

FINAL PLAT CHURCH AT BRIARGATE FILING No. 1

A REPLAT OF A PORTION OF LOT 20, BLOCK B,
AMENDED FILING OF SPRINGCREST
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

KNOW ALL BY THESE PRESENTS:

That Briargate Church – Assembly of God, a Colorado nonprofit corporation, being the owner of the following described tracts of land to wit:

Lot 20, EXCEPT the South 20 feet thereof, in Block B, in Amended Filing of Spring Crest, El Paso County, Colorado, according to the plat thereof recorded December 7, 1959 in Plat Book B-2 at Page 20.

Containing a calculated area of 335,392 square feet (7.69954 acres), more or less.

DEDICATION:

The above owner has caused said tract of land to be surveyed and replatted into lots and public easements, as shown on the accompanying plat. This tract of land as herein platted shall be known as CHURCH AT BRIARGATE FILING No. 1 in the City of Colorado Springs, El Paso County, State of Colorado. 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 streets and public easements shall remain exclusively vested in the City of Colorado Springs.

IN WITNESS WHEREOF:

The aforementioned, Briargate Church – Assembly of God, a Colorado nonprofit corporation, has executed this

instrument this _____ day of _____, 20____.

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 20____, by _____, as _____ of Briargate Church – Assembly of God, a Colorado nonprofit corporation.

Witness my hand and seal _____

Address _____

My Commission expires _____

LIEN HOLDER:

_____, has executed this instrument
this _____ day of _____, 20____, A.D.

By: _____, its _____

NOTARIAL:

STATE OF _____ }
COUNTY OF _____ } SS

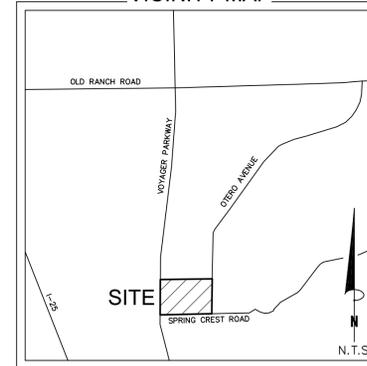
The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, as _____ of _____.

Witness my hand and official seal.

My Commission expires _____

Notary Public _____

VICINITY MAP



NOTES:

- 1) (9550) – Denotes street address.
- 2) This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance prepared by _____, Order No. _____ with an effective date of _____ at _____.
- 3) Basis of bearings is a portion of the north line of the property, monumented as shown and assumed to bear North 89 degrees 37 minutes 56 seconds East.
- 4) FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Numbers 08041C0506 G, effective date December 7, 2018, indicate that this parcel of land is located in Zone X (areas determined to be outside 500-year floodplain).
- 5) 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.
- 6) The linear units used in this drawing are U.S. Survey feet.
- 7) Approval of this replat vacates all prior plats for the area described by this replat.
- 8) 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.

FEES:

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

EASEMENTS:

Easements are as shown, with the sole responsibility for maintenance being vested with the property owners.

All utility 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.

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.

This statement 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 & Mapping, LLC

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of CHURCH AT BRIARGATE FILING No. 1.

City Engineer _____ Date _____

City Planning Director _____ Date _____

City Clerk _____ Date _____

RECORDING:

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 under Reception No. _____ of the records of El Paso County, Colorado.

STEVE SCHLEIKER, RECORDER

BY: _____
Deputy

SURCHARGE: _____

FEE: _____

CITY FILE No: SUBD-



COMPASS SURVEYING & MAPPING, LLC
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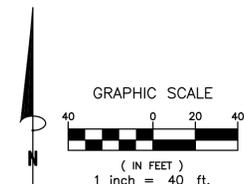
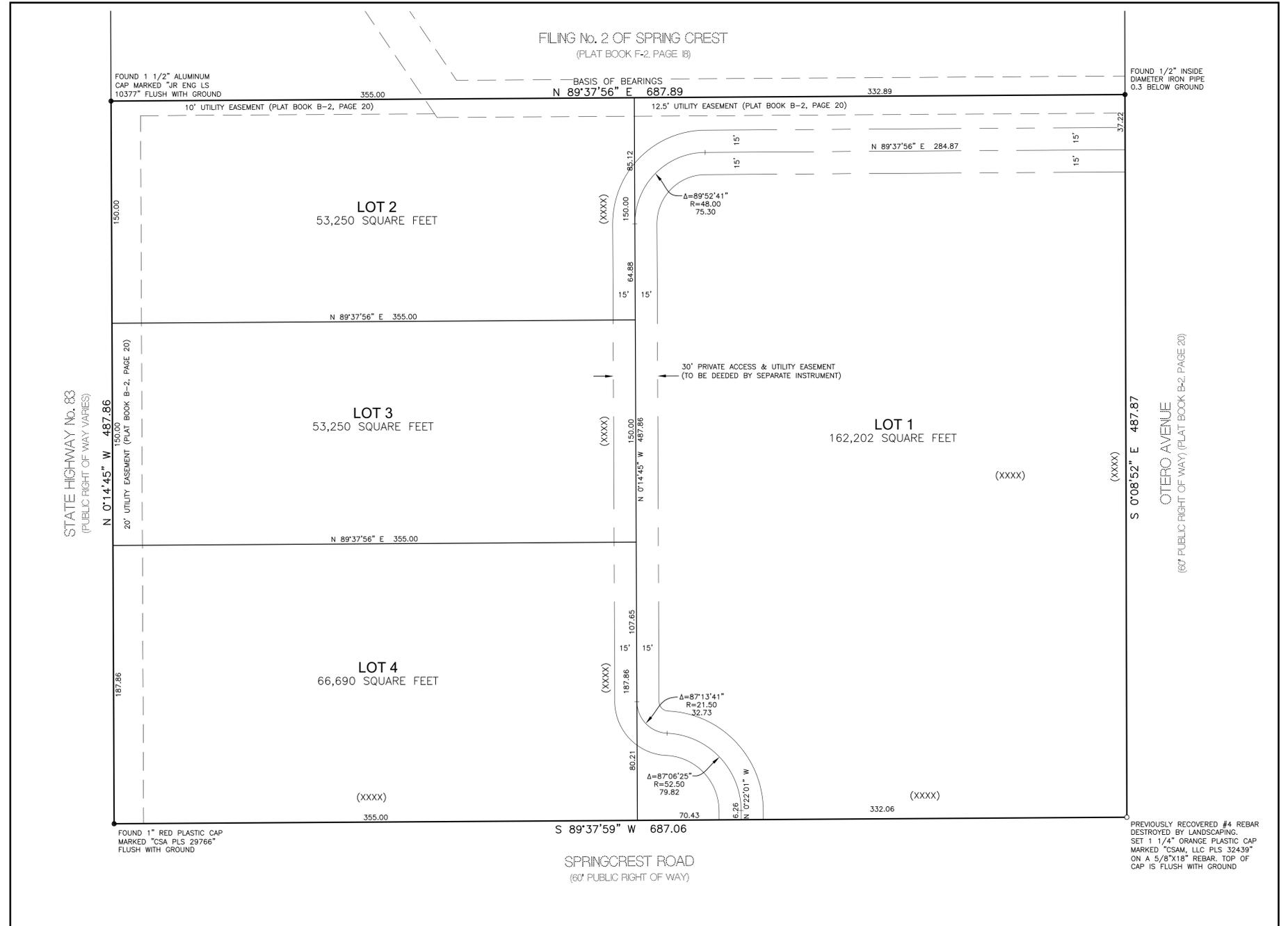
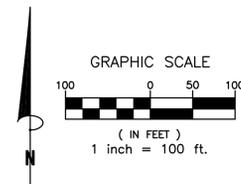
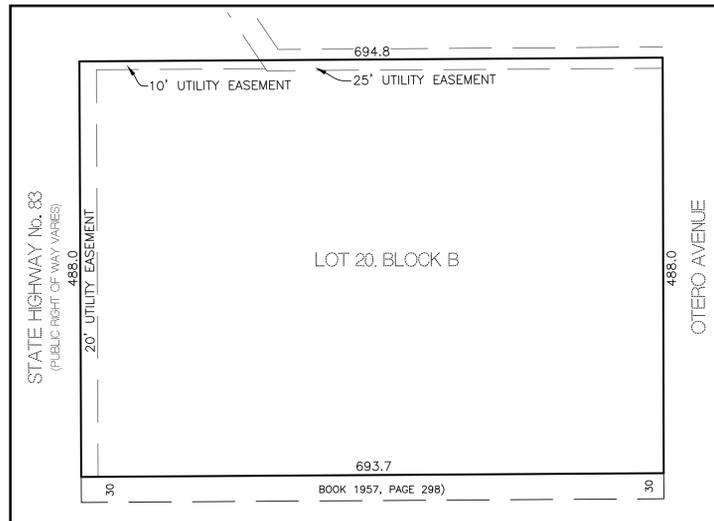
REVISIONS:	PROJECT NO.	24027
	DATE:	FEBRUARY 29, 2024
	DRAWN BY:	MSJ
	CHECKED BY:	MSJ
	SHEET:	1 OF 2

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CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

AS REPLATTED

AS CURRENTLY EXISTING



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		DRAWN BY:	MSJ
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		SHEET:	2 OF 2