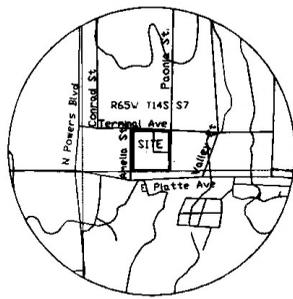
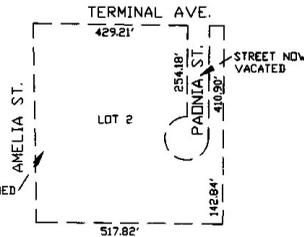


APPALOOSA HWY 24 SUBDIVISION
A VACATION AND REPLAT OF LOT 2, KAY TEE SUBDIVISION NO. 3
EL PASO COUNTY, COLORADO

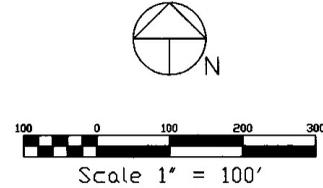
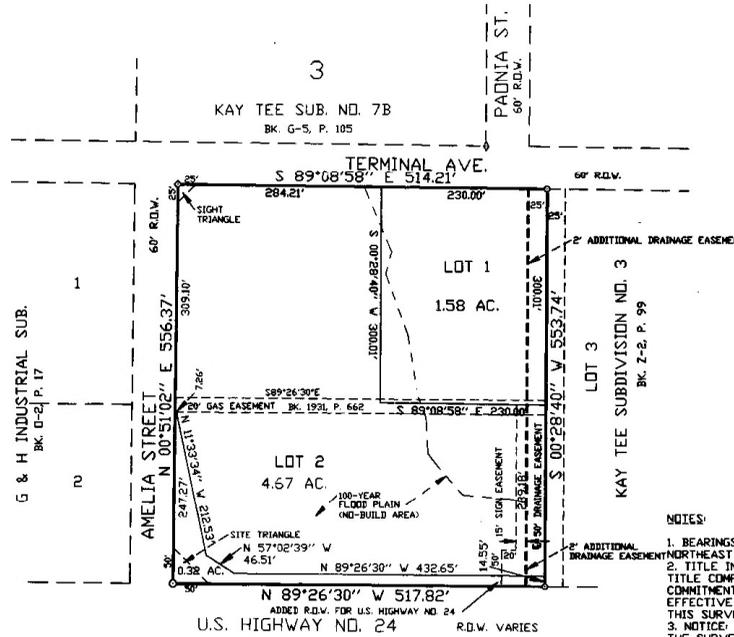


VICINITY MAP
1"=1000'



AS CURRENTLY PLATTED
1"=200'

LOTS ARE COMBINED
CO. RES. V-82-5



- LEGEND:
- SET #9853 AL. CAP DN #5 REBAR
 - SET #9853 WASHER DN PK NAIL IN CONCRETE
 - FOUND #2692 AL. CAP DN #5 REBAR
 - ▲ FOUND RED #25968 PLASTIC CAP DN #5 REBAR
 - ◇ FOUND #25955 AL. CAP DN #5 REBAR
 - ◆ FOUND #5 REBAR

NOTES:

1. BEARINGS ARE BASED ON THE RECORD BEARING OF S00°28'40"W FOR THE WEST LINE OF PADNIA STREET, FROM THE NORTHEAST CORNER OF KAY TEE SUB #7A TO THE SOUTHEAST CORNER OF KAY TEE SUB #7B.
 2. TITLE INFORMATION WAS PROVIDED BY THE CLIENT AS FOLLOWS:
TITLE COMPANY: LAWYERS TITLE INSURANCE CORPORATION
COMMITMENT NO. 1666941
EFFECTIVE DATE: MAY 21, 2000
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH OR OPINION.
 3. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THE 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 HEREIN.
 4. WATER SUPPLY IS PROVIDED BY CHEROKEE METROPOLITAN DISTRICT.
 5. SEWAGE TREATMENT IS PROVIDED BY CHEROKEE METROPOLITAN DISTRICT.
 6. THE APPROVAL OF THE REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
 7. THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION SHALL BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY. ACCESS TO LOTS MAY BE VIA COMMON ACCESS EASEMENTS.
 8. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
 9. THIS PROPERTY IS ENCUMBERED BY THE AVIGATION EASEMENT, GIVEN TO THE CITY OF COLORADO SPRINGS AS RECORDED AT RECEPTION # 260126-011.
 - NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATION INTO AND OUT OF THE COLORADO SPRINGS AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
 10. NO DIRECT ACCESS WILL BE ALLOWED TO STATE HIGHWAY 24 FROM ANY LOT.
 11. THIS PROPERTY IS ENCUMBERED BY A GAS PIPELINE EASEMENT AS RECORDED IN BOOK 1931 AT PAGE 662 (RECEPTION NUMBER 260074) OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
 12. ACCESS ON AMELIA STREET WILL BE LIMITED TO NO CLOSER THAN 135 FEET FROM THE INTERSECTION OF AMELIA STREET AND HIGHWAY 24.
 13. LOT 2 IS ENCUMBERED BY A FIFTY FOOT (50') SIGHT VISIBILITY TRIANGLE AT THE INTERSECTION OF AMELIA STREET AND HIGHWAY 24.
 14. LOT 2 IS ENCUMBERED BY A TWENTY FIVE FOOT (25') SIGHT VISIBILITY TRIANGLE AT THE INTERSECTION OF AMELIA STREET AND TERMINAL AVENUE.
 15. NO OBSTRUCTIONS GREATER THAN EIGHTEEN INCHES (18") IN HEIGHT ARE PERMITTED IN THE SIGHT TRIANGLES.
- APPROVED BY THE EL PASO COUNTY PLANNING DEPARTMENT DIRECTOR THIS 4th DAY OF December 2000 A.D.

Karen G. Pank
PLANNING DEPARTMENT DIRECTOR

THE ATTACHED PLAT OF THE "APPALOOSA HWY 24 SUBDIVISION" IS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO THIS 26th DAY OF October 2000 A.D.

Jeri C. Davidson-Hawells
VICE-CHAIRPERSON

STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2:27 O'CLOCK PM THIS 5th DAY OF November 2000 A.D. AND IS DULY RECORDED UNDER RECEPTION NUMBER 260126-011 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

J. PATRICK KELLEY, RECORDER

BY: *Vicki Kaye Tapia*
DEPUTY

FEES: 10
SURCHARGE: 71A

SCHOOL FEES: _____ PARK FEES: _____ DRAINAGE FEES: _____ BRIDGE FEES: _____

KNOW ALL MEN BY THESE PRESENTS:

THAT HY-POWER COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT: LOT 2 IN KAY TEE SUBDIVISION NO. 3, FORMERLY DESCRIBED AS LOTS 1 AND 2, KAY TEE SUBDIVISION NO. 3, AMENDED BY RESOLUTION FOR VACATION OF LOT LINES RECORDED IN BOOK 3612 AT PAGE 769, TOGETHER WITH PADNIA STREET VACATED BY RESOLUTION RECORDED IN BOOK 2807 AT PAGE 911, EL PASO COUNTY, COLORADO, AND CONTAINING 6.57 ACRES.

DEDICATION:

THE ABOVE DESCRIBED OWNER HAS CAUSED SAID TRACT OF LAND TO BE REPLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN, WHICH PLAT IS DRAWN TO A FIXED SCALE, AS INDICATED THEREON, AND ACCURATELY SETS THE BOUNDARIES AND DIMENSIONS OF SAID TRACT, AND THE LOCATION OF SAID LOTS AND EASEMENTS, WHICH TRACT SO PLATTED SHALL BE KNOWN AND THE "APPALOOSA HWY 24 SUBDIVISION", IN EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF:

THE AFORESAID OWNER HAS EXECUTED THIS INSTRUMENT THIS 26th DAY OF JUNE, 2000, A.D.

BY: *Raymond M. Church*
MANAGING PARTNER

STATE OF CO)
COUNTY OF CHERRY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF JUNE, 2000, A.D.
BY _____

MY COMMISSION EXPIRES: 4-6-04

Gare Ann Wilson
NOTARY PUBLIC

CERTIFICATION:

I, OLIVER E. WATTS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE ACCOMPANY PLAT WAS SURVEYED AND DRAWN UNDER MY DIRECTION AND SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1979, AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Oliver E. Watts
OLIVER E. WATTS COLORADO P.E.'S NO. 9853



EASEMENTS:

ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TWENTY FOOT (20') PUBLIC UTILITY EASEMENT. ALL PUBLIC UTILITY EASEMENTS ARE DEDICATED FOR PUBLIC UTILITY PURPOSES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED IN THE PROPERTY OWNER. COMMON ACCESS EASEMENTS ARE HEREBY DEDICATED FOR JOINT ACCESS AND EGRESS PURPOSES FOR THE EXCLUSIVE USE OF THE LOTS BEING SERVED BY THE EASEMENTS, WITH THE SOLE RESPONSIBILITY FOR CONSTRUCTION AND MAINTENANCE BEING VESTED WITH THE OWNERS OF THE LOTS BEING SERVED.

u # 10747