

FINAL PLAT

PADMARK BUSINESS PARK FILING No. 1

A REPLAT OF LOT 44, CLAREMONT BUSINESS PARK FILING No. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

Add a Sheet Index

KNOW ALL MEN BY THESE PRESENTS:

That HALLGREN PROPERTIES, LLC, a Colorado limited liability company, being the owner of the following described tracts of land to wit:

Lot 44, Claremont Business Park Filing No. 2, El Paso County, Colorado.

Containing a calculated area of 3.851 acres, more or less.

OWNERS CERTIFICATION:

The undersigned, being all the owners, mortgages, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into a lot and easements as shown hereon under the name and subdivision of PADMARK BUSINESS PARK FILING No. 1. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

By: _____ Date _____

STATE OF COLORADO } SS
COUNTY OF EL PASO }

Acknowledged before me this ____ day of _____, 2017 by

My commission expires _____

Witness my hand and official seal _____ Notary Public

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE:

This plat for PADMARK BUSINESS PARK FILING No. 1 was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 2017, subject to any notes or conditions specified hereon.

Director Of Planning and Community Development _____ Date _____

SURVEYOR'S CERTIFICATION:

I Mark S. Johannes, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on the date of survey shown hereon, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

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

Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying and Mapping, LLC

NOTES:

- 1. This survey does not constitute a title search by Compass Surveying and Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying and Mapping, LLC relied upon a Title Insurance Policy issued by Land Title Guarantee Company, Policy No. OX55059993.2041564, dated May 1, 2017 at 5:00 P.M.
2. The water supply for this subdivision will be delivered by the Cherokee Metropolitan District.
3. Wastewater services for this subdivision are to be provided by the Cherokee Metropolitan District.
4. All structural foundations shall be located and designed by a professional engineer, currently registered in the State of Colorado.
5. All easements that are dedicated hereon for public utility purposes related to gas and electric shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 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.
6. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
7. Prior to the establishment of any driveway onto a county road, an access permit must be granted by the El Paso County Planning and Community Development Department.
8. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
9. No man-made or non-man made obstructions shall be allowed to penetrate the 40:1 approach surface.
10. All exterior lighting plans be approved by the Director of Aviation with Colorado Springs Municipal Airport to prevent a hazard to aircraft.
11. No electromagnetic light, any physical emissions which may interfere with aircraft, aviation, communications or navigational aids shall be allowed.
12. While not a requirement, a recommendation is made that a 25db reduction in interior noise (in the offices and or any inhabited work areas susceptible to aircraft noise) be obtained by soundproofing using FAA-recommended construction techniques and performed by a certified acoustical engineer. If a crane is to be used during the construction period, 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 30-60 working days.

space

Revise to: "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 impede the flow of runoff shall not be placed in drainage easements."

NOTES CONTINUED:

- 13. All property within this subdivision is subject to an avigation easement as recorded at Reception No. 206095824, of the records of the El Paso County Clerk and Recorder.
14. The number of commercial lots hereby platted: 3
15. The subject property is currently located within the boundaries of the Central Marksheffel Metropolitan District, and will be subject to any property taxes or fees which are now levied by this district or which may be levied in the future.
16. Property is subject to the rights as described in the United States patent recorded November 16, 1886 in Book 72 at Page 90.
17. Property is subject to any assessment or lien of the Cherokee Metropolitan District as described in the court order recorded in Book 5216 at Page 353 and Book 5983 at Page 83.
18. Property is subject to the terms, agreements, provisions, conditions and obligations as contained in Resolution 97-382, Land Use-164 recorded at Reception No. 97151776 and revised at Reception No. 98009638.
19. Property is subject to the terms, agreements, provisions, conditions and obligations as contained in Resolution No. 00-231 at Reception No. 201033980.
20. 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.
21. Notice: This property may be impacted by noise caused by aircraft operating into and out of the Colorado Springs Municipal Airport. The buyer should familiarize himself/herself with this potentiality and the ramifications thereof.
22. This property is not located within a 100 year designated FEMA floodplain as determined by the Flood Insurance Rate Map, Community Map number 08041C0752F, effective date of March 17, 1997; and as modified by LOMR (Letter Of Map Revision) 06-0B-B137P, effective date December 13, 2006.
23. All property owners are responsible for maintaining proper storm water drainage in and through their property.
24. Easements are as shown on the plat. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
25. Basis of bearings is the northwesterly line of the property, monumented as shown and bearing South 56 degrees 31 minutes 58 seconds East.
26. The property owner, its successors and assigns, and all future lot owners in this development are hereby on notice that they may be required to comply with applicable rules, if any, of the Colorado Ground Water Commission and/or the Upper Black Squirrel Creek Ground Water Management District, which compliance may result in a reduction of well withdrawal limits, and thus a reduction in water availability.

Add the following notes:

- 1. There shall be no additional lot access to Meadowbrook Parkway other than what is indicated.
2. 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.

You are creating additional lots, which requires approval by the BoCC, not just the Director.

RECORDING:

STATE OF COLORADO } SS
COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record in my office at ____ o'clock ____M., this ____ day of _____, 2017, A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.
SURCHARGE: _____ CHUCK BROERMAN, RECORDER
FEE: _____ BY: _____ Deputy

COMPASS SURVEYING & MAPPING, LLC
8015 CHANCELLOR DRIVE
COLORADO SPRINGS, CO 80920
719-354-4120
WWW.CSAMLLC.COM

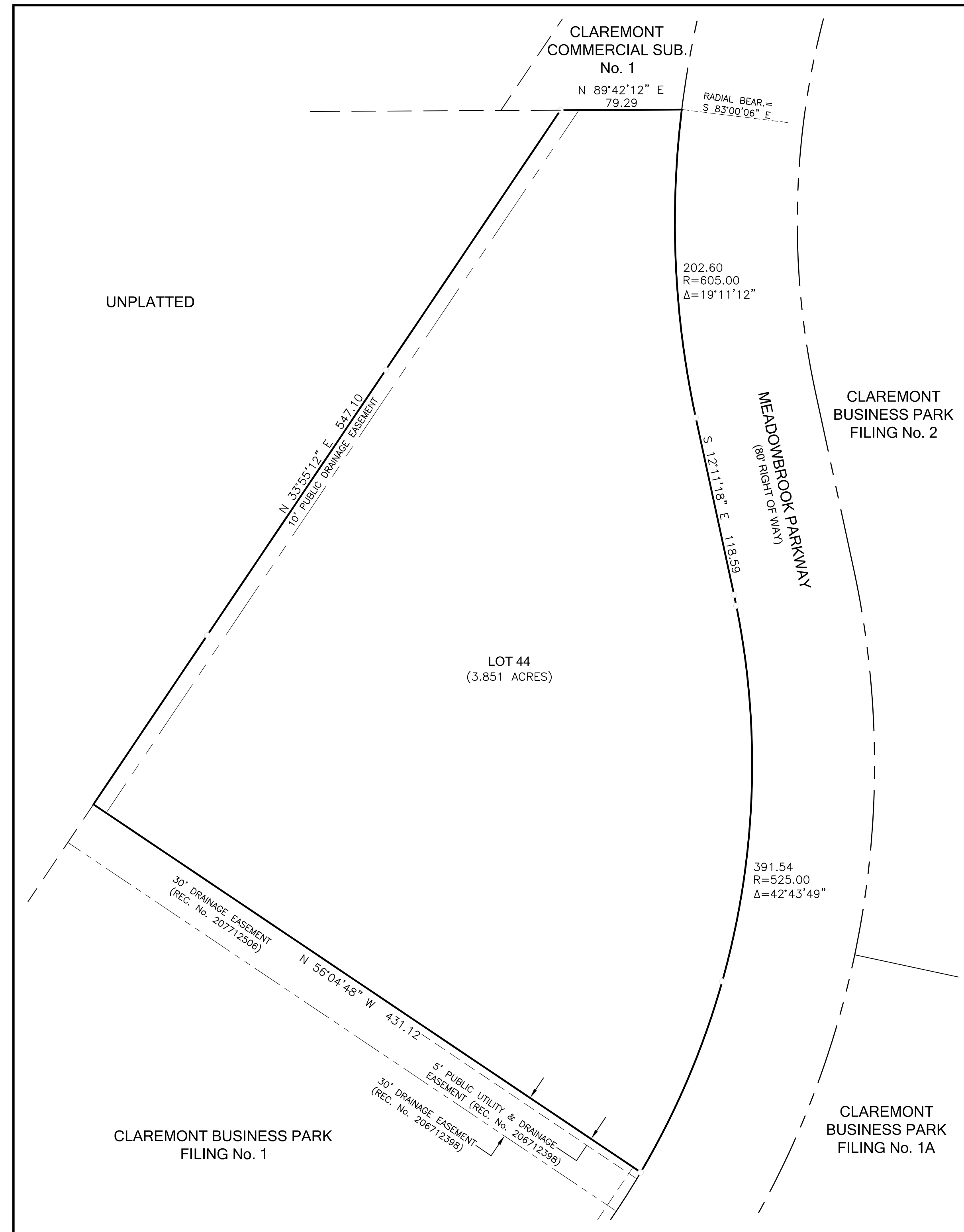
PROJECT No. 17-067
MAY 18, 2017
SHEET 1 OF 2 SHEETS

Add PCD File No. VR-17-005

FINAL PLAT PADMARK BUSINESS PARK FILING No. 1

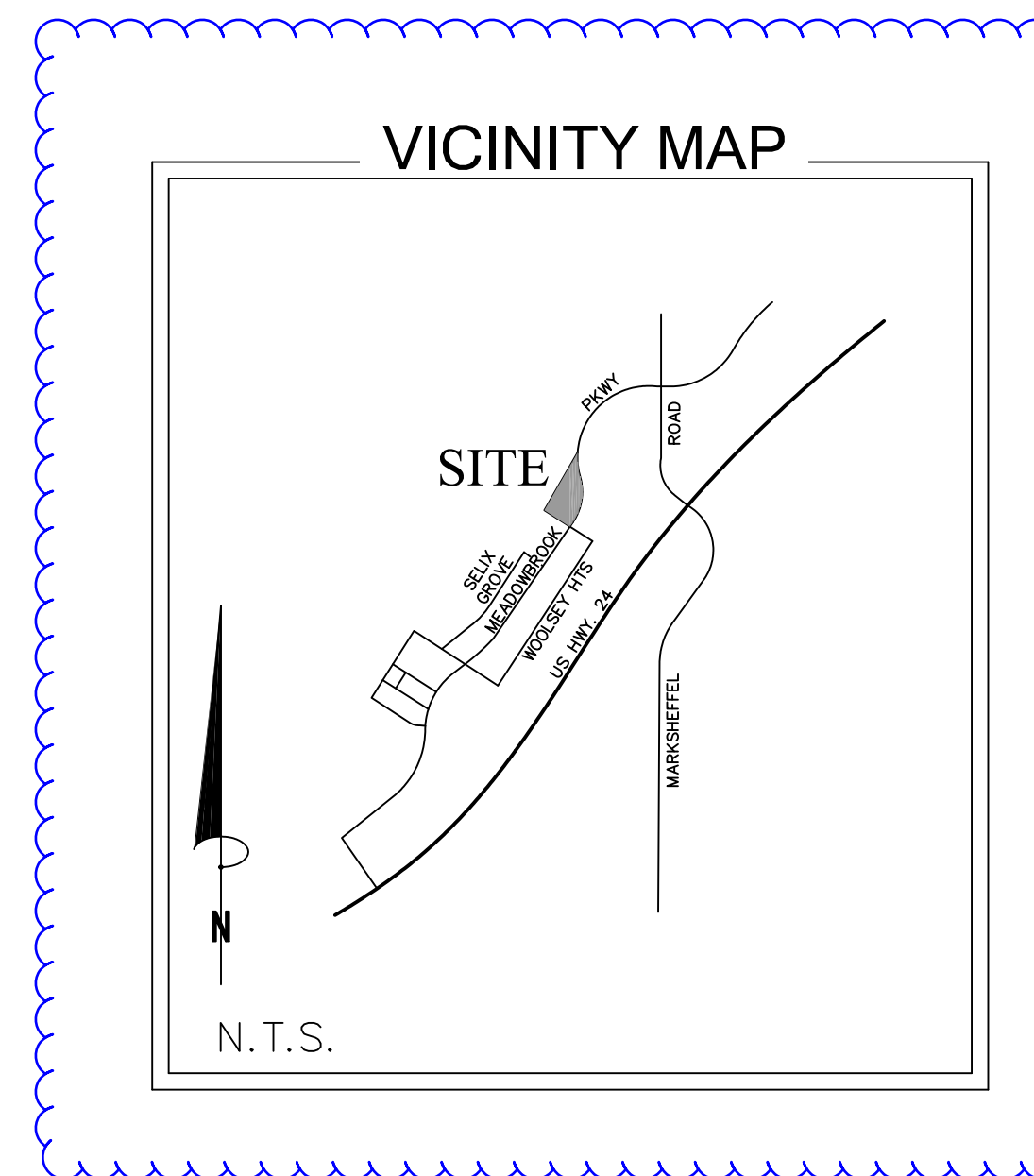
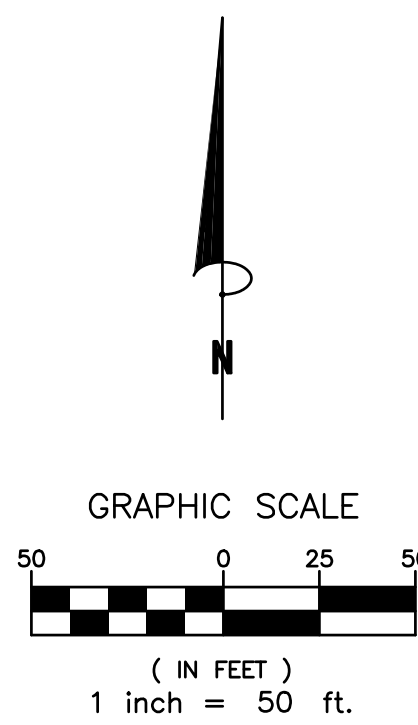
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AS PLATTED

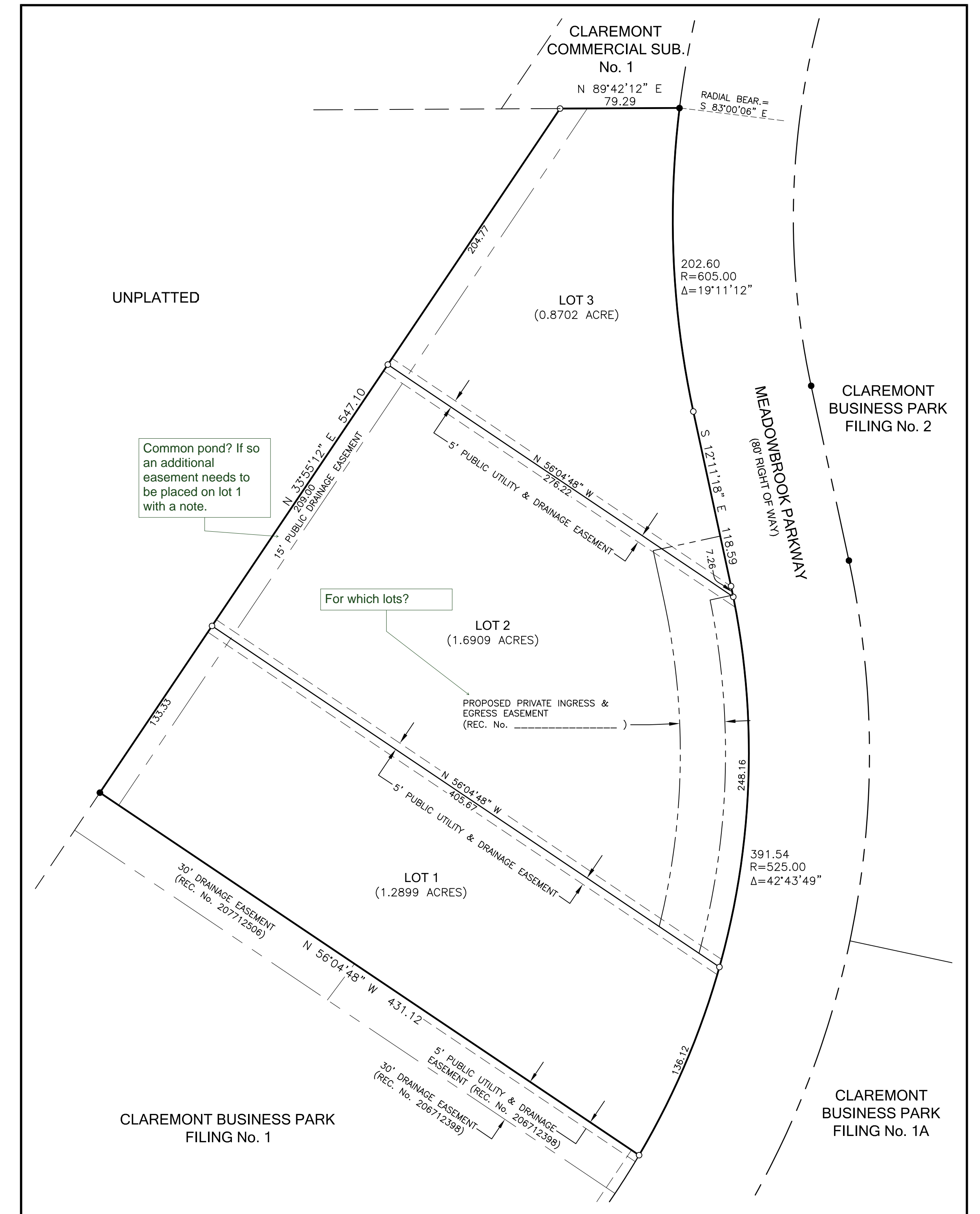


LEGEND:

- - Denotes found 1 1/2" aluminum cap marked "PLS 27065."
- - Denotes set #5 rebar & plastic cap marked "PLS 32439".
- (406) - Denotes street address.



AS REPLATTED



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8015 CHANCELLOR DRIVE
COLORADO SPRINGS, CO 80920
719-354-4120
WWW.CSAMLLC.COM

PROJECT No. 17-067
MAY 18, 2017
SHEET 2 OF 2 SHEETS

Move to the cover sheet

Markup Summary

dsdlaforce (4)



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Page Label: 1
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Author: dsdlaforce

Add the following notes:

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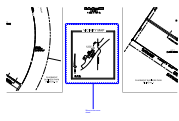
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Author: dsdlaforce

Add a Sheet Index



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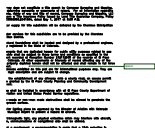
Move to the cover sheet

dsdruiz (5)



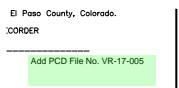
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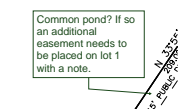
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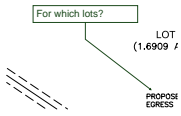
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Author: dsdruiz

Add PCD File No. VR-17-005



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Author: dsdruiz

Common pond? If so an additional easement needs to be placed on lot 1 with a note.



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Author: dsdruiz

For which lots?