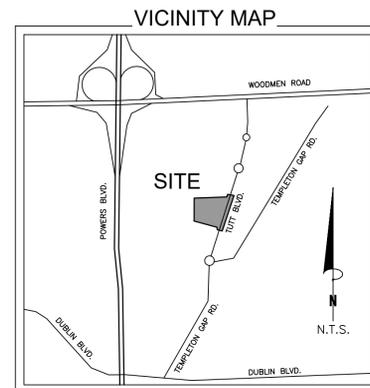


# TUTT & STONE MESA SUBDIVISION

A PORTION OF THE NW1/4 OF SEC. 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.,  
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



### LET IT BE KNOWN BY THESE PRESENTS:

That LWM C Springs Self Storage LLC., a Delaware limited liability company, being the owner of the following described tract of land to wit:

A Parcel of land being a portion of the Northwest One-Quarter of Section 7, Township 13 South, Range 65 West of the 6th P.M., also being a portion of that tract described by document (Book 2326, Page 69, El Paso County, Colorado Records), situate in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Commencing at the Intersection of the Northwestern Right-of-Way line of Tutt Boulevard (97' R.O.W.) as platted within Tutt Boulevard Filing No. 5 (Reception No. 205202791, said El Paso County, Records) and the Southwesterly line of said Tract (all bearings in this description are relative to said Tract's Southwesterly line, which bears N 75 Degrees 41 Minutes 18 Seconds W "assumed"); Thence N 16 Degrees 36 Minutes 26 Seconds E along said Tutt Boulevard's Northwestern Right-of-Way line, 188.05 feet to the Point of Beginning of the parcel herein described; Thence continue N 16 Degrees 05 Minutes 26 Seconds E along said Tutt Boulevard's Northwestern Right-of-Way line, 540.25 feet; Thence S 89 Degrees 05 Minutes 08 Seconds W, 602.49 feet to a point on the Easterly line of that exception tract described by document (Book 5295, Page 1367, said Records); Thence S 00 Degrees 55 Minutes 56 Seconds E along said exception tract's Easterly line, 403.71 feet; Thence S 76 Degrees 41 Minutes 18 Seconds E, 453.63 feet to the Point of Beginning, County of El Paso, State of Colorado.

Containing a calculated area of 243,936 sq. ft. or 5.600 acres, more or less.

### DEDICATION:

"The above owner has caused said tract of land to be surveyed and platted into a lot, and public easements, as shown on the accompanying plat. This tract of land as herein platted shall be known as TUTT & STONE MESA SUBDIVISION 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 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 such Public Easements shall remain exclusively vested in the City of Colorado Springs."

### IN WITNESS WHEREOF:

The aforementioned, LWM C Springs Self Storage LLC., a Delaware limited liability company, has executed this instrument this

\_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: Cogency Global Inc, a Delaware Corporation  
as manager of LWM C Springs Self Storage LLC., a Delaware limited liability company

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

### NOTARIAL:

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

The above and aforementioned was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_ of LWM C Springs Self Storage LLC., a Delaware 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.

### EASEMENTS:

All 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 \_\_\_\_\_ 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.

All easements are as shown, with the sole responsibility for maintenance is hereby vested with the lot owners.

All lots are hereby platted with 5' Public Utility & Drainage Easements, along all side property lines, and 7' Public Utility & Drainage Easements, along all rear property lines, as shown hereon.

### NOTES:

- This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Commitment for Title Insurance, prepared by First American Title Insurance Company, Commitment No. NCS-1112323-INDY, with an effective date of February 11, 2022 at 5:00 PM.
- Basis of bearings is the east line of the parcel described in Warranty Deed recorded February 5 2013, under Reception Number 213016092 in the records of the El Paso County Clerk and Recorder, monumented on both ends by No. 5 rebar with a red plastic cap stamped "PLS 20681", 0.2' below grade, measured to bear S17°15'56"W, a distance of 540.28 feet.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMeTte published 22 June, 2020, referencing Flood Insurance Rate Map, Map Number 08041C0537G effective date December 7, 2018, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).
- Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- The lineal units used in this drawing are U.S. Survey Feet.
- The improvements shown hereon are as of the date of field work, March 18, 2022.
- The subject parcel may be subject to the right of way for ditches and canals as constructed by the authority of the United States, as reserved in United States Patent recorded April 29, 1893 at BLM Document No. 2945.
- The subject parcel may be subject to the effect of release from liability, recorded November 07, 1986, in Book 5267 at Page 851.
- The subject parcel may be subject to any tax, lien, fee or assessment by reason of inclusion of subject property in the Metex Metropolitan District, as evidenced by instrument recorded January 8, 1986 in Book 5112 at Page 285 and recorded August 12, 1986 in Book 5217 at Page 77.
- The subject parcel may be subject to effect of Release From Liability recorded November 7, 1986 in Book 5267 at Page 851.
- The subject parcel may be subject to the effect of Resolution No. 89-199, Land Use-49, regarding sketch plan, recorded October 02, 1989, in Book 5673 at Page 213.
- The subject parcel may be subject to the effect of Resolution No. 90-19, Land Use-7, regarding zoning, recorded April 20, 1990, in Book 5730 at Page 1220.
- The subject parcel may be subject to the effect of Resolution No. 90-20, Land Use-8, regarding special use, recorded April 20, 1990, in Book 5730 at Page 1224.
- The subject parcel may be subject to terms, conditions and provisions of annexation agreement recorded August 01, 2003 at Reception No. 203177846. annexation ordinance recorded August 1, 2003 under Reception No. 203177845. annexation plat recorded August 1, 2003 under Reception No. 203177847.
- The subject parcel may be subject to terms, conditions and provisions of agreement recorded August 01, 2005 at Reception No. 205117061.
- The subject parcel may be subject to terms, conditions and provisions of agreement recorded March 05, 2007 at Reception No. 207029841.
- The subject parcel may be subject to the effect of notice of private water system, recorded July 22, 2008, under Reception No. 208082549.
- The subject parcel may be subject to terms, conditions, provisions, burdens and obligations as set forth in quitclaim deed (easement) recorded February 01, 2013 under Reception No. 213014412.
- The subject parcel may be subject to the effect of inclusion of subject property in the Southeastern Colorado Water Conservancy District, as evidenced by instrument recorded December 31, 2019, under Reception No. 219165863.
- 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 No. 217069667 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.
- The subject parcel may be subject to any tax, lien, fee or assessment by reason of inclusion of subject property in the Southeast Colorado Water Conservancy District, as evidenced by instrument recorded December 31, 2019 at Reception No. 219165863.

### CITY APPROVAL:

"On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of TUTT & STONE MESA SUBDIVISION."

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

Manager of City Planning \_\_\_\_\_ Date \_\_\_\_\_

City Clerk \_\_\_\_\_ Date \_\_\_\_\_

### FEES:

Drainage Fee: \_\_\_\_\_ School Fee: \_\_\_\_\_

Bridge Fee: \_\_\_\_\_ Park Fee: \_\_\_\_\_

### SURVEYOR'S CERTIFICATION:

The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the normal standard of practice by surveyors in the State of Colorado and accurately shows the described tract of land thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

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

Stewart L. Mapes, Jr.  
Colorado Professional Land Surveyor No. 38245  
For and on behalf of Clark Land Surveying, Inc.

### 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 \_\_\_\_\_, \_\_\_\_\_, A.D., and is duly recorded under

Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

SURCHARGE: \_\_\_\_\_ CHUCK BROERMAN, CLERK & RECORDER

FEES: \_\_\_\_\_ BY: \_\_\_\_\_ Deputy



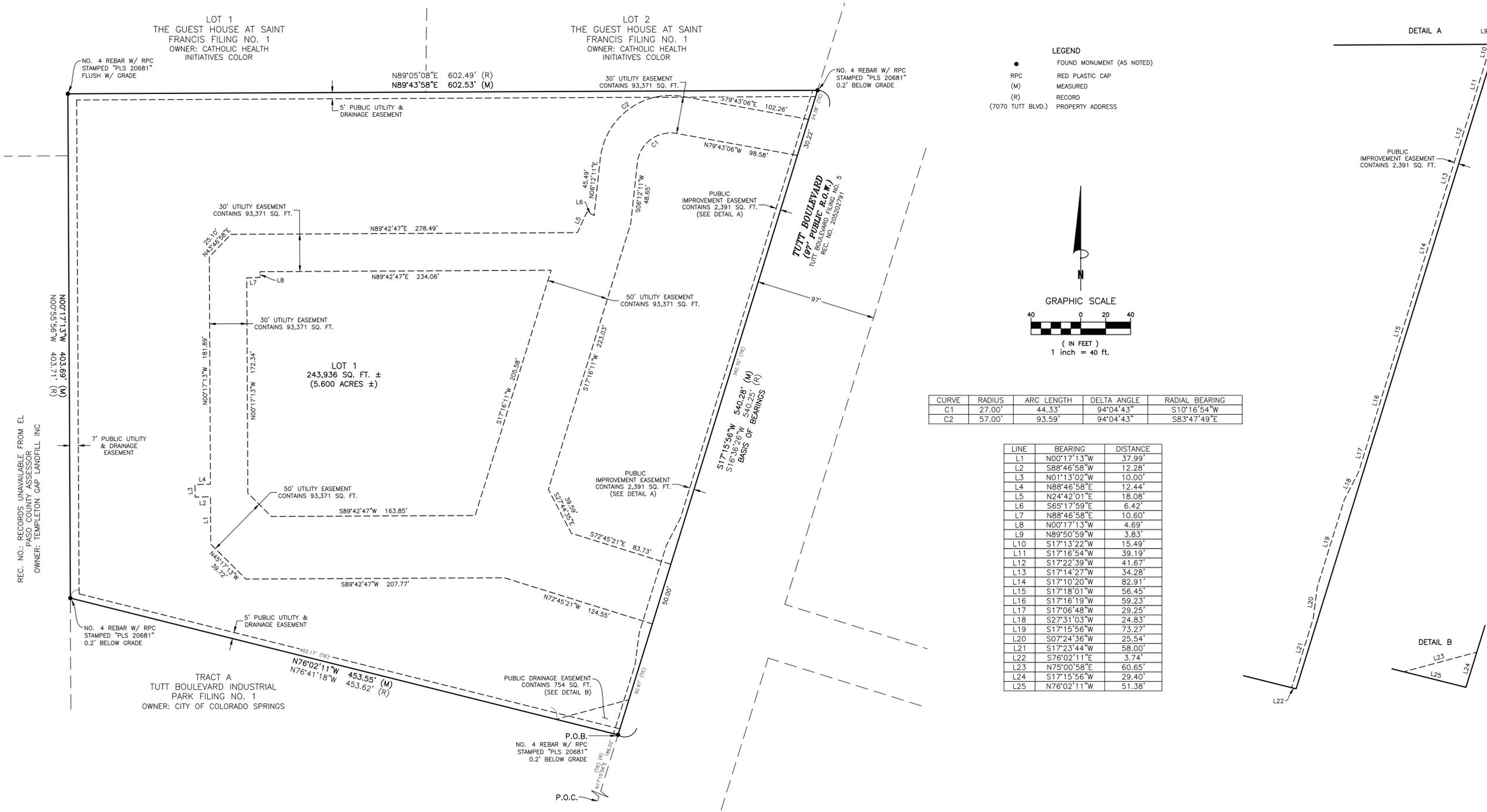
No.	Description	By	Date

Notice: According to Colorado law you must correct any legal action based upon any error in this plat within 90 days of the date 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.

TUTT & STONE MESA SUBDIVISION  
A PORTION OF LAND IN THE NW 1/4 OF SECTION 7,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.,  
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO  
Printed \_\_\_\_\_ Date: 5/27/2022  
Drawn By: RWC

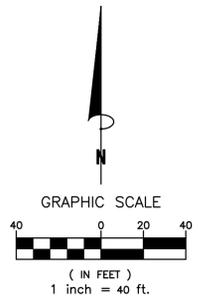
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CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



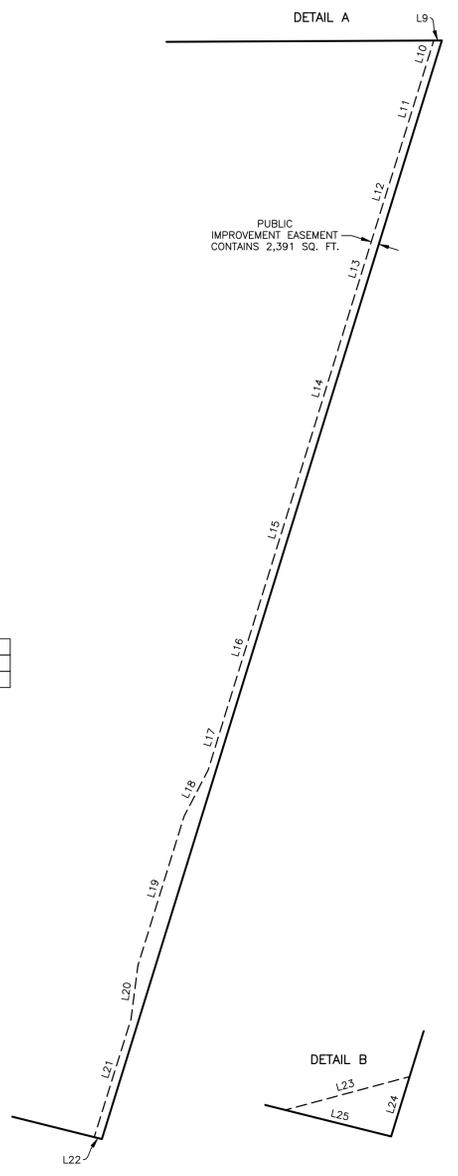
**LEGEND**

- FOUND MONUMENT (AS NOTED)
- RPC RED PLASTIC CAP
- (M) MEASURED
- (R) RECORD
- (7070 TUTT BLVD.) PROPERTY ADDRESS



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	27.00'	44.33'	94°04'43"	S10°16'54"W
C2	57.00'	93.59'	94°04'43"	S83°47'49"E

LINE	BEARING	DISTANCE
L1	N00°17'13"W	37.99'
L2	S88°46'58"W	12.28'
L3	N01°13'02"W	10.00'
L4	N88°46'58"E	12.44'
L5	N24°42'01"E	18.08'
L6	S65°17'59"E	6.42'
L7	N88°46'58"E	10.60'
L8	N00°17'13"W	4.69'
L9	N89°50'59"W	3.83'
L10	S17°13'22"W	15.49'
L11	S17°16'54"W	39.19'
L12	S17°22'39"W	41.67'
L13	S17°14'27"W	34.28'
L14	S17°10'20"W	82.91'
L15	S17°18'01"W	56.45'
L16	S17°16'19"W	59.23'
L17	S17°06'48"W	29.25'
L18	S27°31'03"W	24.83'
L19	S17°15'56"W	73.27'
L20	S07°24'36"W	25.54'
L21	S17°23'44"W	58.00'
L22	S76°02'11"E	3.74'
L23	N75°00'58"E	60.65'
L24	S17°15'56"W	29.40'
L25	N76°02'11"W	51.38'



REC. NO.: RECORDS UNAVAILABLE FROM EL PASO COUNTY ASSESSOR  
OWNER: TEMPLETON GAP LANDFILL INC

No.	Description	By	Date

Notice: According to Colorado law you must certify that this plat is a true and correct copy of the original filed with the county clerk. If you discover any defect in this survey or any other error within ten years from the date of the certification shown herein, you must commence legal action based upon any defect in this survey or any other error within ten years from the date of the certification shown herein.

**TUTT & STONE MESA SUBDIVISION**  
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Drawn By: RWC  
Date: 5/27/2022

**Clark Land Surveying, Inc.**  
177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270  
www.clarkls.com