

# 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

14152

**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 NORTH LINE 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°28'07"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°48'39"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 34;  
THENCE N89°42'20"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 50.28 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 # 215800001 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 7.998 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 FOR 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 ACCESS 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 18<sup>th</sup> DAY OF May, 2018.

By: Michael J. Turley  
MICHAEL J. TURLEY, MANAGER

**NOTARIAL:**

STATE OF COLORADO  
COUNTY OF EL PASO SS  
10230 HALL BOULEVARD, LLC.

MY COMMISSION EXPIRES: 12-08-2019 Sabrina Eichen  
NOTARY PUBLIC

**NOTES:**

- STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- 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.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 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, 1987.
- THIS SUBDIVISION CONTAINS ONE LOT AND ONE TRACT.
- 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. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THE PROPERTY.
- 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.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- THE PROPERTY IS LOCATED IN THE SECURITY WATER AND SANITATION DISTRICT. SERVICES WILL NOT BE PROVIDED AT THE TIME OF PLATTING.
- GAS AND ELECTRIC SERVICE WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES. ANY EASEMENT ASSOCIATED THEREWITH WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER AND THE UTILITY PROVIDER.
- THIS PROPERTY IS LOCATED WITHIN THE WIDEFIELD SCHOOL DISTRICT.
- 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.
- 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 18<sup>th</sup> DAY OF May, 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.

David J. Dyer  
PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE 5/21/18  
Chris Dyer  
DIRECTOR, COUNTY PLANNING AND COMMUNITY DEVELOPMENT DATE  
COUNTY ASSESSOR DATE

**RECORDING:**

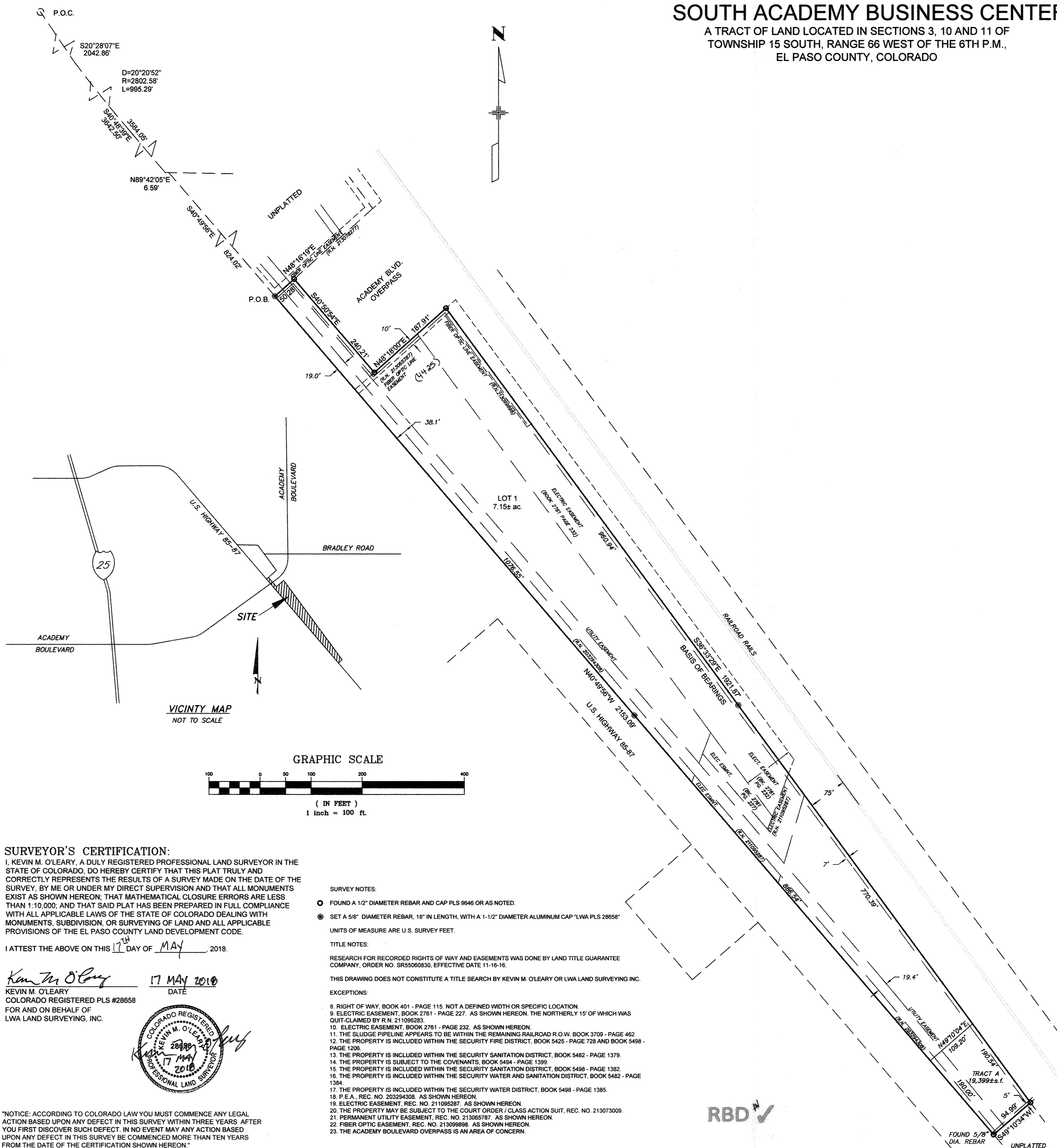
STATE OF COLORADO) SS  
COUNTY OF EL PASO)  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 12:23 O'CLOCK P. M. THIS 30<sup>th</sup> DAY OF May, 2018, AND IS DULY RECORDED AT RECEPTION NO. 218714152 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN  
BY: Anden Brauer  
COUNTY CLERK AND RECORDER

**FEES:**

DRAINAGE FEES: \$3911  
BRIDGE FEES: 0  
SCHOOL FEES: 0  
PARK FEES: 0

PREPARED BY  
**LWA LAND SURVEYING, INC.**  
553 E. FILLMORE STREET  
COLORADO SPRINGS, COLORADO 80907  
Phone (719) 636-5179  
85/87 PLAT  
JANUARY 24, 2018  
PROJECT 17080  
SHEET 1 OF 1



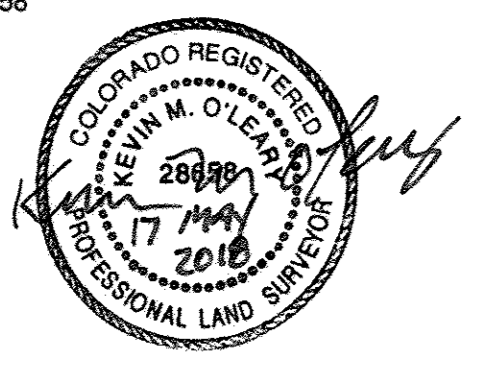
**SURVEYOR'S CERTIFICATION:**

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 17<sup>th</sup> DAY OF MAY, 2018.

Kevin M. O'Leary  
KEVIN M. O'LEARY  
DATE 17 MAY 2018

COLORADO REGISTERED PLS #28668  
FOR AND ON BEHALF OF  
LWA LAND SURVEYING, INC.



- 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:**
- RIGHT OF WAY, BOOK 401 - PAGE 115. NOT A DEFINED WIDTH OR SPECIFIC LOCATION.
  - ELECTRIC EASEMENT, BOOK 2761 - PAGE 227. AS SHOWN HEREON. THE NORTHERLY 15' OF WHICH WAS QUIT-CLAIMED BY R.N. 211096283.
  - ELECTRIC EASEMENT, BOOK 2761 - PAGE 222. AS SHOWN HEREON.
  - THE SLUDGE PIPELINE APPEARS TO BE WITHIN THE REMAINING RAILROAD R.O.W. BOOK 3709 - PAGE 462.
  - THE PROPERTY IS INCLUDED WITHIN THE SECURITY FIRE DISTRICT, BOOK 5425 - PAGE 728 AND BOOK 5498 - PAGE 1208.
  - THE PROPERTY IS INCLUDED WITHIN THE SECURITY SANITATION DISTRICT, BOOK 5482 - PAGE 1379.
  - THE PROPERTY IS SUBJECT TO THE COVENANTS, BOOK 5494 - PAGE 1399.
  - THE PROPERTY IS INCLUDED WITHIN THE SECURITY SANITATION DISTRICT, BOOK 5498 - PAGE 1382.
  - THE PROPERTY IS INCLUDED WITHIN THE SECURITY WATER AND SANITATION DISTRICT, BOOK 5482 - PAGE 1384.
  - THE PROPERTY IS INCLUDED WITHIN THE SECURITY WATER DISTRICT, BOOK 5498 - PAGE 1385.
  - P.E.A. REC. NO. 2023294308. AS SHOWN HEREON.
  - ELECTRIC EASEMENT, REC. NO. 211095287. AS SHOWN HEREON.
  - THE PROPERTY MAY BE SUBJECT TO THE COURT ORDER / CLASS ACTION SUIT, REC. NO. 213073009.
  - PERMANENT UTILITY EASEMENT, REC. NO. 213065787. AS SHOWN HEREON.
  - FIBER OPTIC EASEMENT, REC. NO. 213069868. AS SHOWN HEREON.
  - 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."

RBD