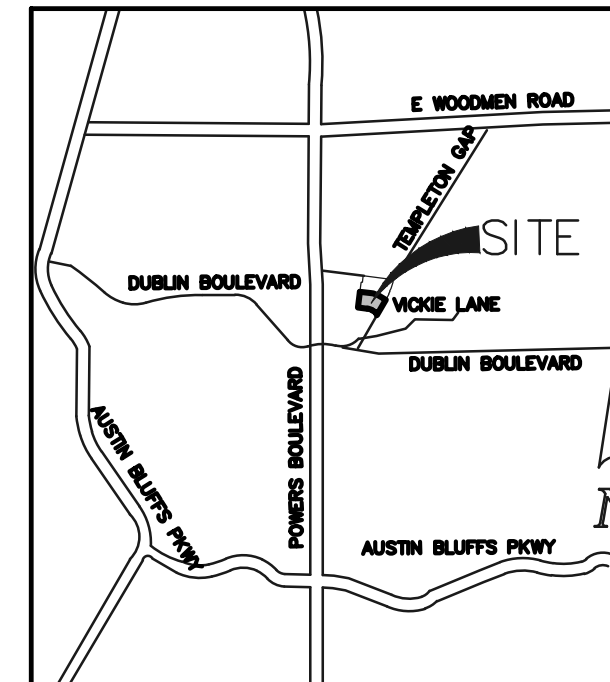


# MIDTOWN COLLECTION AT PATHWAYS FILING NO. 2

A PARCEL OF LAND BEING A PORTION OF SECTION 7, TOWNSHIP 13 SOUTH,  
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO



VICINITY MAP  
NOT TO SCALE

**KNOW ALL MEN BY THESE PRESENTS:**

THAT ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY OF A PARCEL OF LAND DEPICTED ON A LAND SURVEY PLAT DEPOSITED UNDER RECEPTION NO. 211900097 RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 4 REBAR WITH A RED PLASTIC SURVEYORS CAP STAMPED " PLS 19586" IS ASSUMED TO BEAR S82°42'29"E, A DISTANCE OF 1572.62 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DEPICTED ON A LAND SURVEY PLAT DEPOSITED UNDER RECEPTION NO. 211900097 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF TUTT BOULEVARD AS PLATTED IN TUSCANY PLAZA SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 209712964, SAID POINT BEING ALSO THE NORTHEASTERLY CORNER OF MIDTOWN COLLECTION AT PATHWAYS FILING NO. 1 RECORDED UNDER RECEPTION NO. 221714684;

THENCE S21°12'13"W, A DISTANCE OF 477.66 FEET TO THE SOUTHEASTERLY CORNER OF SAID MIDTOWN COLLECTION AT PATHWAYS FILING NO. 1, SAID POINT BEING ALSO ON THE WESTERLY RIGHT OF WAY LINE OF TEMPLETON GAP ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S29°56'56"W, ON THE WESTERLY RIGHT OF WAY LINE OF SAID TEMPLETON GAP ROAD, A DISTANCE OF 382.61 FEET;  
THENCE N15°00'41"W, A DISTANCE OF 54.49 FEET;  
THENCE N59°58'18"W, A DISTANCE OF 99.20 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 22°44'11", A RADIUS OF 270.00 FEET AND A DISTANCE OF 107.14 FEET TO A POINT OF TANGENT;  
THENCE N82°42'29"W, A DISTANCE OF 208.83 FEET;  
THENCE N07°17'31"E, A DISTANCE OF 343.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID MIDTOWN COLLECTION AT PATHWAYS FILING NO. 1;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID MIDTOWN COLLECTION AT PATHWAYS FILING NO.1 THE FOLLOWING FIVE (5) COURSES:

- S82°42'29"E, A DISTANCE OF 239.00 FEET;
- S81°59'28"E, A DISTANCE OF 52.23 FEET;
- S66°19'56"E, A DISTANCE OF 74.50 FEET;
- S77°23'00"E, A DISTANCE OF 30.00 FEET;
- S60°03'04"E, A DISTANCE OF 195.24 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 4.134 ACRES.

**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 OR 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.

**DEDICATION:**

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, STREETS, TRACTS AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC STREETS, PUBLIC EASEMENTS AND TRACT C, AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS 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 DEDICATED PUBLIC STREETS, PUBLIC EASEMENTS AND TRACT C SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "MIDTOWN COLLECTION AT PATHWAYS FILING NO. 2", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. ALL PUBLIC STREETS AND TRACT C ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE.

**OWNER:**

ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION, HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF  
ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., BY \_\_\_\_\_, AS \_\_\_\_\_ OF ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**GENERAL NOTES:**

- THE DATE OF PREPARATION IS AUGUST 24, 2021.
- FLOODPLAIN STATEMENT: THIS SITE, MIDTOWN COLLECTION AT PATHWAYS FILING NO. 2, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0537G, EFFECTIVE DATE OF DECEMBER 7, 2018. (ZONE X)
- THE ARTICLES OF INCORPORATION OF MIDTOWN AT PATHWAYS HOMEOWNERS ASSOCIATION, INC. WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NO. 20201141113. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIDTOWN AT PATHWAYS ARE RECORDED UNDER RECEPTION NO. 220174442 RECORDS OF EL PASO COUNTY, COLORADO, AND AS AMENDED.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE ADDRESSES ( ) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE PROPERTY BEING PLATTED HEREIN IN ITS ENTIRETY IS SUBJECT TO AN AVIGATION EASEMENT FOR PUBLIC AVIGATION PURPOSES. SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN 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.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER 212684 ISSUED BY CAPSTONE TITLE, DATED AUGUST 24, 2021 AT 8:00 A.M.
- LOTS 5-16 INCLUSIVE SHALL BE ADDRESSED FROM VISTA VISION DRIVE WITH ADDRESSES ON THE FRONT OF THE BUILDING ONLY. LOTS 17-21 INCLUSIVE SHALL BE ADDRESSED FROM COOL BREEZE DRIVE WITH ADDRESSES ON THE FRONT OF THE BUILDING ONLY. ALL OTHER BUILDINGS SHALL BE ADDRESSED OFF THE NAMED STREET AT THE REAR OF THE HOME WITH ADDRESSES PLACED ON BOTH THE FRONT AND REAR OF THE BUILDING.
- ALL EASEMENTS SHOWN OR DEDICATED HEREON 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.
- TRACT A AND B ARE FOR PRIVATE ACCESS, OPEN SPACE, PARKING, LANDSCAPING, PUBLIC UTILITIES, PUBLIC DRAINAGE, PUBLIC IMPROVEMENTS, PUBLIC ACCESS, TRAILS, FENCES, WALLS, MAIL BOXES AND SIGNAGE. TO BE OWNED AND MAINTAINED BY THE MIDTOWN COLLECTION AT PATHWAYS HOMEOWNERS ASSOCIATION. OWNERSHIP OF SAID TRACTS TO BE CONVEYED BY SEPARATE INSTRUMENT.
- TRACT C IS HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR ADDITIONAL RIGHT OF WAY.
- THERE SHALL BE NO VEHICULAR ACCESS FROM LOT OR TRACT TO TEMPLETON GAP ROAD.

**EASEMENTS:**

EASEMENTS ARE AS SHOWN, WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

**SURVEYOR'S STATEMENT:**

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 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 KNOWLEDGE AND BELIEF.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS, LLC

**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 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 "MIDTOWN COLLECTION AT PATHWAYS FILING NO. 2".

CITY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**CLERK AND RECORDER:**

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 \_\_\_\_\_, 20\_\_\_\_, A.D., AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_ DEPUTY

FEE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

SCHOOL FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

PARK FEE: \_\_\_\_\_

DRAINAGE FEE: \_\_\_\_\_

**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

MIDTOWN COLLECTION AT PATHWAYS  
FILING NO. 2  
JOB NO. 1247.20  
AUGUST 24, 2021  
SHEET 1 OF 2



# MIDTOWN COLLECTION AT PATHWAYS FILING NO. 2

POWERS BOULEVARD  
STATE HIGHWAY 21  
PUBLIC ROW - WIDTH VARIES  
BOOK 8482, PAGE 882

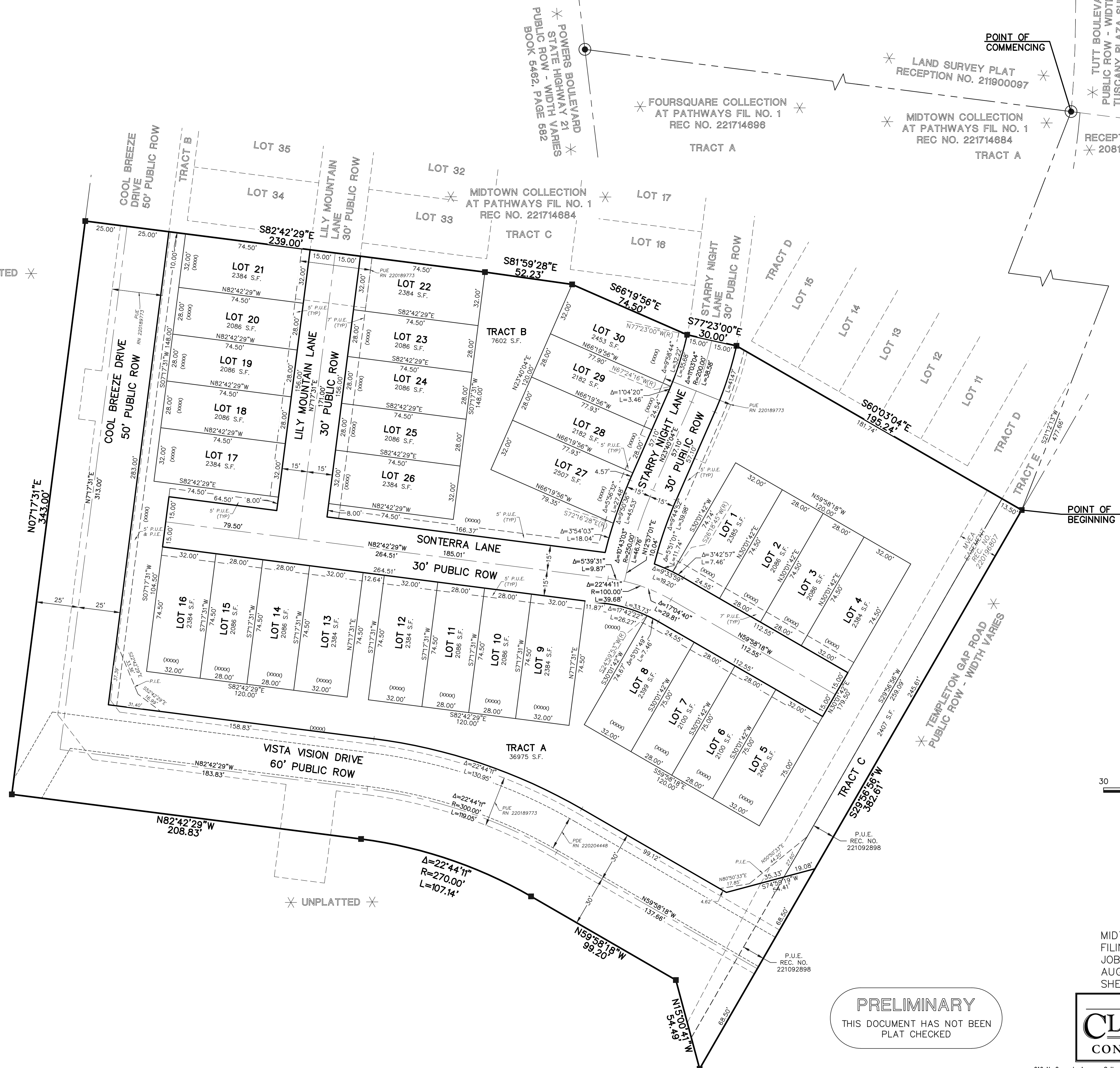
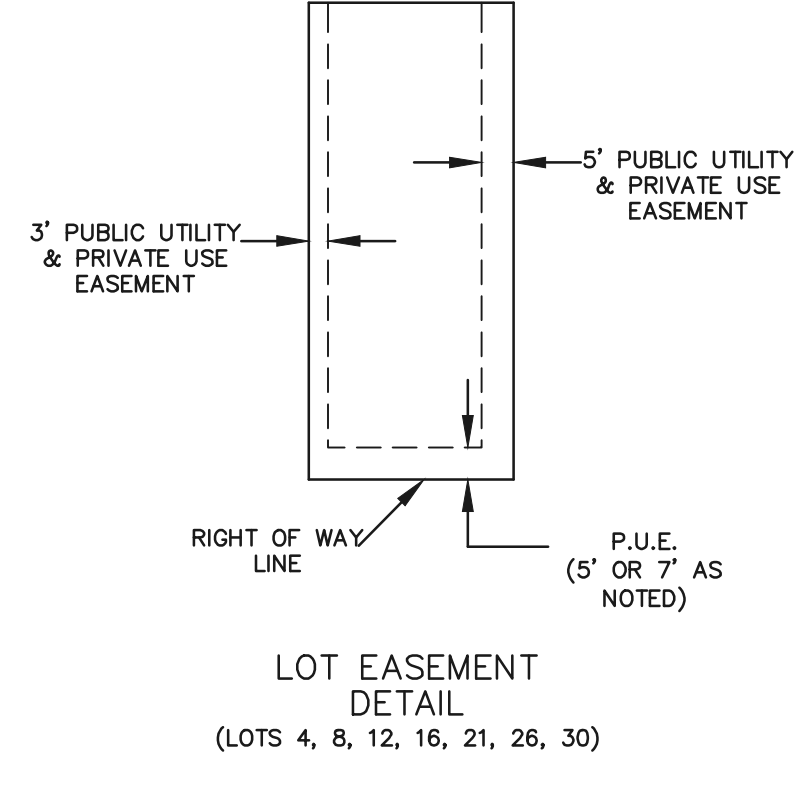
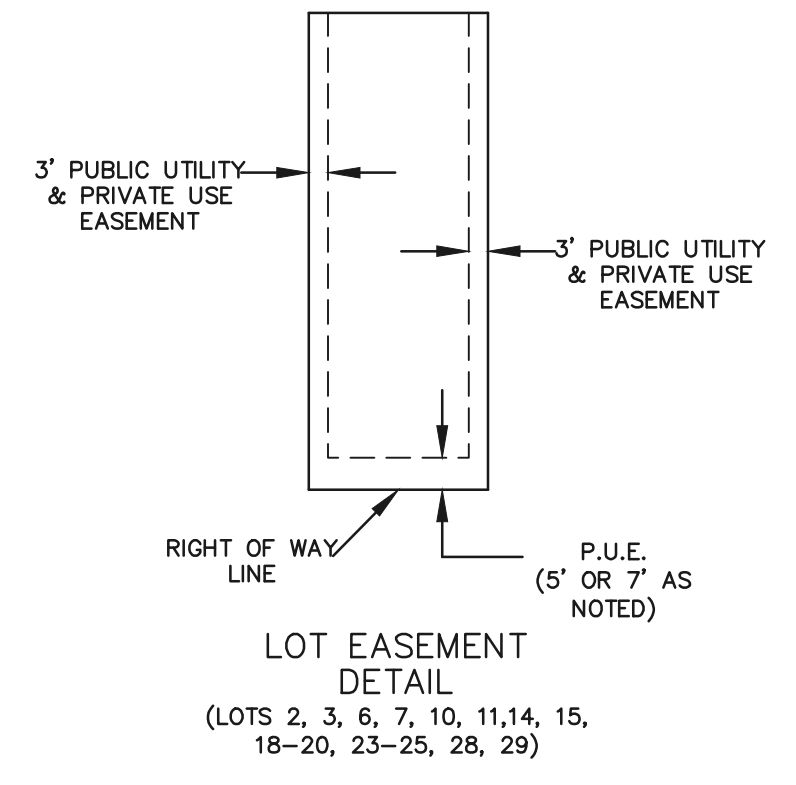
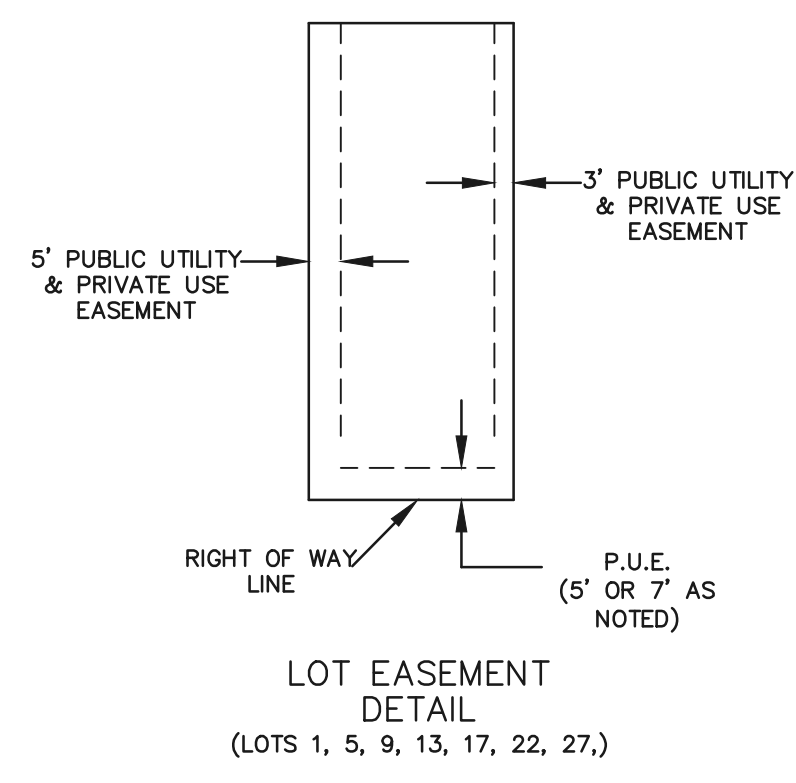
TUTT BOULEVARD  
PUBLIC ROW - WIDTH VARIES  
TUSCANY PLAZA SUBDIVISION  
FILING NO. 1  
RECEPTION NO. 209712864

FOURSQUARE COLLECTION  
AT PATHWAYS FIL NO. 1  
REC NO. 221714686

LAND SURVEY PLAT  
RECEPTION NO. 211900087

MIDTOWN COLLECTION  
AT PATHWAYS FIL NO. 1  
REC NO. 221714684

RECEPTION NO.  
208136391

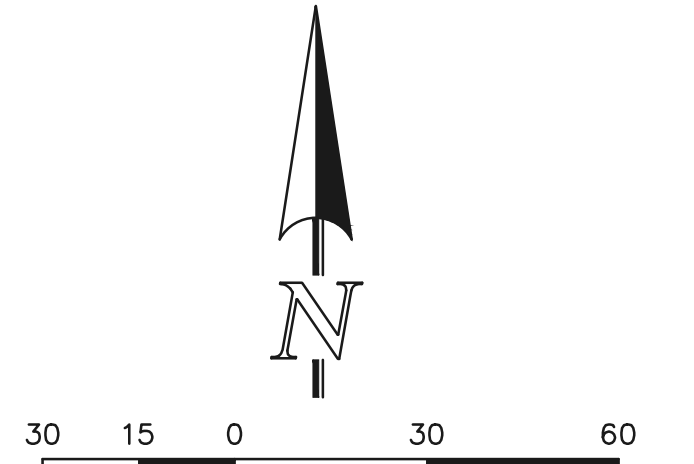


UNPLATTED

UNPLATTED

POINT OF BEGINNING

POINT OF COMMENCING



SCALE: 1" = 30'  
U.S. SURVEY FEET

- LEGEND**
- △ NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED FLUSH WITH GROUND
  - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH WITH GROUND
  - NO. 4 REBAR AND 1" RED PLASTIC SURVEYORS CAP STAMPED "ROCKWELL PLS 19586" RECOVERED FLUSH WITH GROUND
  - (XXXX) ADDRESS
  - \* NOT PART OF THIS PLAT
  - (R) RADIAL BEARING
  - 80.00' PARTIAL DIMENSION
  - SF SQUARE FEET
  - AC ACRES
  - P.I.E. PUBLIC IMPROVEMENT EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - P.D.E. PUBLIC DRAINAGE EASEMENT

**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED



MIDTOWN COLLECTION AT PATHWAYS  
FILING NO. 2  
JOB NO. 1247.20  
AUGUST 24, 2021  
SHEET 2 OF 2