

QUIKTRIP 4299 SUBDIVISION FILING NO. 1

A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED JULY 21, 1999 AT RECEPTION NO. 99116918 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF EL PASO, STATE OF COLORADO, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 35, FROM WHICH THE WEST LINE OF SAID NORTHEAST ONE-QUARTER BEARS SOUTH 00°19'03" WEST, A DISTANCE OF 2628.14 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID WEST LINE;

THENCE SOUTH 58°06'08" EAST, A DISTANCE OF 301.50 FEET TO THE SOUTHWEST CORNER OF PARCEL NUMBER 2B REV. DESCRIBED IN RECEPTION NO. 208093631, IN SAID OFFICE OF THE CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL NUMBER 2B REV., NORTH 83°54'13" EAST, A DISTANCE OF 376.92 FEET TO THE WEST LINE OF FOREST LAKE METROPOLITAN DISTRICT DILLON WELL PARCEL DESCRIBED IN RECEPTION NO. 207009613, SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG THE WESTERLY, SOUTHERLY AND EASTERLY BOUNDARY OF SAID DILLON WELL PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 04°46'13" EAST, A DISTANCE OF 127.41 FEET;
- 2) NORTH 85°54'08" EAST, A DISTANCE OF 60.15 FEET;
- 3) NORTH 04°46'03" WEST, A DISTANCE OF 129.51 FEET TO THE SOUTHWEST CORNER OF PARCEL NUMBER 2 REV. DESCRIBED AT RECEPTION NO. 20893631, SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL NUMBER 2 REV., NORTH 83°54'13" EAST, A DISTANCE OF 307.13 FEET TO THE WEST CORNER OF TRACT A, PER THE PLAT OF FALCON COMMERCE CENTER FILING NO. 1 AT RECEPTION NO. 220714637, IN SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID TRACT A, SOUTH 53°13'14" EAST, A DISTANCE OF 104.21 FEET TO THE SOUTH CORNER OF SAID TRACT A, BEING ON THE WEST LINE OF TERRAZZO DRIVE, A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES, AS DEDICATED BY SAID PLAT OF FALCON COMMERCE CENTER FILING NO. 1 AS PARCEL A;

THENCE ALONG THE WESTERLY, NORTHWESTERLY AND NORTHEASTERLY BOUNDARY OF SAID PARCEL A, FALCON COMMERCE CENTER FILING NO. 1, BEING A PORTION OF TERRAZZO DRIVE AND ALL OF SQUADRON DRIVE, A 90-FOOT-WIDE PUBLIC RIGHT-OF-WAY, THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 05°56'18" EAST, A DISTANCE OF 483.67 FEET;
- 2) SOUTH 29°49'21" EAST, A DISTANCE OF 23.44 FEET;
- 3) SOUTH 00°10'39" EAST, A DISTANCE OF 112.96 FEET;
- 4) SOUTH 30°10'39" WEST, A DISTANCE OF 45.33 FEET;
- 5) SOUTH 60°10'39" WEST, A DISTANCE OF 13.48 FEET;
- 6) NORTH 89°49'21" WEST, A DISTANCE OF 749.34 FEET TO THE EAST CORNER OF THE PARCEL OF LAND AS DESCRIBED IN BOOK 5891, PAGE 176, SAID OFFICE OF THE CLERK AND RECORDER, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1632.69 FEET, WHOSE CHORD BEARS NORTH 32°05'52" WEST, A DISTANCE OF 110.73 FEET;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE, BEING THE EASTERLY LINE OF SAID BOOK 5891, PAGE 176, THROUGH A CENTRAL ANGLE OF 03°53'12", AN ARC LENGTH OF 110.75 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 204192562, IN SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO. 204192562 THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 88°32'36" EAST, A DISTANCE OF 166.22 FEET;
- 2) NORTH 27°21'37" WEST, A DISTANCE OF 197.72 FEET;
- 3) NORTH 23°23'43" WEST, A DISTANCE OF 134.29 FEET;
- 4) NORTH 17°33'46" WEST, A DISTANCE OF 98.08 FEET;
- 5) NORTH 12°14'07" WEST, A DISTANCE OF 163.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 523,426 SQUARE FEET OR 12.016 ACRES, MORE OR LESS, HAVES BY THESE PRESENTS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO TWO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF **QUIKTRIP 4299 SUBDIVISION FILING NO. 1**, AND DO HEREBY DEDICATE TO THE TOWN OF MONUMENT AS PUBLIC ROADS, THE STREETS AND ROADS AS SHOWN ON SAID PLAT, THESE BEING N/A. THE UNDERSIGNED HEREBY FURTHER DEDICATE ALL UTILITY EASEMENTS AS SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THE SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN HEREON.

THE LANDS COMPRISING THIS SUBDIVISION ARE SUBJECT TO CERTAIN COVENANTS WHICH ARE RECORDED AT RECEPTION NO. 217105250 ON AUGUST 31, 2017 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EXECUTED THIS ____ DAY OF _____, 2021.

OWNER(S): FOREST LAKES, LLC, A COLORADO LIMITED LIABILITY COMPANY

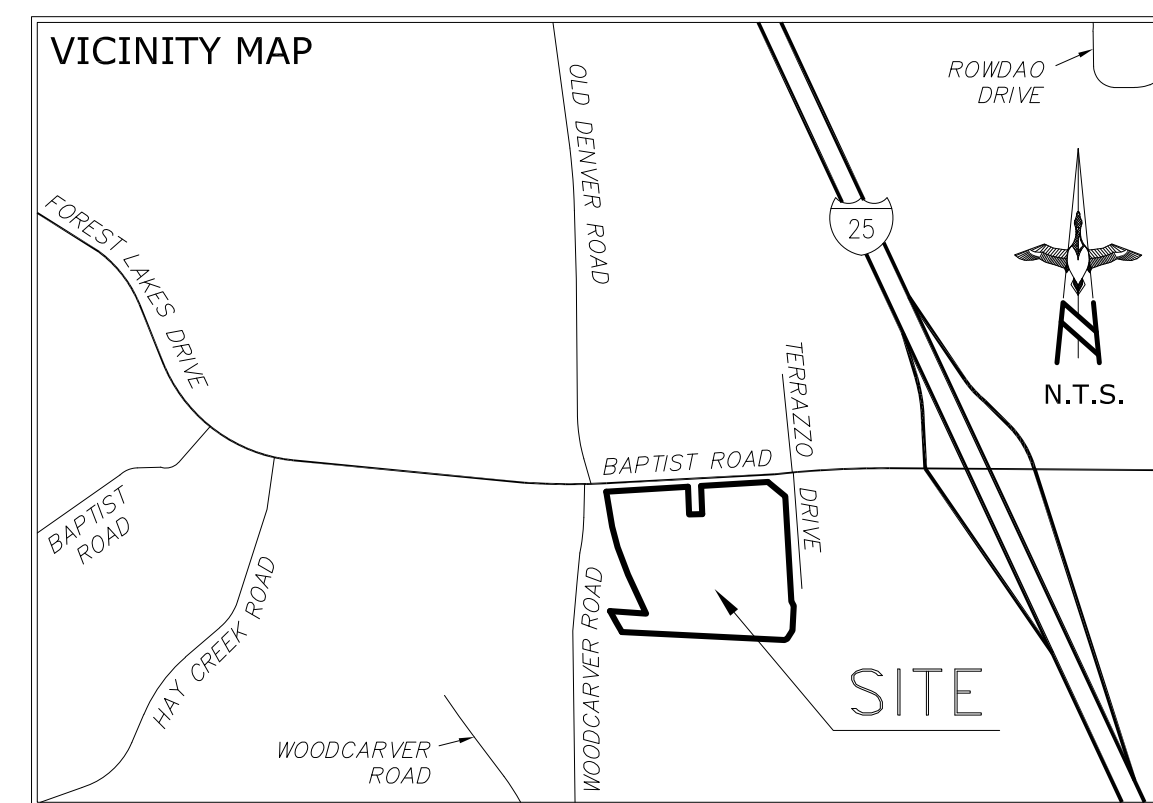
BY: _____ AS: _____

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021, BY _____, AS _____ OF FOREST LAKES, LLC, A COLORADO LIMITED LIABILITY COMPANY, AN AUTHORIZED SIGNATORY.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



GENERAL NOTES

1. THE TOTAL ACREAGE OF THIS SUBDIVISION PLAT IS 12.016 ACRES MORE OR LESS.
2. THE BASIS OF BEARINGS OF THIS PLAT IS THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, PER THE PLAT OF PILOT TRAVEL CENTER FILING NO. 1 RECORDED NOVEMBER 8, 2017 AT RECEPTION NO. 217714044 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF EL PASO, STATE OF COLORADO, WHICH BEARS SOUTH 00°19'03" WEST, BETWEEN THE MONUMENTS SHOWN AND DESCRIBED HEREON.
3. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. TITLE COMMITMENT NO. SC55097718-5, WITH AN EFFECTIVE DATE OF NOVEMBER 2, 2021, PREPARED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
4. FOR DIMENSIONS OF EASEMENTS REFER TO BOOK AND PAGE AS INDICATED. IN THE EVENT THAT THERE IS A DISCREPANCY IN THE LOCATION OF RECORDED EASEMENTS AS DIMENSIONED HEREON (AS CLOSELY TO RECORDED DOCUMENT AS POSSIBLE), THE DOCUMENT AS RECORDED AND NOTED WILL TAKE PRECEDENCE.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-506, OF COLORADO REVISED STATUTE.
6. DATE OF SURVEY: JULY 12 & 13, 2021.
7. NO OFFSET MONUMENTS ARE TO BE SET IN CONJUNCTION WITH THIS PLAT.
8. 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 COMMENTED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.
11. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED WITHIN THE SERVICE AREA OF FOREST LAKES METROPOLITAN DISTRICT AND WITHIN THE BOUNDARIES OF PINON PINES METROPOLITAN DISTRICT NO. 3.
12. WATER AND SEWER FACILITIES WILL BE CONVEYED TO FOREST LAKES METROPOLITAN DISTRICT UPON COMPLETION AND COMPLIANCE WITH THE FOREST LAKES METROPOLITAN DISTRICT'S RULES AND REGULATIONS.

TITLE CERTIFICATE:

I, AN AUTHORIZED REPRESENT OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES, AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS ____ DAY OF _____, 2021

BY: _____ AS _____ OF _____

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING TITLE CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021, BY _____ AS _____ OF _____

AN AUTHORIZED SIGNATORY.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING DEPARTMENT REVIEW:

THIS PLAT WAS REVIEWED BY THE TOWN OF MONUMENT PLANNING DEPARTMENT THIS ____ DAY OF _____, 2021.

PLANNING DIRECTOR

TOWN APPROVAL:

THIS PLAT IS APPROVED FOR FILING AND THE TOWN HEREBY ACCEPTS THE DEDICATIONS SHOWN HEREON SUBJECT TO THE PROVISIONS IN "STREET MAINTENANCE" SET FORTH ABOVE, AND FURTHER ACCEPTS THE DEDICATION OF THE EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED.

MAYOR _____ DATE _____
ATTEST: _____

TOWN CLERK _____ DATE _____

SURVEYOR'S CERTIFICATE

I, JESUS A. LUGO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

JESUS A. LUGO, PLS 38081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC

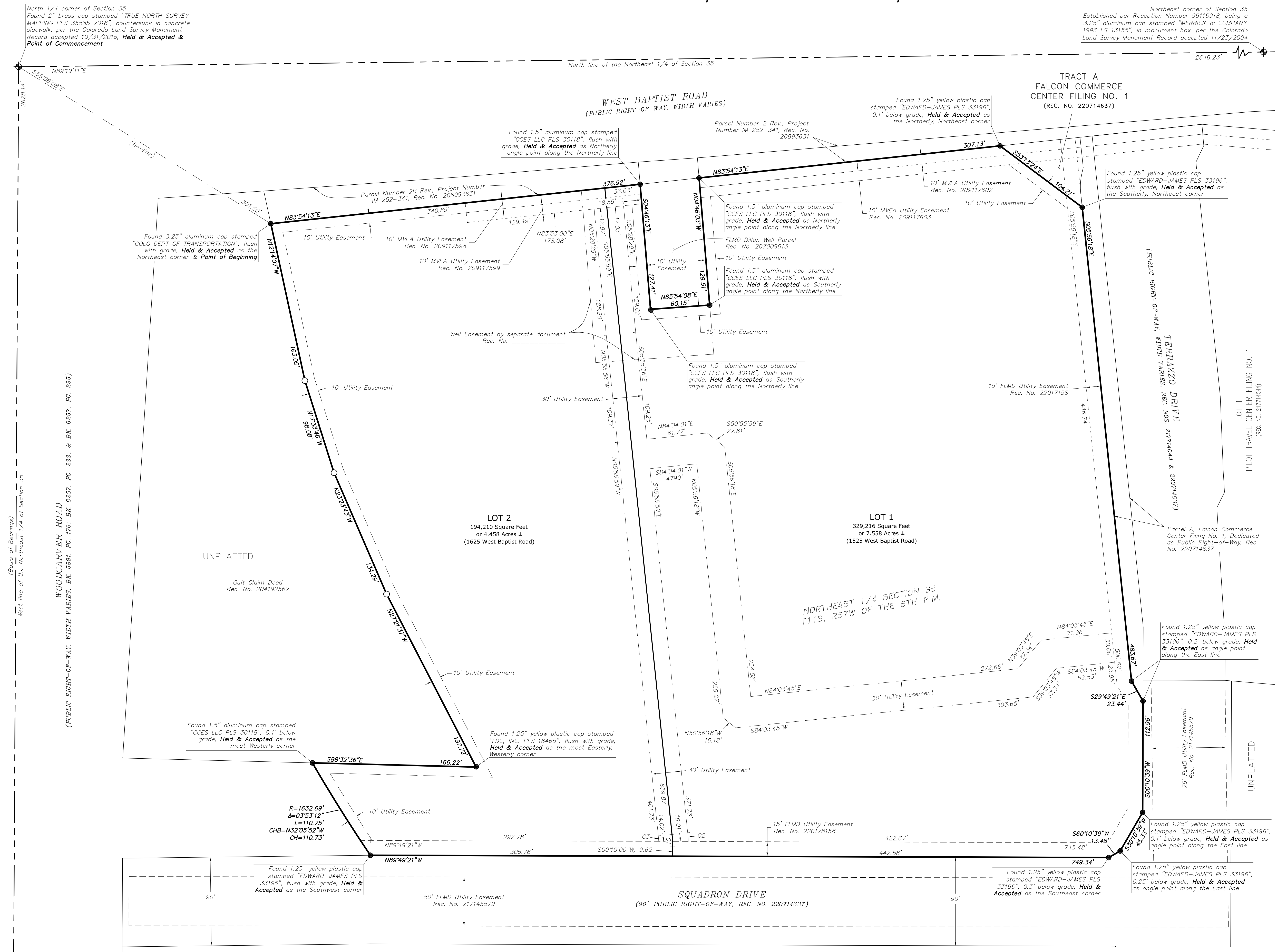


6551 South Revere Parkway, Suite 165
Centennial, Colorado 80111 Phone: (720) 488-1308

NO.	DATE:	REVISION DESCRIPTION:	BY:	DATE:
	11/15/21	1ST SUBMITTAL REVIEW REVISION	KJS	SEPTEMBER 23, 2021
				DRN BY: KJS
				JOB NO. 21165
SHEET 1 OF 2				

QUIKTRIP 4299 SUBDIVISION FILING NO. 1

A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO



MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET MONUMENT STAMPED PLS 38081
- ⊕ INDICATES FOUND SECTION MONUMENT AS NOTED

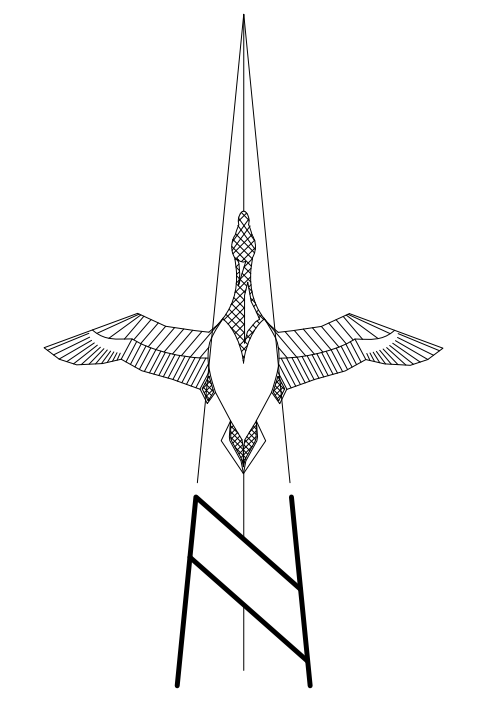
LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- - - = SECTION LINES
- - - = NEW CREATED LOT LINES
- - - = ADJOINING PARCEL BOUNDARY LINES
- - - = EXISTING EASEMENT LINES
- - - = NEWLY CREATED EASEMENT LINES

ABBREVIATION LEGEND

- MVEA MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC
- FLMD FOREST LAKES METROPOLITAN DISTRICT
- PLS PROFESSIONAL LAND SURVEYOR
- LS LAND SURVEYOR
- REC. NO. RECEPTION NUMBER
- BK./PG. BOOK/PAGE
- ROW RIGHT-OF-WAY

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CHORD
C1	117.50'	06°05'59"	12.51'	S02°52'59"E	12.50'
C2	133.50'	03°47'28"	8.83'	S04°02'15"E	8.83'
C3	103.50'	03°07'06"	5.63'	N04°22'26"W	5.63'



GRAPHIC SCALE
50 0 25 50
FEET
Scale: 1" = 50'

North 1/4 corner of Section 35
Found 2" brass cap stamped "TRUE NORTH SURVEY MAPPING PLS 35885 2016", countersunk in concrete sidewalk, per the Colorado Land Survey Monument Record accepted 10/31/2016, Held & Accepted & Point of Commencement

Northeast corner of Section 35
Established per Reception Number 99116918, being a 3.25" aluminum cap stamped "MERRICK & COMPANY 1996 LS 13155", in monument box, per the Colorado Land Survey Monument Record accepted 11/23/2004

Woodcarver Road
(PUBLIC RIGHT-OF-WAY, WIDTH VARIES; BK. 6891, PG. 176; BK. 6257, PG. 233; & BK. 6257, PG. 235)

Center 1/4 corner of Section 35
Established per the final plat of Pilot Travel Center Filing No. 1, being a 2" aluminum cap stamped "LDC 2001 PLS 18465", per the Colorado Land Survey Monument Record accepted 03/29/2004

NO.	DATE:	REVISION DESCRIPTION:	BY:	DATE:
	11/15/21	1ST SUBMITTAL REVIEW REVISION	KJS	SEPTEMBER 23, 2021
			DRN BY:	KJS
			JOB NO.:	21165

ALTURA
LAND CONSULTANTS
6551 South Revere Parkway, Suite 165
Centennial, Colorado 80111 Phone: (720) 488-1308

LOT 1
UNITED PARCEL SERVICE DISTRIBUTION CENTER FILING NO. 1
(REC. NO. 221714740)