

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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Reception Fee	Number of Pages	File Number
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Claremont Business Park 2 Filing No. 2
Name of Plat

DTV Meadow Brook LLC
Owner's Name

Subdivision

Condominium

C&R/016 Revised 6/06

Steve Schleiker
12/08/2023 10:40:06 AM
Doc \$0.00 3
Rec \$33.00 Pages

El Paso County, CO



223715236

BE IT KNOWN BY THESE PRESENTS:

THAT DUY MENDOWBROOK, LLC, AN ARIZONA DOMESTIC LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

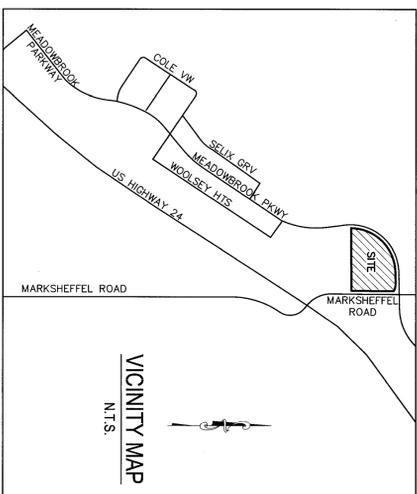
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SECTION 5 AND THE 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. SAID PARCEL CONSISTING OF LOTS 8, 9, & 10, AND TRACT B "CLAREMONT BUSINESS PARK 2 FILING NO. 1" RECORDED UNDER RECEIPTION NO. 221714714 OF THE RECORDS OF EL PASO COUNTY, COLORADO. SAID PARCEL CONTAINS A CALCULATED AREA OF 212,276 SQUARE FEET (4.988 ACRES MORE OR LESS).

SEE GENERAL PLAT NOTE 1 THIS SHEET FOR BASIS OF BEARING.

OWNER'S CERTIFICATE:

THE UNDERSIGNED, BEING THE OWNER OF THE LAND DESCRIBED HEREIN, HAS LAD OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "CLAREMONT BUSINESS PARK 2 FILING NO. 2". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY CONSENT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSIDERED TO BE IN THE SAME OWNER'S SHODS AND THAT PROPER MAINTENANCE AND REPAIRS SHALL BE THE RESPONSIBILITY OF SAID OWNER'S EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTIRE RESPONSIBILITY FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY PLACED UPON THE FEET OF THE LANDS TO WHICH THE EASEMENTS ARE APPLICABLE. THE PERPETUAL RIGHT OF ACCESS AND EGRESS FROM AND TO ADJACENT PARCELS OF LAND, INCLUDING, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.



CLAREMONT BUSINESS PARK 2 FILING NO. 2

A REPLAT OF LOTS 8, 9, & 10, AND TRACT B "CLAREMONT BUSINESS PARK 2 FILING NO. 1", 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

APPROVED WITH SP-XX-XXX DEVIATION TABLE

Table with 4 columns: LDC/ECM SECTION, CATEGORY, STANDARD, MODIFICATION, JUSTIFICATION. Row 1: LDC 8.4.4E.3, LDC 8.4.4E.2, ECM SECTION 2.2.4.3.6/SD-4-1, PRIVATE ROAD ALLOWANCES, ALLOWANCE FOR A PRIVATE ROAD, ECM SECTION 2.2.4.3.6/SD-4-1, THE PRIVATE ROADWAY SECTION SHALL MEET ALL DETAILS OF THE LOCAL URBAN ROAD SECTION EXCEPT REQUESTS TO EXCLUDE THE 5' DEDEMENT (EACH SIDE AS DENIED) WIDE SIDEWALK AND PROVIDE A WIDE SIDEWALK ON THE ONE SIDE ONLY REQUEST TO REDUCE THE MINIMUM CENTERLINE RADIUS FROM 200' TO 100', AND REQUEST TO WIDEN FROM THE STANDARD 30 FOOT WIDE ASPHALT MAI TO A 32 FOOT WIDE ASPHALT MAI. (REQUEST EL JEFE HEIGHTS ONLY.)

WAIVER REQUESTS

- 1. PRIVATE ROAD - REQUESTING A WAIVER TO HAVE EL JEFE HEIGHTS TO BE A PRIVATE ROAD AND OWNED BY THE PROPERTY OWNERS. THE CLAREMONT BUSINESS PARK OWNERS ASSOCIATION HAS ACCEPTED THIS ROAD TO BE MAINTAINED WITH IN THE ASSOCIATION. THIS REQUEST IS CONSISTENT WITH CLAREMONT BUSINESS PARK FILINGS 1 & 2.
2. PRIVATE ROAD - IN ADDITION, WE ARE REQUESTING A DEVIATION FROM ECM STANDARDS FOR EL JEFE HEIGHTS. THE STANDARDS WE ARE NOT MEETING IS NOT TO HAVE A PUBLIC SIDEWALK ON BOTH SIDES OF THE ROAD AND TO REDUCE THE SIDEWALK WE ARE INSTALLING TO 5'-0" WIDE AS DENIED IN OUR DEVIATION REQUEST. ALSO A DEVIATION REQUEST FROM THE STANDARD 30 FOOT WIDE ASPHALT MAI TO A 32 FOOT WIDE ASPHALT MAI.
3. PRIVATE ROAD - IN ADDITION, WE ARE REQUESTING A DEVIATION FROM THE ECM STANDARDS FOR EL JEFE HEIGHTS. THE STANDARDS WE ARE NOT MEETING IS THE MINIMUM OF A 200' CENTERLINE RADIUS IN ONE LOCATION ALONG THE EL JEFE HEIGHTS ROADWAY, AS DENIED IN OUR DEVIATION REQUEST.

GENERAL PLAT NOTES: (CONT)

- 1. BASIS OF BEARINGS: THE NORTH LINE OF LOTS 5, 6, AND 7 "CLAREMONT BUSINESS PARK 2 FILING NO. 1" AS RECORDED UNDER RECEIPTION NO. 221714714 OF THE RECORDS OF EL PASO COUNTY, COLORADO, MONUMENTED AT THE NORTHEAST CORNER OF LOT 5 WITH A NO. 5 REBAR WITH ORANGE SURVEYOR'S CAP STAMPED "M&S CIVIL PLS 25986", FROM WHICH THE NORTHWEST CORNER OF LOT 7, MONUMENTED WITH A NO. 5 REBAR WITH ORANGE SURVEYOR'S CAP STAMPED "M&S CIVIL PLS 25986", BEARS S89°41'21"W, A DISTANCE OF 578.27 U.S. SURVEY FEET.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 0804100756 G, WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018 SHOWS THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS, AND RIGHTS-OF-WAY, M&S CIVIL CONSULTANTS, INC. RELIED UPON THE COMMITMENT ORDER NO. SC55104361-1-2, EFFECTIVE DATE OF NOVEMBER 19, 2023 AT 5:00 P.M., AS PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
4. THE DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT, OR BUILDING SITE.
5. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER INADEQUACY BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS FOR USE OUTSIDE OF THE UPPER BLACK SQUIRREL CREEK DESIGNATED BASIN, AND THUS FOUND INSUFFICIENCY OF WATER RESOURCES FOR THIS SUBDIVISION BASED ON THAT AGREEMENT. THIS INTERPRETATION DIFFERS FROM CERTAIN OPINIONS ISSUED BY THE OFFICE IN THE PAST. BASED ON ITS OWN REVIEW OF THE STIPULATED AGREEMENT AND ITS HISTORY (AND NOT ON THE AMOUNT OF WATER ACTUALLY AVAILABLE), THE BOARD OF COUNTY COMMISSIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPRETATION OF THE STATE ENGINEER'S OFFICE. THE BOARD OF COUNTY COMMISSIONERS FOUND THAT CHECKER HAS COMMITTED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSURED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISSIONERS MADE THIS DETERMINATION IN RELIANCE UPON THE TESTIMONY AND EXPERTISE PROVIDED BY CHECKER. THAT ITS PLANS AND CONTINUED FINANCIAL INVESTMENT IN INFRASTRUCTURE ARE DESIGNED TO ALLOW CHECKER TO CONTINUE TO PROVIDE THIS SUBDIVISION AND ITS EXISTING CUSTOMERS WITH WATER AND WASTEWATER SERVICES FOR 300 YEARS OR MORE.
6. ELECTRIC SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, SUBJECT TO THE PROVIDER'S RULES, REGULATIONS, AND SPECIFICATIONS.
7. NATURAL GAS SERVICE SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES, SUBJECT TO THE PROVIDER'S RULES, REGULATIONS, AND SPECIFICATIONS.
8. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. ACCESS TO MENDOWBROOK PARKWAY SHALL BE VIA EL JEFE HEIGHTS AND GARY WATSON POINT (PRIVATE ROADS). THERE SHALL BE NO DIRECT ACCESS TO MENDOWBROOK PARKWAY, MARKSHEFFEL ROAD, OR U.S. HIGHWAY 24 ALLOWED.
11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENT.
12. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
13. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICES REGULATIONS.
14. NOTICE OF POTENTIAL AIRCRAFT OVERTIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AIRGATION NO. 2006099424 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AS SUCH, FUTURE OWNERS SHOULD MAKE THEMSELVES FAMILIAR WITH THE FOLLOWING STIPULATIONS AND FACTS:
• NO WIND-MADE OR NON WIND-MADE OBSTRUCTIONS SHALL BE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.
• ALL EXTERIOR LIGHTING PLANS SHALL BE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.
• NO ELECTROMAGNETIC LIGHT, NOR ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT AVIATION, COMMUNICATIONS OR NAVIGATIONAL AIDS SHALL BE ALLOWED.
• WHILE NOT A REQUIREMENT, A RECOMMENDATION IS MADE THAT A 25 DB REDUCTION IN INTERIOR NOISE (IN THE OFFICES OF ANY INHABITED WORK AREAS SUSCEPTIBLE TO AIRPORT NOISE) BE OBTAINED BY SOUNDPROOFING USING FEA RECOMMENDED CONSTRUCTION TECHNIQUES AND PERFORMED BY A CERTIFIED ACOUSTICAL ENGINEER.
• IF A GRANT IS USED DURING CONSTRUCTION, AN FAA FORM 7460-1 WILL NEED TO BE FILED THROUGH THE AIRPORT OPERATIONS OFFICE AND APPROVED BY THE FEDERAL AVIATION ADMINISTRATION BEFORE ANY BUILDING PERMIT IS ISSUED BY THE CITY OR COUNTY. NORMAL TIME REQUIRED FOR APPROVAL IS 30 TO 60 WORKING DAYS.
15. THE PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND GRANT OF EASEMENTS AS RECORDED AT RECEIPTION NO. 206031588 OF THE RECORDS OF EL PASO COUNTY.
16. THIS SUBJECT PROPERTY WAS ORIGINALLY SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND GRANT OF EASEMENTS UNDER RECEIPTION NO. 221035311 AS IDENTIFIED AS LOTS 8, 9, AND 10 AND TRACT B OF THE SITE EXHIBIT "A" AND SHALL BE SUPERCEDED BY THE DECLARATION OF RECHROLOG EASEMENTS FOR CLAREMONT BUSINESS PARK 2 AS RECORDED UNDER RECEIPTION NO. 223091799 AND DEPICTED IN EXHIBITS "A" AND "B".
17. 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. PRIVATE ROADS ARE TO BE MAINTAINED BY THE CLAREMONT BUSINESS PARK OWNERS ASSOCIATION.
22. RECONFIGURATION OF LOTS SHALL NOT EXCEED ALLOCATED WATER AS PREVIOUSLY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.
23. THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.

GENERAL PLAT NOTES: (CONT)

- 20. PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS: 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 EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEIPTION NO. 221059186 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR IN THE ALTERNATIVE OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESIGNED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
21. THE INDIVIDUAL LOT PURCHASER(S) SHALL BE RESPONSIBLE FOR FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY/FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SERVING EACH LOT SHALL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMITTALS. THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ESTIMATE OF GUARANTEED FUNDS FOR ALL DETENTION POND/WATER QUALITY BMP(S). ALL DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES. INDIVIDUAL LOT PURCHASERS SHALL ENTER INTO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT ("AGREEMENT") PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. IN THE CASE THAT THE DEVELOPER CONSTRUCTS THE DETENTION POND(S), THE DEVELOPER SHALL ENTER INTO AN AGREEMENT FOR EACH POND CONSTRUCTED.
22. RECONFIGURATION OF LOTS SHALL NOT EXCEED ALLOCATED WATER AS PREVIOUSLY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.
23. THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "CLAREMONT BUSINESS PARK 2 FILING NO. 2" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS _____ DAY OF _____, 2023, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.



I ATTEST THE ABOVE ON THIS 29th DAY OF November 2023.

Eric L. Yokom DATE FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COME AND SEE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY DEFECT IN THIS SURVEY BE CONSIDERED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE 12/6/23

CLERK AND RECORDER:

STATE OF COLORADO } SS COUNTY OF EL PASO } I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 10:40:01 O'CLOCK A.M. THIS 6th DAY OF December 2023, A.D. AND DULY RECORDED UNDER RECEIPTION NO. 223115236 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEF SCHLEMER, RECORDER BY: [Signature] DEPUTY

FEES:

DRAINAGE FEE: \$0 BRIDGE FEE: \$0 SCHOOL FEE: \$0 PARK FEE: \$0

SUMMARY: 3 LOTS 4.988 ACRES 100.00%

PREPARED FOR & OWNER: DUY MENDOWBROOK LLC 706 S. KYRENE ROAD, SUITE 2 CHANDLER, AZ 85226 PHONE: 480-515-2124 PREPARED BY: ERIC L. YOKOM FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC. PCD FIL. NO. 18233

FINAL PLAT CLAREMONT BUSINESS PARK 2 FILING NO. 2 JOB NO. 10-020 02/27/2023 DATE PREPARED: 11/29/2023 ISSUED FOR M&S CIVIL CONSULTANTS, INC. 217 N. WASHATCH AVE, STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.955.9465 SHEET 1 OF 3



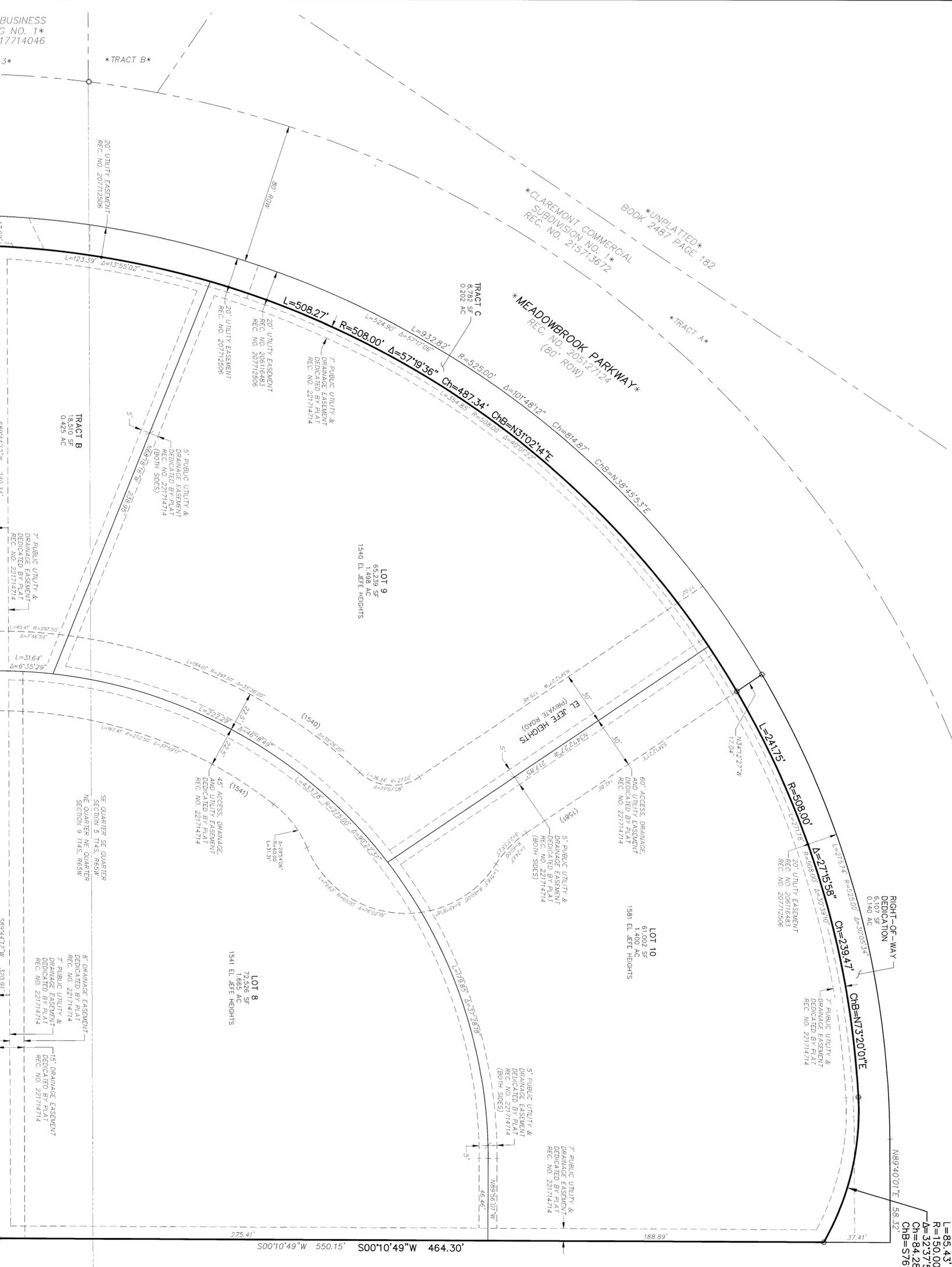
NOTARY PUBLIC: [Signature] My Comm. No. 14474

ACKNOWLEDGED BEFORE ME THIS 30th DAY OF November 2023, A.D. BY BRIAN ZUREK AS manager DUY MENDOWBROOK, LLC, AN ARIZONA DOMESTIC LIMITED LIABILITY COMPANY



EASEMENTS:

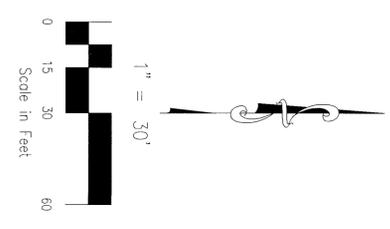
UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. UNLESS OTHERWISE NOTED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED WITH A 20 FOOT WIDE PUBLIC ELECTRIC EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. EASEMENTS ARE AS SHOWN ON SHEET 3 OF THIS PLAT.



CLAREMONT BUSINESS PARK 2 FILING NO. 2

A REPLAT OF LOTS 8, 9, & 10, AND TRACT B "CLAREMONT BUSINESS PARK 2 FILING NO. 1", 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
REC. NO. 205127124
CLAREMONT BUSINESS PARK FILING NO. 1



LEGEND:

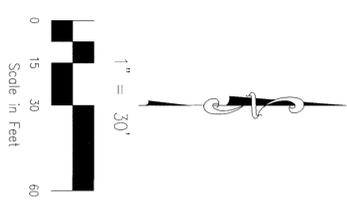
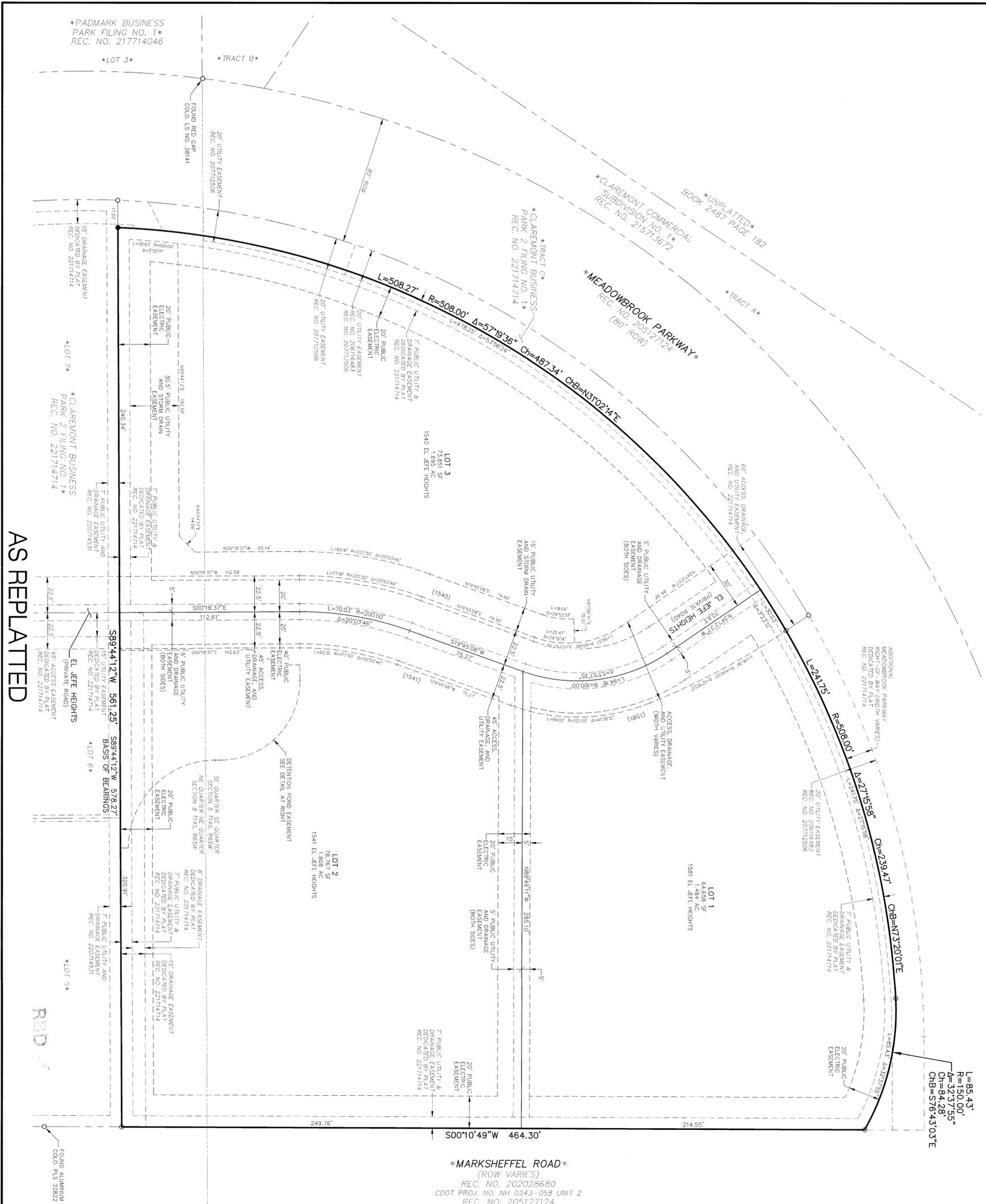
SF	SQUARE FEET
(0000)	ADDRESS
Ch	CHORD LENGTH
ChB	CHORD BEARING
●	SET NO. 5 REBAR AND 1.25" GRADE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND NO. 5 REBAR AND 1.25" GRADE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
—	BOUNDARY LINES
—	LOT LINES
—	EASEMENT LINES
—	EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
—	EXISTING EASEMENT LINES
—	SECTION/QUARTER SECTION LINES

NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

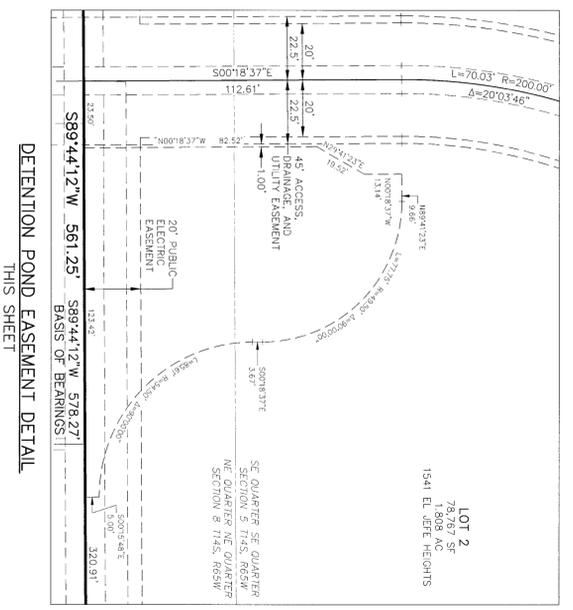
CLAREMONT BUSINESS PARK 2 FILING NO. 2

15236

A REPLAT OF LOTS 8, 9, & 10, AND TRACT B, CLAREMONT BUSINESS PARK 2 FILING NO. 1, 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
 - (0000) ADDRESS
 - Ch CHORD LENGTH
 - ChB CHORD BEARING
 - SET NO. 5 REBAR AND 1.25" GRANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND NO. 5 REBAR AND 1.25" GRANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - BOUNDARY LINES
 - LOT LINES
 - EASEMENT LINES
 - EXISTING ADJACENT SUBDIVISION LINES
 - PROPERTY LINES, AND RIGHTS-OF-WAY
 - EXISTING EASEMENT SECTION LINES
 - SECTION/QUARTER SECTION LINES
 - *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



FINAL PLAT
CLAREMONT BUSINESS PARK 2 FILING NO. 2
JOB NO. 10-020 02/27/2023
DATE PREPARED 11/29/2023
ISSUED FOR MVLAR

POD FIL. NO. 19233

CIVIL CONSULTANTS, INC.

212 N. WARREN AVE., STE 305
COORPADO SPRINGS, CO 80039
PHONE: 719.555.5465

SHEET 3 OF 3