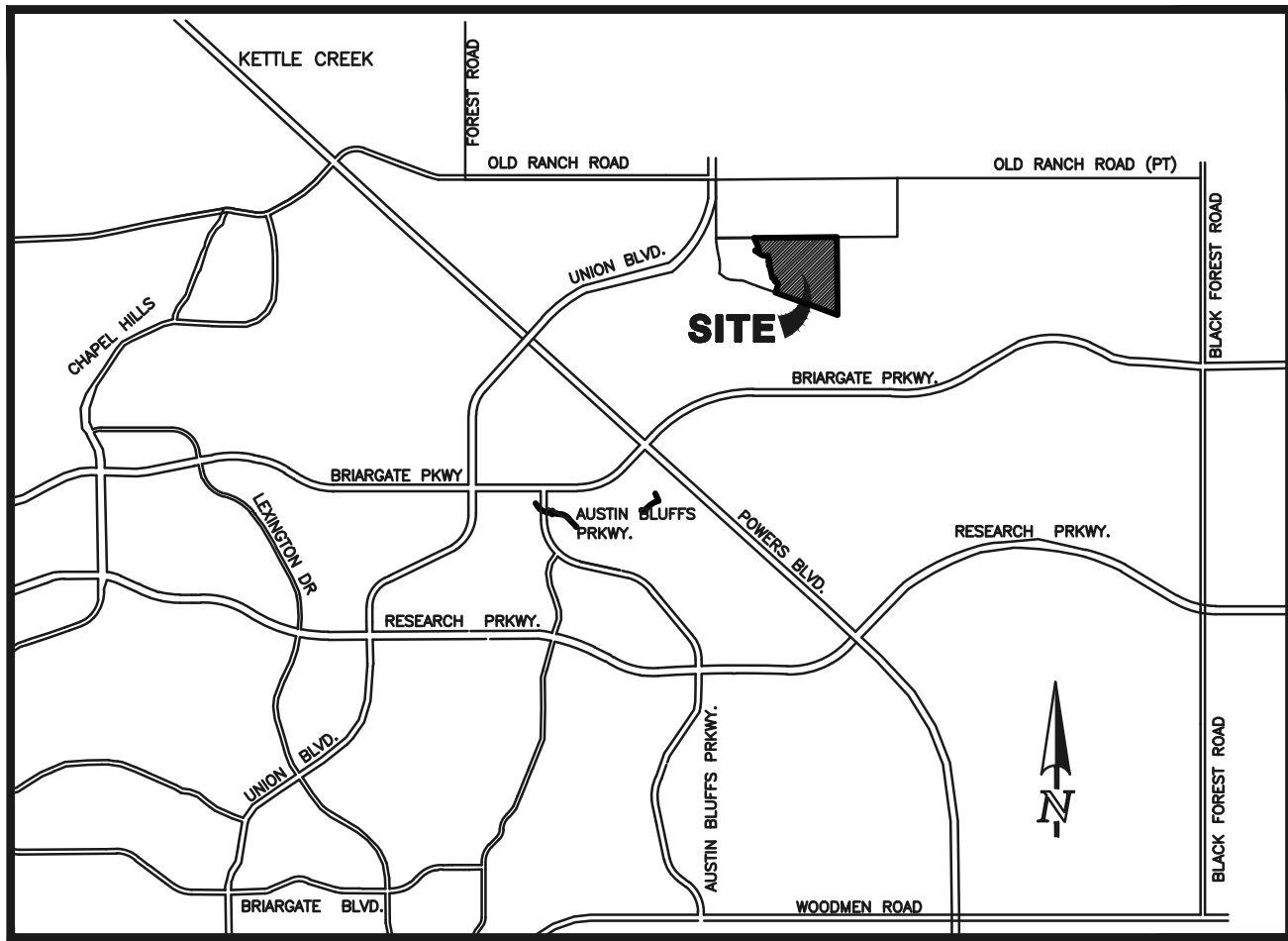


CORDERA FILING NO. 6-2

A PARCEL OF LAND BEING A PORTION OF SECTION 25, TOWNSHIP 12 SOUTH,
RANGE 66 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 HIGH VALLEY LAND COMPANY, INC., A COLORADO CORPORATION AND SUCCESSOR BY MERGER TO LP47, LLC A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF CORDERA FILING NO. 2E RECORDED UNDER RECEPTION NO. 207712668, RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY NO. 5 REBAR WITH 1 1/2" ALUMINUM SURVEYORS CAP STAMPED "MATRIX P.L.S. 32822", AND IS ASSUMED TO BEAR N70°08'18"W, A DISTANCE OF 624.57 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF CORDERA FILING NO. 2E RECORDED UNDER RECEPTION NO. 207712668, RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF BEGINNING.

THENCE ON THE NORTHERLY BOUNDARY OF SAID CORDERA FILING NO. 2E THE FOLLOWING (2) TWO COURSES:

- N70°08'18"W, A DISTANCE OF 624.57 FEET;
- N70°28'10"W, A DISTANCE OF 140.34 FEET TO THE NORTHWESTERLY CORNER OF SAID CORDERA FILING NO. 2E SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF CORDERA FILING NO. 2C RECORDED UNDER RECEPTION NO. 207712592;

THENCE ON THE NORTHERLY BOUNDARY OF SAID CORDERA FILING NO. 2C THE FOLLOWING (2) TWO COURSES:

- CONTINUING N70°28'10"W, A DISTANCE OF 254.07 FEET;
- N69°44'02"W, A DISTANCE OF 174.68 FEET TO THE NORTHWESTERLY CORNER OF SAID CORDERA FILING NO. 2C SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF CORDERA FILING NO. 2B RECORDED UNDER RECEPTION NO. 206712351;

THENCE CONTINUING N69°44'02"W, ON THE NORTHERLY BOUNDARY OF SAID CORDERA FILING NO. 2B, A DISTANCE OF 203.52 FEET TO THE SOUTHEASTERLY CORNER OF CORDERA FILING NO. 6-1, RECORDED UNDER RECEPTION NO. 220714600;

THENCE ON THE EASTERLY BOUNDARY OF SAID CORDERA FILING NO. 6-1 THE FOLLOWING (16) SIXTEEN COURSES:

- N20°15'58"E, A DISTANCE OF 51.00 FEET;
- N21°14'13"E, A DISTANCE OF 126.12 FEET;
- N40°42'01"W, A DISTANCE OF 81.87 FEET;
- N64°55'47"W, A DISTANCE OF 25.00 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N64°55'47"W, HAVING A DELTA OF 125°14'29", A RADIUS OF 54.50 FEET AND A DISTANCE OF 119.13 FEET TO A POINT ON CURVE;
- N10°10'15"W, A DISTANCE OF 128.00 FEET;
- N13°04'48"W, A DISTANCE OF 126.81 FEET;
- N49°17'31"W, A DISTANCE OF 25.00 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N49°17'31"W, HAVING A DELTA OF 94°48'07", A RADIUS OF 50.00 FEET AND A DISTANCE OF 82.73 FEET TO A POINT ON CURVE;
- N35°54'22"E, A DISTANCE OF 25.00 FEET;
- N06°41'35"W, A DISTANCE OF 108.79 FEET;
- N87°29'39"W, A DISTANCE OF 97.11 FEET;
- N71°59'59"W, A DISTANCE OF 57.00 FEET;
- N57°02'04"W, A DISTANCE OF 163.71 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S35°08'41"E, HAVING A DELTA OF 11°36'09", A RADIUS OF 435.00 FEET AND A DISTANCE OF 88.09 FEET TO A POINT ON CURVE;
- N23°32'32"W, A DISTANCE OF 254.43 FEET TO THE NORTHEASTERLY CORNER OF SAID CORDERA FILING NO. 6-1 SAID POINT BEING A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 25;

THENCE N89°22'38"E, ON NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 1762.36 FEET TO THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 25;

THENCE S00°28'24"E, ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 25, A DISTANCE OF 1663.57 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 47.173 ACRES.

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 AND 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 SUCH DEDICATED PUBLIC STREETS AND PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "CORDERA FILING NO. 6-2", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE.

OWNER:

HIGH VALLEY LAND COMPANY, INC., A COLORADO CORPORATION AND SUCCESSOR BY MERGER TO LP47, LLC A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THE ____ DAY OF ____, 20____, A.D.

BY: _____ AS _____
OF HIGH VALLEY LAND COMPANY, INC., A COLORADO CORPORATION AND SUCCESSOR BY MERGER TO LP47, LLC A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO }
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 20____, A.D., BY _____ AS _____
OF HIGH VALLEY LAND COMPANY, INC., A COLORADO CORPORATION AND SUCCESSOR BY MERGER TO LP47, LLC A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

GENERAL NOTES:

- THE DATE OF PREPARATION IS SEPTEMBER 4, 2020.
- FLOODPLAIN STATEMENT: THIS SITE, CORDERA FILING NO. 6-2, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0526G, EFFECTIVE DATE OF DECEMBER 7, 2018. (ZONE X)
- THE ARTICLES OF INCORPORATION OF CORDERA COMMUNITY ASSOCIATION, INC. WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NO. 20051218681.
- ALL LOTS IN THIS SUBDIVISION ARE TO BE ANNEXED INTO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CORDERA. THE COVENANTS ARE RECORDED UNDER RECEPTION NO. 205116298 RECORDS OF EL PASO COUNTY, COLORADO, AND AS AMENDED.
- TRACTS A, B, C, D, E, F AND G WILL BE OWNED AND MAINTAINED BY THE CORDERA COMMUNITY ASSOCIATION, INC. FOR LANDSCAPING, PUBLIC TRAILS, PUBLIC DRAINAGE, PUBLIC UTILITIES PUBLIC IMPROVEMENTS, MAIL KIOSK, PRIVATE PARK AND PUBLIC PEDESTRIAN ACCESS PURPOSES. OWNERSHIP OF SAID TRACTS TO BE CONVEYED BY SEPARATE INSTRUMENT.
- 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.
- 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 RND55081072 ISSUED BY LAND TITLE GUARANTEE COMPANY, DATED NOVEMBER 23, 2019 AT 5:00 P.M.
- 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.
- THE PARCEL OF LAND INCLUDED IN THIS PLAT IS INCLUDED IN THE BRIARGATE GENERAL IMPROVEMENT DISTRICT AS DESCRIBED IN DOCUMENTS RECORDED UNDER RECEPTION NO. 200129558 AND RECEPTION NO. 203098380 RECORDS OF EL PASO COUNTY, COLORADO.
- NOTE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
- THE CORDERA COMMUNITY ASSOCIATION, INC. SHALL MAINTAIN ALL IMPROVEMENTS LYING WITHIN MEDIANS, ISLANDS AND SIMILAR AREAS LYING WITHIN THE PLATTED RIGHTS OF WAY.

EASEMENTS:

UNLESS SHOWN OTHERWISE, SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AND ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES AND PUBLIC IMPROVEMENT PURPOSES. 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
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 "CORDERA FILING NO. 6-2".

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

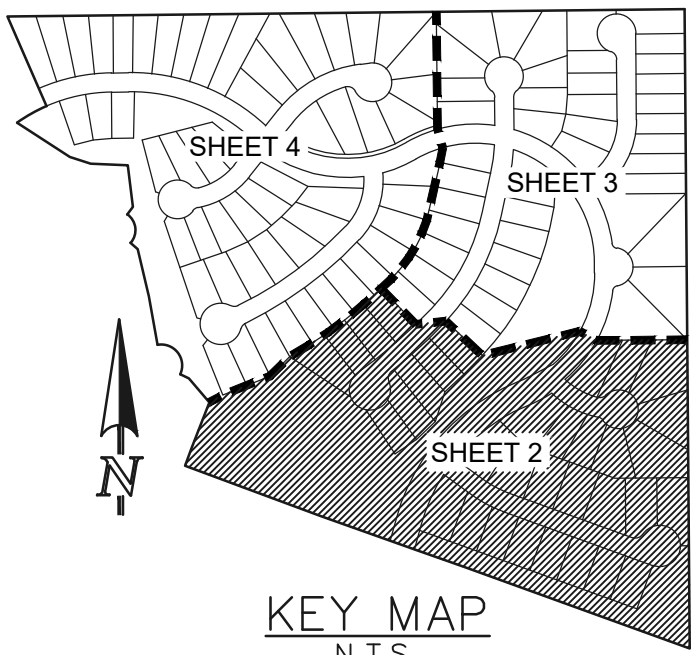
CORDERA FILING NO. 6-2
JOB NO. 2193.67
SEPTEMBER 4, 2020
SHEET 1 OF 4



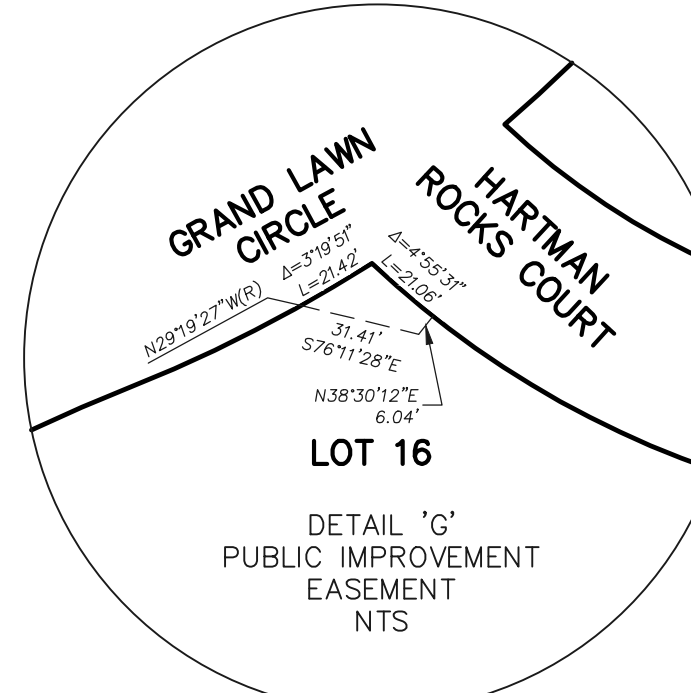
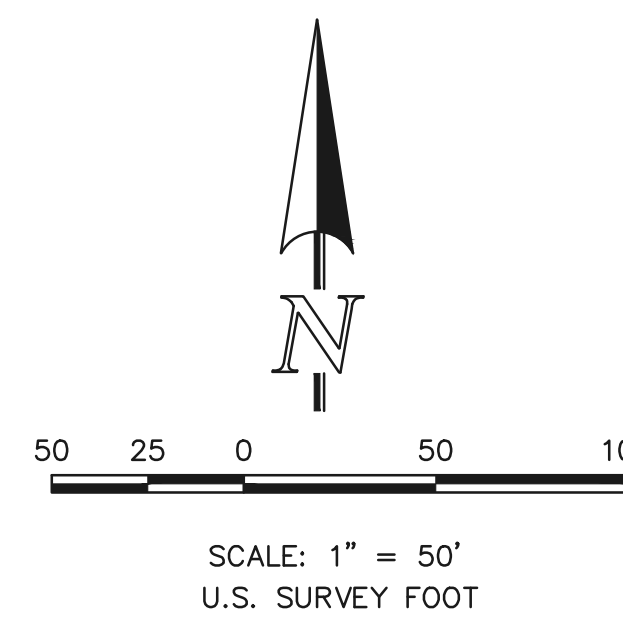
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790
(719)785-0799 (Fax)

CORDERA FILING NO. 6-2



- LEGEND
- NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH WITH GROUND
 - NO. 5 REBAR AND 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "MATRIX PLS 32822" RECOVERED FLUSH WITH THE GROUND
 - (XXXX) ADDRESS
 - NOT PART OF THIS PLAT
 - RADIAL BEARING
 - SF SQUARE FEET
 - AC ACRES

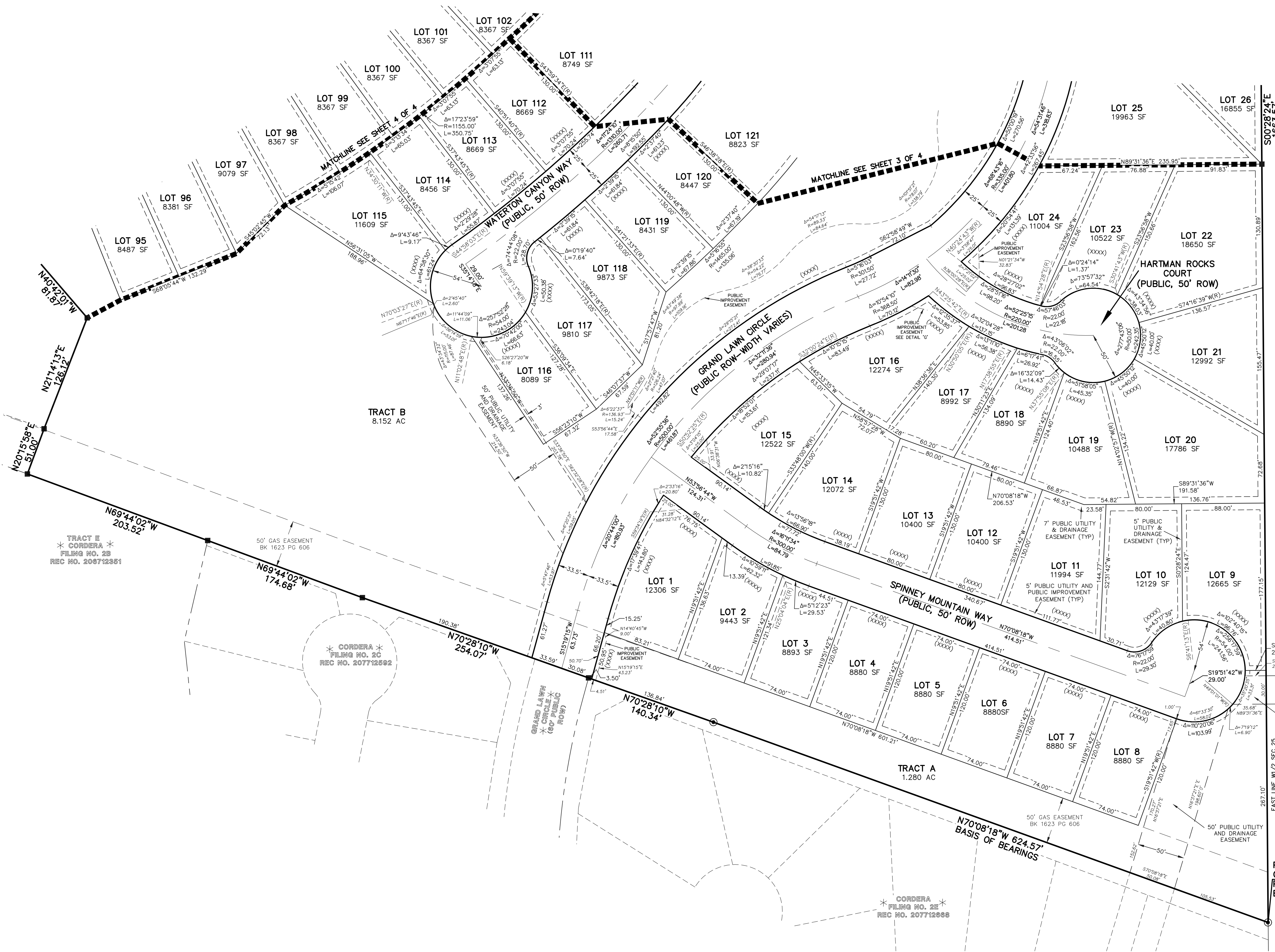


PRELIMINARY
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CORDERA FILING NO. 6-2
JOB NO. 2193.67
SEPTEMBER 4, 2020
SHEET 2 OF 4

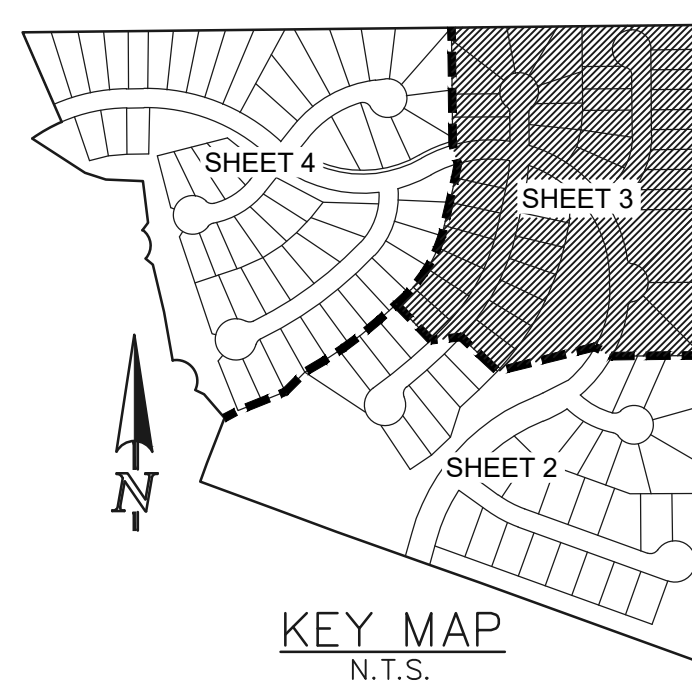
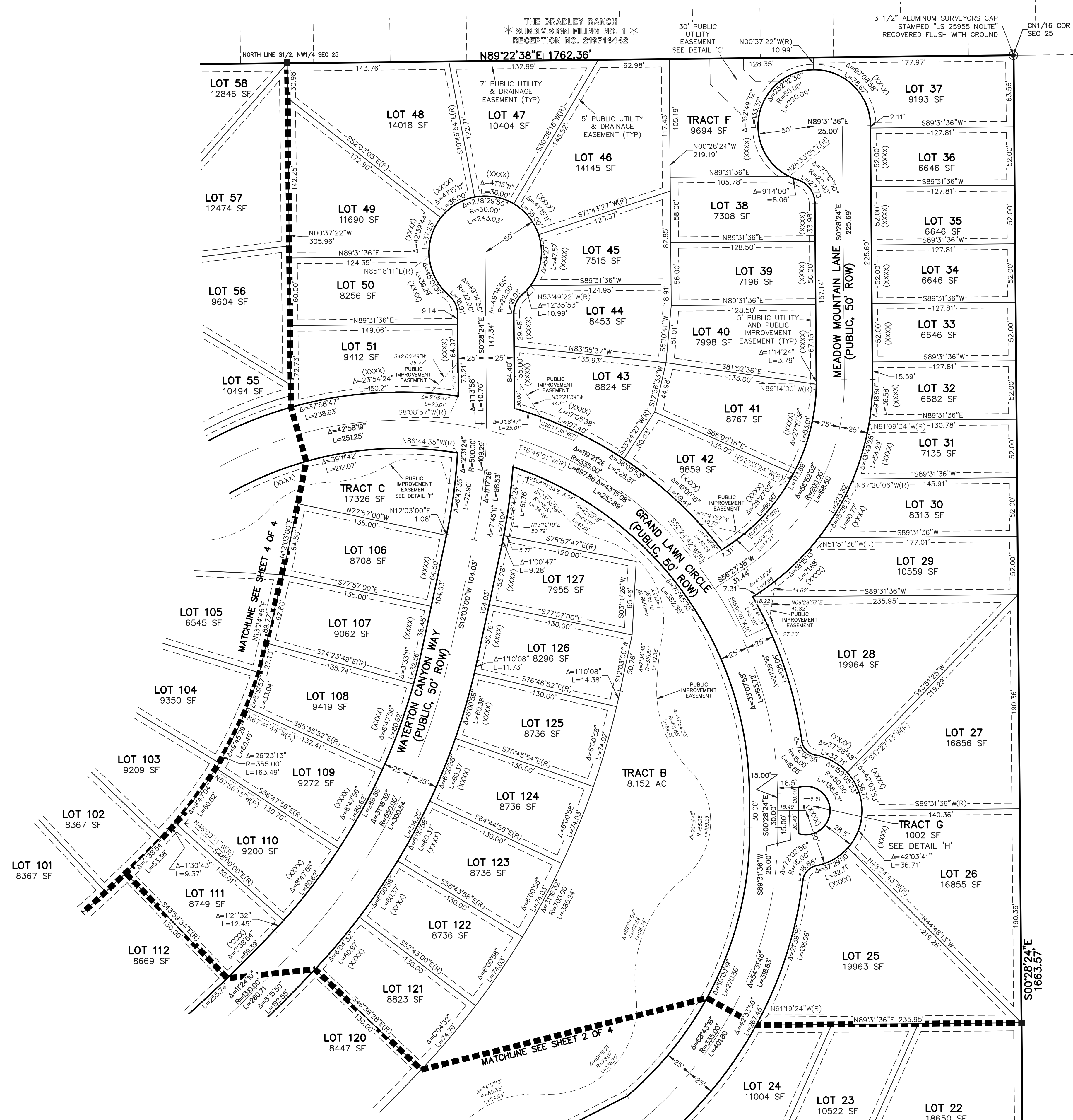


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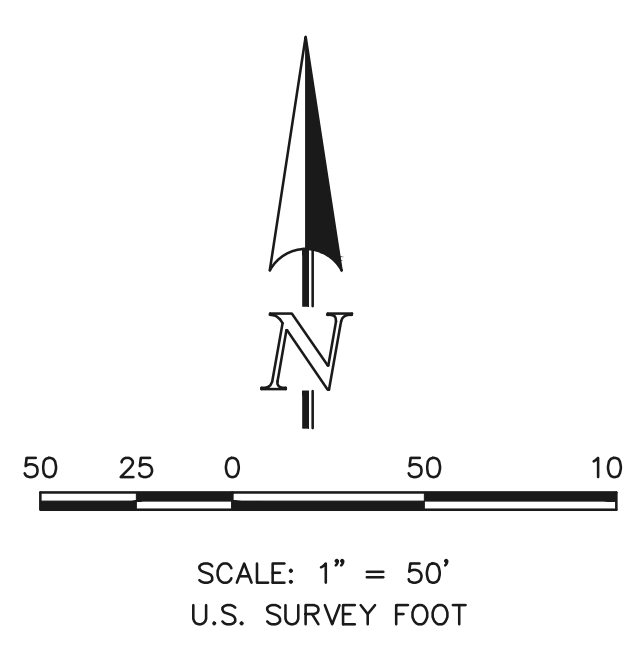
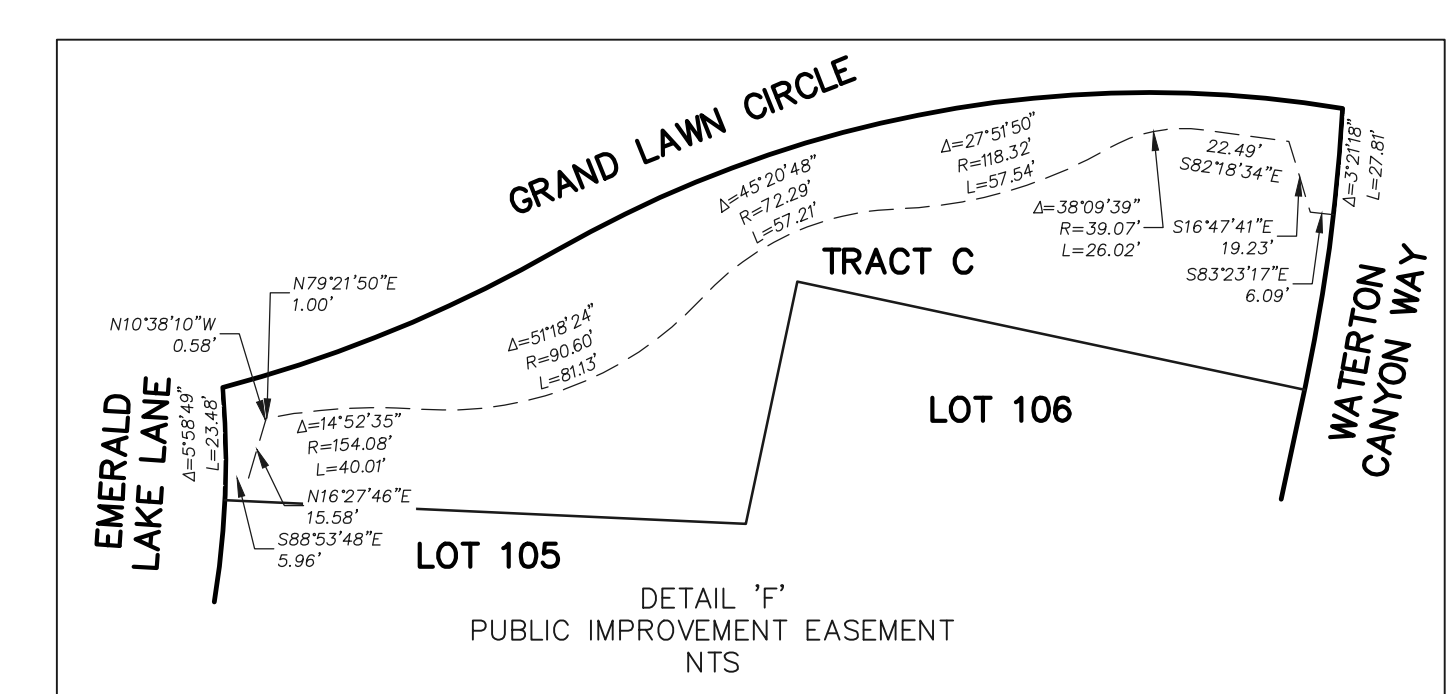
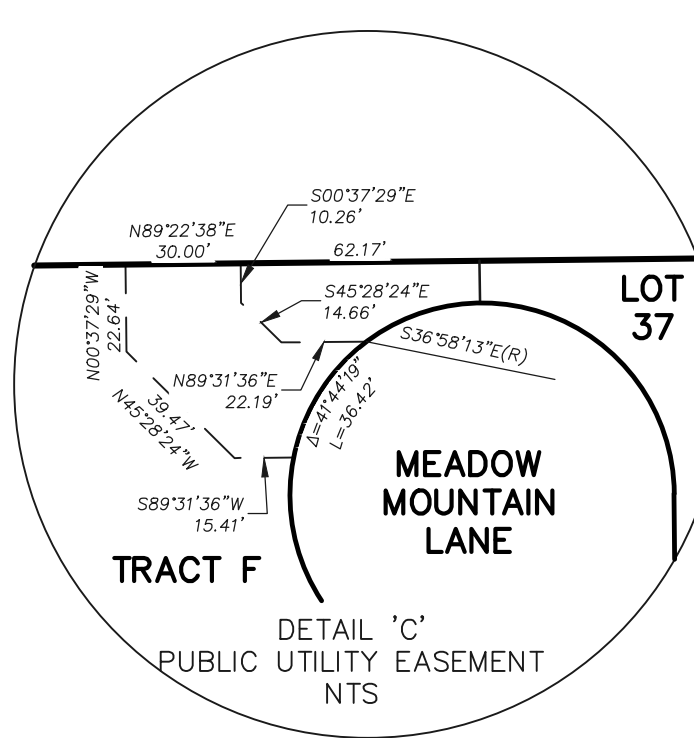


POINT OF COMMENCING
POINT OF BEGINNING

CORDERA FILING NO. 6-2



- LEGEND**
- NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLUS 30118" TO BE SET FLUSH WITH GROUND
 - NO. 5 REBAR AND 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "MATRIX PLUS 32822" RECOVERED FLUSH WITH THE GROUND, UNLESS NOTED OTHERWISE
 - (XXXX) ADDRESS
 - * NOT PART OF THIS PLAT
 - (R) RADIAL BEARING
 - SF SQUARE FEET
 - AC ACRES



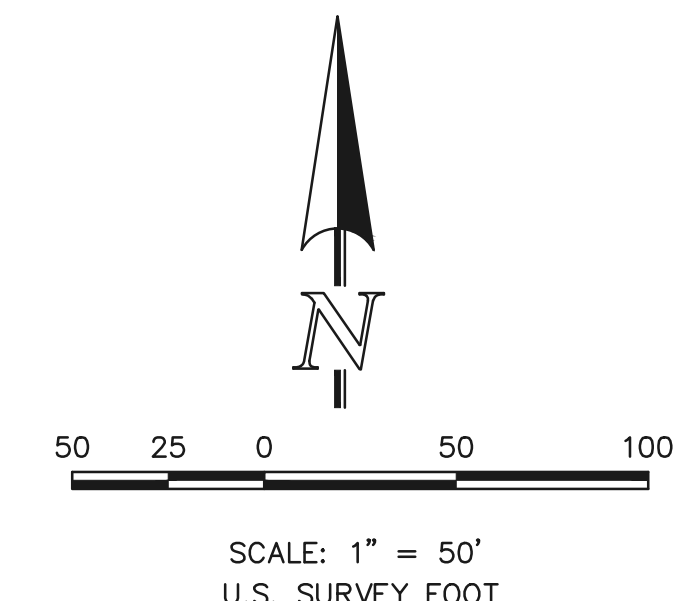
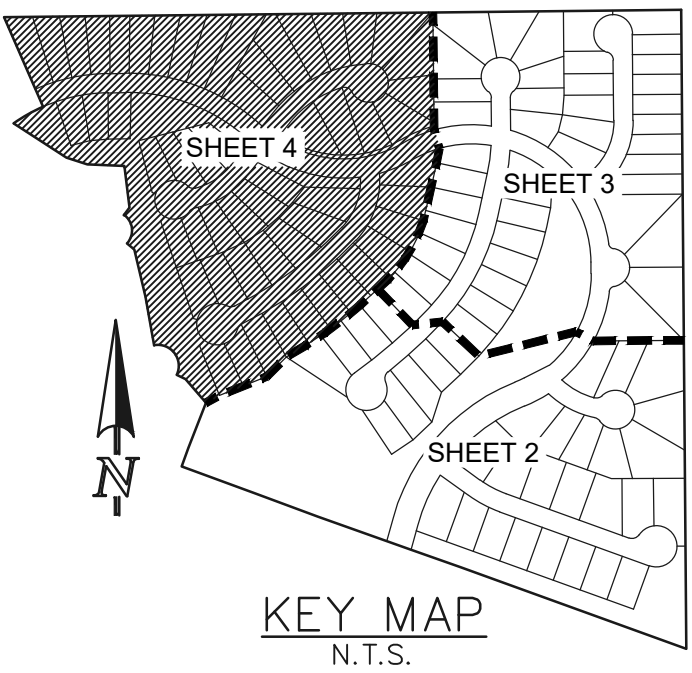
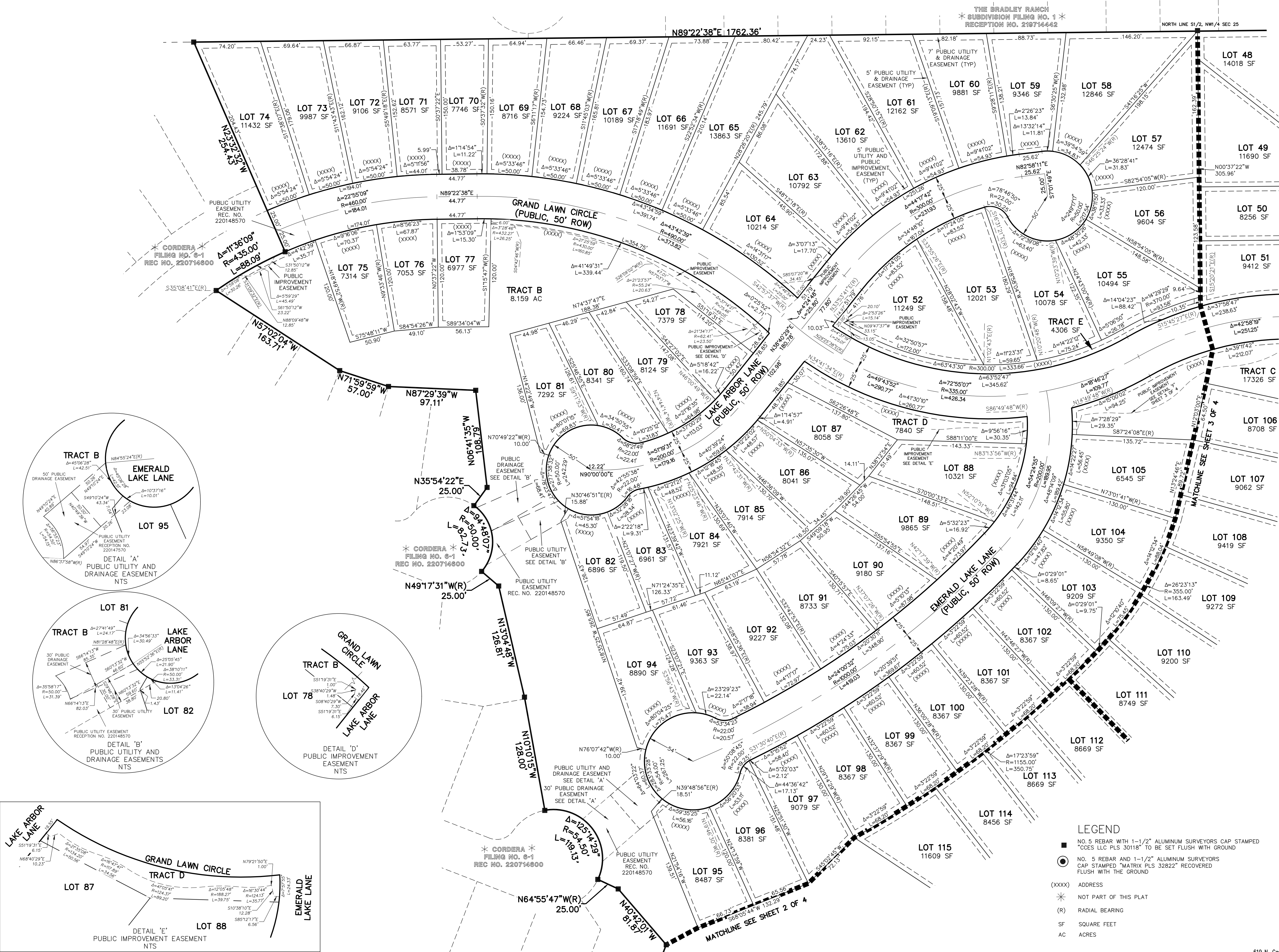
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CORDERA FILING NO. 6-2
JOB NO. 2193.67
SEPTEMBER 4, 2020
SHEET 3 OF 4



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
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CORDERA FILING NO. 6-2



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CORDERA FILING NO. 6-2
JOB NO. 2193.67
SEPTEMBER 4, 2020
SHEET 4 OF 4



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

- LEGEND
- NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH WITH GROUND
 - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "MATRIX PLS 32822" RECOVERED FLUSH WITH THE GROUND
 - (XXXX) ADDRESS
 - NOT PART OF THIS PLAT
 - (R) RADIAL BEARING
 - SF SQUARE FEET
 - AC ACRES