

FINAL PLAT
SORPRESA EAST ADDITION FILING NO. 1
 A PORTION OF THE SOUTHEAST QUARTER OF
 SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL BY THESE PRESENTS:

That Challenger Communities, LLC, being the owners of the following described tract of land to wit:

LEGAL DESCRIPTION:

A portion of the Northwest quarter of the Southeast quarter of Section 6, Township 13 South, Range 65 West of the 6th P.M., whose locations and boundaries are more particularly described as follows:

Commencing at a point that is on a line drawn parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6, and 860 feet Southerly therefrom, said point being 211.8 feet West of the East line of said Southwest quarter of the Northeast quarter as measured on said parallel line, thence Westerly on said parallel line a distance of 211.8 feet, thence angle left 88°16'30" Southerly a distance of 1058.8 feet to the Point of Beginning and the Northeast corner of the tract of land to be described hereby, thence angle right 88°16'30" Westerly a distance of 423.6 feet, thence angle left 88°16'30" Southerly a distance of 663.78 feet more or less to a point of intersection with the South line of the Northwest quarter of the Southeast quarter of said Section 6, a distance of 843.85 feet Westerly from the Southeast corner thereof, thence Easterly on said South line a distance of 423.81 feet, thence angle left 87°18' Northerly a distance of 656.56 feet more or less to the Point of Beginning, County of El Paso, State of Colorado.

TOGETHER WITH that portion of the Northwest quarter of the Southeast quarter of Section 6 in Township 13 South, Range 65 West of the 6th P.M., described as follows:

Commencing at the Northeast corner of the Southwest Quarter of the Northeast quarter of said Section 6; thence Southerly 860 feet on the Easterly line thereof, thence West parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6 a distance of 423.6 feet; thence angle left 88°16'30" Southerly 1058.8 feet; thence Westerly parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6 a distance of 423.6 feet; thence angle left 88°16'30" Southerly parallel with the East line of the Southwest quarter of the Northeast quarter of said Section 6 a distance of 444.4 feet to the Point of Beginning of the tract to be described hereby; Thence angle right 88°16'30" Westerly parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6 a distance of 326.93 feet; thence angle left 88°16'30" Southerly parallel with the East line of the Southwest quarter of the Northeast quarter of said Section, a distance of 224.92 feet to the South line of the Northwest quarter of the Southeast quarter of said Section 6; thence angle left 92°42' on said South line 327.16 feet to intersect a line drawn Southerly from the point of beginning and parallel with the East line of the Southwest quarter of the Northeast quarter of said Section 6; thence Northerly on said parallel line 219.38 feet to the Point of Beginning, except the Easterly 30.03 feet as measured on the Northerly line thereof.

(Per Title Commitment (592-H529399-071-CS9)

Containing a total calculated area of 383,373 square feet (8.893 acres) of land, more or less.

DEDICATION:

The undersigned does hereby dedicate, grant and convey to the City of Colorado Springs those public easements 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 dedicated public easements shall remain exclusively vested in the City of Colorado Springs. This tract of land as herein platted shall be known as "SORPRESA EAST ADDITION FILING NO. 1", in the City of Colorado Springs, El Paso County, Colorado.

OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, Challenger Communities, LLC has executed this instrument this ____ day of _____, 20____, A.D.

NAME, TITLE,
 Challenger Communities, LLC

NOTARIAL:

STATE OF COLORADO }
 COUNTY OF EL PASO } SS

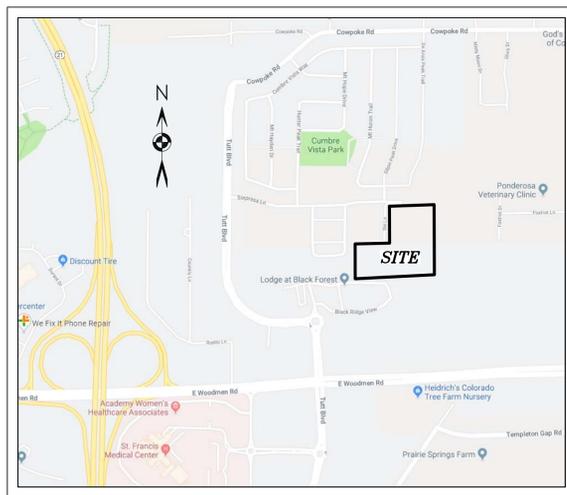
The above and aforementioned instrument was acknowledged before me this ____ day of _____, 20____, A.D.

By: _____ of Challenger Communities, LLC

Witness my hand and seal:

My Commission expires _____

Notary Public _____



VICINITY MAP
 (NOT TO SCALE)

EASEMENT STATEMENT:

Unless shown greater in width, both sides of all side lot lines are hereby platted with a five (5) foot easement for public utilities and drainage; all rear lot lines are hereby platted with a seven (7) foot easement for public utilities and drainage purposes, with the sole responsibility for maintenance being vested with the individual property owners. All utility easements that are dedicated herein 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.

FLOOD PLAIN CERTIFICATION:

According to the National Flood Insurance Program, Flood Insurance Rate Map Panel 08041C0529 G with an effective date of December 7, 2018, the subject property is located in Zone X (an area determined to be outside the 0.2% annual chance floodplain)

SURVEYOR'S NOTES

- 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.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
- The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
- This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment 592-H529399-071-CS9, with an effective date of October 22, 2018 as provided by Commonwealth Land Title Insurance Company.
- This survey was performed in the field on September 4, 2019.
- The overall subject parcel contains a calculated area of 387,373 square feet (8.893 acres) of land, more or less.
- BASIS OF BEARINGS: Bearings are based upon the East line of the subject property, monumented at the Northeast corner with a No. 5 rebar, bent, and at the Southeast corner with a No. 5 rebar and 1" aluminum cap, stamped "PLS 34977", and is assumed to bear N 00°14'19" W, a distance of 661.40 feet.
- 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 on the instrument recorded at Reception Number 217069867 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 is for private roads, detention ponds, drainage, landscaping and improvements and will be by owned and maintained by Home Owner's Association recorded under Reception No. _____

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 and 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.

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/her 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/her knowledge and belief.

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

Spencer J. Barron
 Colorado Professional Land Surveyor No. 38141
 For and on behalf of Barron Land, LLC

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of "SORPRESA EAST SUBDIVISION FILING NO. 1".

City Planning Director _____ Date _____
 City Engineer _____ Date _____
 City Clerk _____ Date _____

RECORDING

STATE OF COLORADO }
 COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record at my office at _____ O'clock _____ this ____ day of _____, 2018 A.D. and is duly recorded under Reception Number _____ of the records of El Paso County, Colorado.

Fee: _____

Surcharge: _____

Chuck Broerman, Recorder

By: _____
 Deputy

FEES:

School Fee: _____
 Bridge Fee: _____
 Park Fee: _____
 Drainage Fee: _____

DATE: 10/03/2019		REVISIONS	
No.	Remarks	Date	By

CITY No. AR FP XX-XXXX

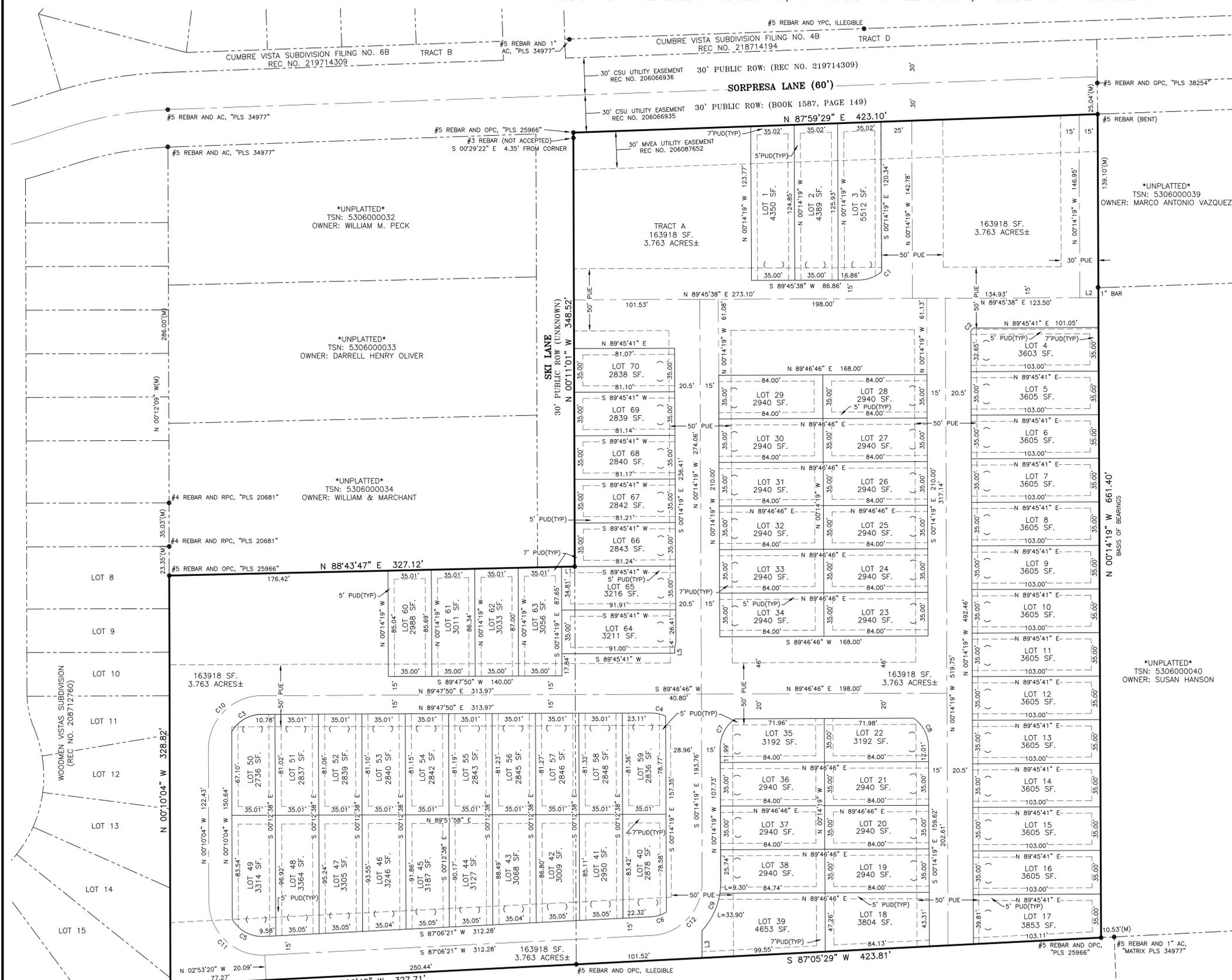
BARRON LAND

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PROJECT No.: 19-093 SHEET 1 OF 2

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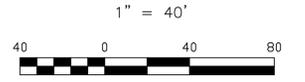


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	43.98'	28.00'	89°59'57"	S 44°45'40" W 39.60'	
C2	3.05'	28.00'	6°14'37"	N 39°24'44" E 3.05'	
C3	29.18'	28.00'	59°42'22"	S 59°56'39" W 27.88'	
C4	12.23'	28.00'	25°01'59"	S 77°41'14" E 12.14'	
C5	30.53'	28.00'	62°28'03"	N 61°39'37" W 29.04'	
C6	13.41'	28.00'	27°26'20"	S 73°23'11" W 13.28'	
C7	27.00'	28.00'	55°14'45"	N 27°23'04" E 25.98'	
C8	26.98'	28.00'	55°12'37"	S 27°50'37" E 25.95'	
C9	43.19'	58.00'	42°40'05"	N 21°05'44" E 42.20'	
C10	67.52'	43.00'	89°57'54"	N 44°48'53" E 60.79'	
C11	89.59'	43.00'	92°43'35"	N 46°31'51" W 82.24'	
C12	65.55'	43.00'	87°20'40"	N 43°26'01" E 59.39'	

LINE	BEARING	DISTANCE
L1	S 88°43'47" W	10.67'
L2	N 89°45'41" E	15.00'
L3	S 00°00'00" W	21.87'
L4	S 10°04'09" W	15.08'
L5	N 00°11'52" W	13.59'

LEGEND

- FOUND MONUMENT AS NOTED
- (M) MEASURED BEARINGS/DISTANCES
- AC ALUMINUM CAP
- OPC ORANGE PLASTIC CAP
- GPC GREEN PLASTIC CAP
- RPC RED PLASTIC CAP
- PUD PUBLIC UTILITY AND DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- TSN TAX SCHEDULE NUMBER
- (TYP) TYPICAL
- () ADDRESS



DATE: 10/03/2019		REVISIONS	
No.	Remarks	Date	By

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PROJECT No.: 19-093 SHEET 2 OF 2