

SOUTH ACADEMY BUSINESS CENTER

A TRACT OF LAND LOCATED IN SECTIONS 3, 10 AND 11 OF
TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO



Add the following note, which is also attached .
Also indicate whether the property will be placed in one of the two PIDs for payment:
1.The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

Add the following at the end of note 7:

Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

Unresolved. The referenced instrument recorded at reception no. 212112548 is a City of Colorado Springs ordinance. This property is within unincorporated El Paso County.

Not resolved, this not should indicate the subdivision is intended to be dry, no water/wastewater service will be provided, the note can state that it is in the district, but the district will not provide water/wastewater service.

BE IT KNOWN BY THESE PRESENTS:

THAT 10230 HALL BOULEVARD, LLC, MICHAEL J. TURLEY, MANAGER, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND, TO WIT:

A TRACT OF LAND LOCATED IN SECTIONS 3, 10 AND 11 OF TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., WITH A LINE BEING 30.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF THE FORMER MAIN LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD;

THENCE SOUTHEASTERLY, 30.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH SAID CENTERLINE THE FOLLOWING THREE COURSES;
1.) THENCE S20°28'27"E A DISTANCE OF 2042.86 FEET TO A POINT OF CURVE;
2.) THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2802.58 FEET, THROUGH A CENTRAL ANGLE OF 20°20'52", AN ARC DISTANCE OF 995.29 FEET;
3.) THENCE S40°49'56"E A DISTANCE OF 3642.50 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3;
THENCE N89°42'05"E ON SAID SOUTH LINE A DISTANCE OF 6.59 FEET TO A POINT 25.00 FEET SOUTHWESTERLY OF THE CENTERLINE OF THE FORMER MAIN LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD; THENCE S40°49'56"E ON A LINE BEING 25.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 824.02 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;
THENCE N48°16'19"E A DISTANCE OF 60.28 FEET;
THENCE S40°50'54"E A DISTANCE OF 240.21 FEET;
THENCE N48°18'00"E A DISTANCE OF 187.91 FEET TO A POINT THAT IS 75.00 FEET, AS MEASURED PERPENDICULAR TO, AND SOUTHWESTERLY OF THE CENTERLINE OF THE ATCHISON, TOPEKA & SANTA FE RAILWAY;
THENCE S36°33'29"E ON A LINE 75.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 1921.87 FEET;

THE PREVIOUS COURSE IS THE BASIS OF BEARINGS FOR THIS DESCRIPTION. THE DIRECTION IS BASED ON THE LAND SURVEY PLAT BY SHAVANO LAND SURVEY, DEPOSIT # 21590001 AND THE LINE IS MONUMENTED BY A REBAR AND CAPS PLS 9646;

THENCE S49°10'34"W A DISTANCE OF 95.00 FEET TO A POINT 25.00 FEET SOUTHWESTERLY OF THE CENTERLINE OF THE FORMER MAIN LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD;
THENCE N40°49'56"W ON A LINE BEING 25.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 2153.09 FEET TO THE POINT OF BEGINNING.
THE DESCRIBED TRACT CONTAINS 7.598 ACRES, MORE OR LESS

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, 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, TRACT AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF SOUTH ACADEMY BUSINESS CENTER. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE SAME WILL BE PROVIDED AT 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 TO PUBLIC UTILITIES, 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.

IN WITNESS WHEREOF:

THE AFOREMENTIONED 10230 HALL BOULEVARD, LLC, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2017.

BY: MICHAEL J. TURLEY, MANAGER

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017 BY MICHAEL J. TURLEY, MANAGER
10230 HALL BOULEVARD, LLC.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

NOTES:

1. STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
2. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; WILDFIRE HAZARD REPORT; EROSION CONTROL REPORT; NATURAL FEATURES REPORT; PERCOLATION TEST RESULTS; DRAINAGE REPORT AND TRAFFIC IMPACT STUDY.
3. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
4. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
5. THE PROPERTY LIES WITHIN ZONE X, AREAS OUTSIDE OF THE 500 YEAR FLOODPLAIN, PER THE FEMA FLOOD INSURANCE RATE MAP 08041C0744 F, DATED MARCH 17, 1997.
6. THIS SUBDIVISION CONTAINS ONE LOT AND ONE TRACT.
7. UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE. REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER. 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 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.
8. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THE PROPERTY.
9. THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
10. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
11. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY SECURITY WATER AND SANITATION DISTRICT.
12. GAS AND ELECTRIC SERVICE WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
13. THIS PROPERTY IS LOCATED WITHIN THE WIDEFIELD SCHOOL DISTRICT.
14. TRAFFIC IMPACT FEES WILL BE PAID AT THE TIME OF ISSUANCE OF BUILDING PERMIT.
15. TRACT A IS HEREBY DEDICATED AS A DRAINAGE EASEMENT FOR DRAINAGE PURPOSES WITH OWNERSHIP AND MAINTENANCE BEING VESTED WITH THE OWNER.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR SOUTH ACADEMY BUSINESS CENTER WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, OF 2018, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS, TRACTS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE 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.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

DIRECTOR, COUNTY PLANNING AND COMMUNITY DEVELOPMENT DATE

COUNTY ASSESSOR DATE

RECORDING:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK ____ M., THIS _____ DAY OF _____, 2018, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

BY:

COUNTY CLERK AND RECORDER

FEES: _____

SURCHARGE: _____

SF- _____

FEES:

DRAINAGE FEES: _____

BRIDGE FEES: _____

SCHOOL FEES: _____

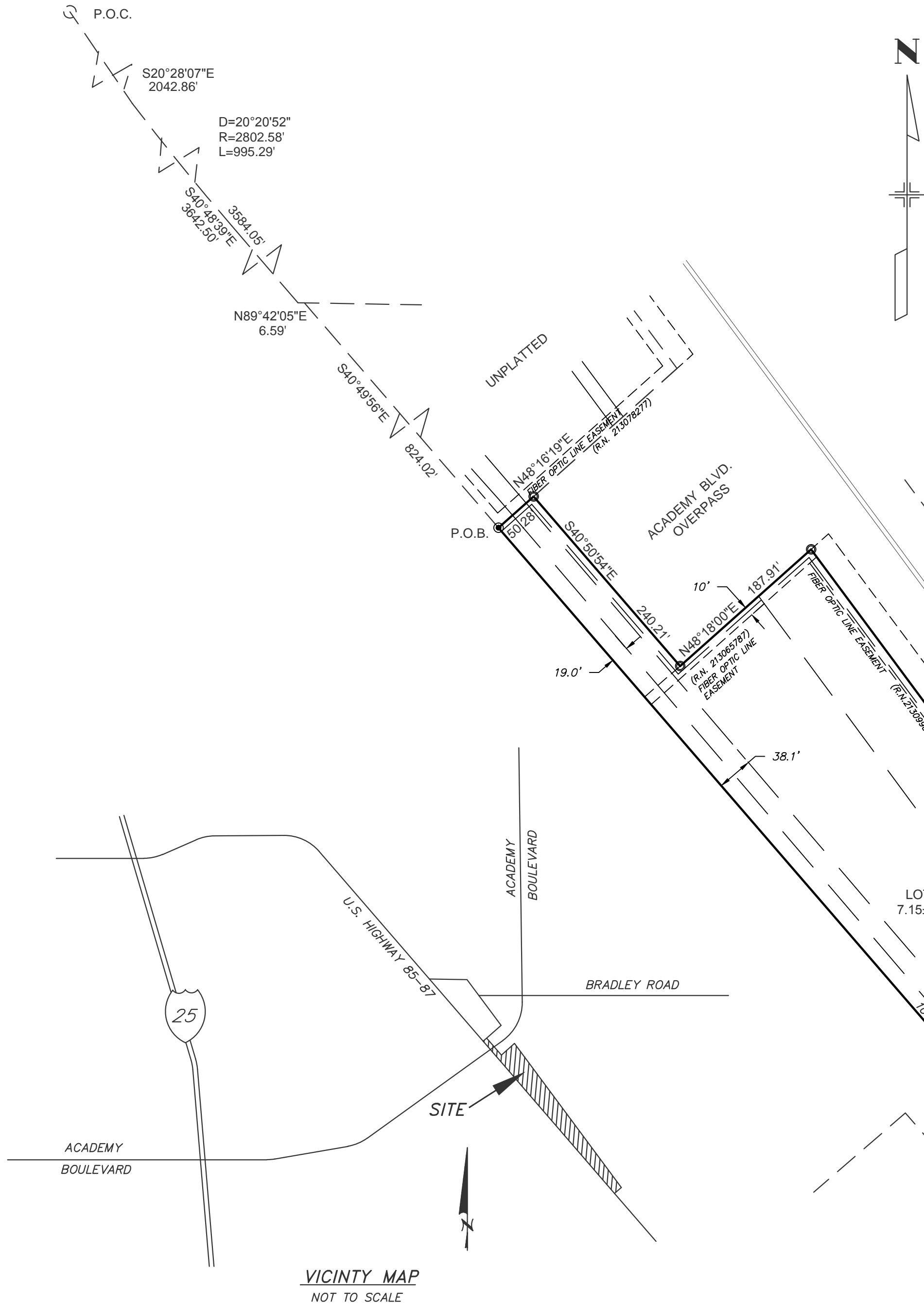
PARK FEES: _____

PREPARED BY

LWA LAND SURVEYING, INC.

953 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179

85/87 PLAT
DECEMBER 29, 2017
PROJECT 17050
SHEET 1 OF 1



SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, 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 THE SURVEY, 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.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2017.

KEVIN M. O'LEARY
COLORADO REGISTERED PLS #28658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

DATE

SURVEY NOTES:

- FOUND A 1/2" DIAMETER REBAR AND CAP PLS 9646 OR AS NOTED.
- SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"

UNITS OF MEASURE ARE U.S. SURVEY FEET.

TITLE NOTES:

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY, ORDER NO. SR55060830, EFFECTIVE DATE 11-16-16.

THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

EXCEPTIONS:

8. RIGHT OF WAY, BOOK 401 - PAGE 115. NOT A DEFINED WIDTH OR SPECIFIC LOCATION.
9. ELECTRIC EASEMENT, BOOK 2761 - PAGE 227. AS SHOWN HEREON. THE NORTHERLY 15' OF WHICH WAS QUIT-CLAIMED BY R.N. 211096283.
10. ELECTRIC EASEMENT, BOOK 2761 - PAGE 232. AS SHOWN HEREON.
11. THE SLUDGE PIPELINE APPEARS TO BE WITHIN THE REMAINING RAILROAD R.O.W. BOOK 3709 - PAGE 462.
12. THE PROPERTY IS INCLUDED WITHIN THE SECURITY FIRE DISTRICT, BOOK 5425 - PAGE 728 AND BOOK 5498 - PAGE 1206.
13. THE PROPERTY IS INCLUDED WITHIN THE SECURITY SANITATION DISTRICT, BOOK 5482 - PAGE 1379.
14. THE PROPERTY IS SUBJECT TO THE COVENANTS, BOOK 5494 - PAGE 1399.
15. THE PROPERTY IS INCLUDED WITHIN THE SECURITY SANITATION DISTRICT, BOOK 5498 - PAGE 1382.
16. THE PROPERTY IS INCLUDED WITHIN THE SECURITY WATER AND SANITATION DISTRICT, BOOK 5482 - PAGE 1384.
17. THE PROPERTY IS INCLUDED WITHIN THE SECURITY WATER DISTRICT, BOOK 5498 - PAGE 1385.
18. P.E.A., REC. NO. 203294308. AS SHOWN HEREON.
19. ELECTRIC EASEMENT, REC. NO. 211095287. AS SHOWN HEREON.
20. THE PROPERTY MAY BE SUBJECT TO THE COURT ORDER / CLASS ACTION SUIT, REC. NO. 213073009.
21. PERMANENT UTILITY EASEMENT, REC. NO. 213065787. AS SHOWN HEREON.
22. FIBER OPTIC EASEMENT, REC. NO. 213069898. AS SHOWN HEREON.
23. THE ACADEMY BOULEVARD OVERPASS IS AN AREA OF CONCERN.

"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."