PLAT IS SUBJECT TO A RIGHT OF PROPRIETOR AS CONTAINED IN PATENT(S) RECORDED JANUARY 30, 1930 IN BOOK 55 AT PAGE 243 AS FOLLOWS: SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW.
- THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY RECORDED OCTOBER 15, 1927 IN BOOK 798 AT PAGE 157.
- THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY CONTRACT OPTION RECORDED APRIL 13, 1966 IN BOOK 2127 AT PAGE 180, AND NON-FEE PROPERTY ASSIGNMENT AND CONVEYANCE AGREEMENT RECORDED DECEMBER 2, 2013 UNDER RECEPTION NO. 213144183.
- THIS PLAT IS SUBJECT TO ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE FALCON FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 02, 1980, IN BOOK 3380 AT PAGES 670 AND 675, FEBRUARY 17, 1981 IN BOOK 3404 AT PAGES 582 AND 587, AND APRIL 6, 1983 IN BOOK 3700 AT PAGE 951.
- THIS PLAT IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE LOCAL IMPROVEMENT DISTRICT NO. 1983-1, AS EVIDENCED BY INSTRUMENTS RECORDED APRIL 18, 1984, IN BOOK 3860 AT PAGE 689 AND JULY 30, 1984 IN BOOK 3899 AT PAGE 815.
- THIS PLAT IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE LOCAL IMPROVEMENT DISTRICT NO. 1983-1, AS EVIDENCED BY INSTRUMENT RECORDED APRIL 19, 1984, IN BOOK 3860 AT PAGE 716.
- THIS PLAT IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE LOCAL IMPROVEMENT DISTRICT NO. 1983-2, AS EVIDENCED BY INSTRUMENTS RECORDED JUNE 13, 1984, IN BOOK 3894 AT PAGE 532, JULY 19, 1984 IN BOOK 3896 AT PAGE 400 AND JULY 30, 1984 IN BOOK 3899 AT PAGE 815.
- THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT RECORDED MARCH 20, 1985 IN BOOK 3985 AT PAGE 818, AS TO PARCELS 1 AND 2 ONLY SET OUT IN SAID DOCUMENT.
- THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF RIGHT OF WAY RECORDED SEPTEMBER 02, 2015 UNDER RECEPTION NO. 215096522.
- THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN MINERAL QUITCLAIM DEED RECORDED APRIL 29, 2016 UNDER RECEPTION NO. 216046008.
- THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 16-349 TO APPROVE THE SERVICE PLAN FOR THE SANDS METROPOLITAN DISTRICT NOS. 1-4 RECORDED OCTOBER 05, 2016 UNDER RECEPTION NO. 216114674.
- THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 16-347 APPROVAL SANDS COMMERCIAL (CS-16-001) RECORDED OCTOBER 05, 2016 UNDER RECEPTION NO. 216114889.
- THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION ORDINANCE NO. 18-61 RECORDED SEPTEMBER 06, 2018 UNDER RECEPTION NO. 218104015, AND ANNEXATION PLAT THE SANDS ADDITION NO. 4 RECORDED SEPTEMBER 6, 2018 UNDER RECEPTION NO. 218714213.
- THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN THE SANDS ADDITION NO. 4 ANNEXATION AGREEMENT RECORDED SEPTEMBER 06, 2018 UNDER RECEPTION NO. 218104016.
- THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SPECIAL WARRANTY DEED AND IRREVOCABLE CONSENT TO THE APPROPRIATION, WITHDRAWAL AND USE OF GROUNDWATER RECORDED SEPTEMBER 06, 2018 UNDER RECEPTION NO. 218104017.
- THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT AGREEMENT RECORDED FEBRUARY 13, 2019 UNDER RECEPTION NO. 219015745.
- THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS FOR THE SAND HILL SHOPPING CENTER RECORDED MARCH 22, 2019 UNDER RECEPTION NO. 219029464.
- THE OWNERS FOR LOTS 1 AND 2 WILL GRANT ONE ANOTHER A NON-EXCLUSIVE EASEMENT FOR VEHICULAR PARKING TO SHARE THE TOTAL NUMBER OF PROVIDED PARKING SPACES PER DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS FOR THE SAND HILL SHOPPING CENTER, RECEPTION NO. 219029464.



VICINITY MAP
NOT TO SCALE

AVIGATION EASEMENT:

THE AVIGATION EASEMENT DEDICATED HEREIN FOR PUBLIC AVIGATION PURPOSES, SHALL BE CONSIDERED A PUBLIC EASEMENT SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED ON THE INSTRUMENT RECORDED AT RECEPTION NUMBER 217089667 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.

EASEMENT NOTE:

ALL UTILITY EASEMENTS THAT ARE DEDICATED HEREIN FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 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.

EASEMENTS ARE AS SHOWN AND ARE TO BE MAINTAINED BY BUILDING OWNERS PER THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOUND AT RECEPTION NO. 219029464.

SURVEYOR'S CERTIFICATE:

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/HER 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/HER KNOWLEDGE AND BELIEF.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, _____.

BRIAN J. DENNIS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

NOTICE OF LIMITATION:

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 "SAND HILL FILING NO. 4"

CITY PLANNING DIRECTOR _____	DATE _____
CITY ENGINEER _____	DATE _____
CITY CLERK _____	DATE _____

RECORDING INFORMATION:

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 _____ OF _____ A.D., AND IS DULY RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN , RECORDER

BY: _____
DEPUTY

SEE: _____
SURCHARGE: _____
SCHOOL FEE: _____
BRIDGE FEE: _____
PARK FEE: _____
DRAINAGE FEE: _____

CITY FILE NUMBER: _____

Galloway

1155 Katy Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.800.7220
GallowayUS.com



SAND HILL FILING NO. 4

A PORTION OF THE WEST HALF OF SECTION 33,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO,
STATE OF COLORADO

#	Date	Issue / Description	Init.

Project No:	ACD000020.10
Drawn By:	JGH
Checked By:	BJD
Date:	12.17.2019

\P\Marketing\CDL Development\CDL Colorado Springs - ACD000020.10 - Platted\CDL Development\CDL Colorado Springs - ACD000020.10 - Platted\Title 38\Platted\Plat - CDL Colorado Springs - ACD000020.10
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