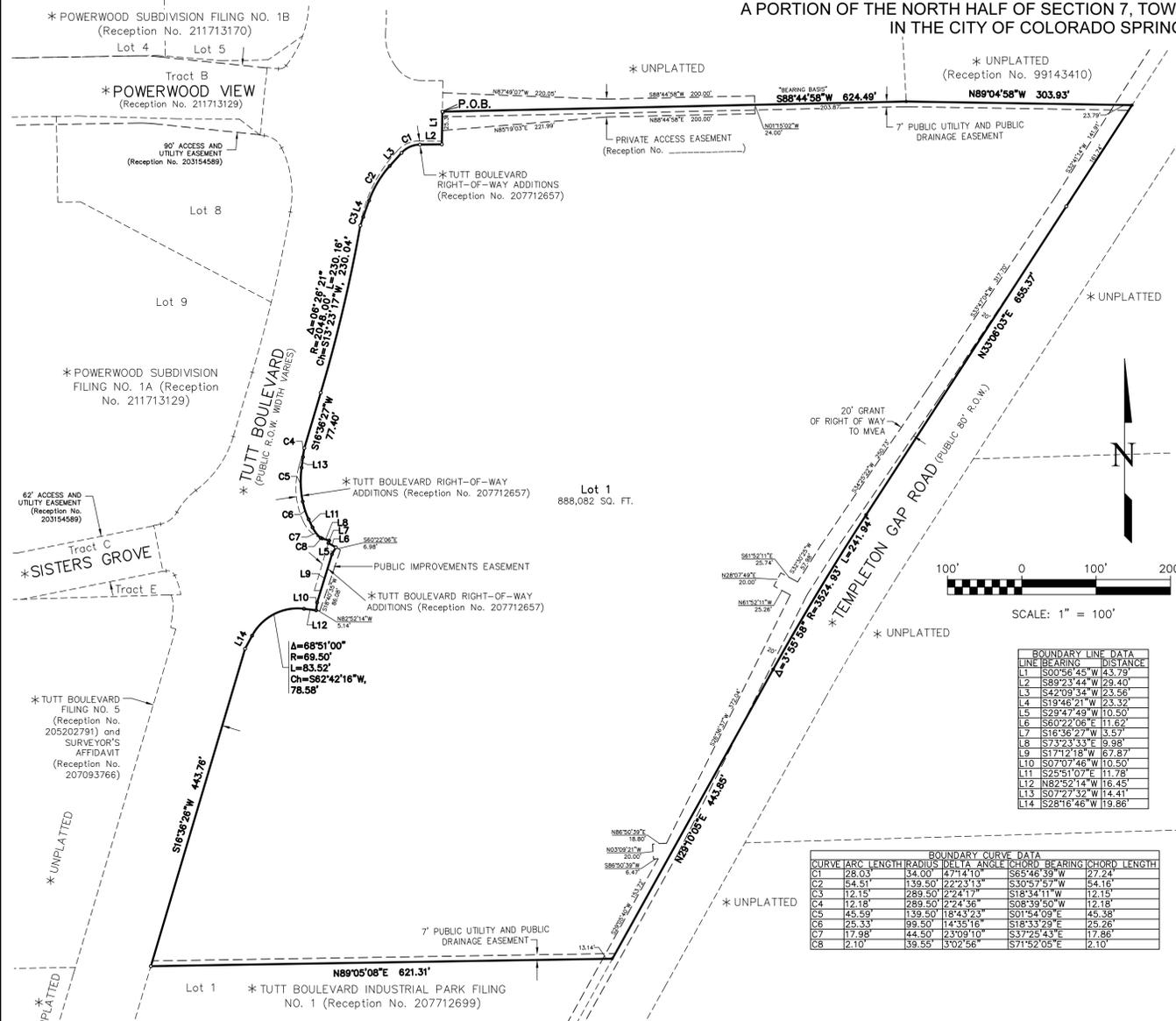


# ASCENT BY WATERMARK

A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



LINE	BEARING	DISTANCE
L1	S00°56'45"W	43.79
L2	S89°23'44"W	29.40
L3	S42°09'34"W	23.56
L4	S19°46'21"W	23.52
L5	S29°47'49"W	10.50
L6	S60°22'06"E	11.62
L7	S16°36'27"W	3.57
L8	S73°23'33"E	8.98
L9	S17°12'18"W	67.87
L10	S07°07'46"W	10.50
L11	S25°51'07"E	11.78
L12	N82°52'14"W	16.45
L13	S07°27'32"W	14.41
L14	S28°16'46"W	19.86

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	28.03	34.00	47°14'10"	S65°46'39"W	27.24
C2	54.51	139.50	22°23'13"	S30°57'57"W	54.16
C3	12.15	289.50	2°24'17"	S18°44'11"W	12.15
C4	12.18	289.50	2°24'36"	S08°39'50"W	12.18
C5	45.59	139.50	18°43'23"	S01°54'09"E	45.38
C6	25.33	39.50	14°35'18"	S18°33'29"E	25.26
C7	17.98	44.50	23°09'10"	S37°25'43"E	17.86
C8	2.10	39.55	3°02'56"	S71°52'05"E	2.10

## BE IT KNOWN BY THESE PRESENTS:

That THOMPSON THRIFT DEVELOPMENT, INC., an Indiana Corporation, being the owner of the following described tract of land to wit:  
 A parcel of land being a portion of the North One-Half of Section 7, Township 13 South, Range 65 West of the 6th p.m., situate in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Beginning at the midpoint of the most Easterly right-of-way width of that intersection of Tuttle Boulevard (right-of-way width varies) and Powerwood View (90' Access and Utility Easement mid East-West alignment) as platted within Lot 2, POWERWOOD SUBDIVISION FILING NO. 1 (Reception No. 203154589, El Paso County, Colorado records) (all bearings in this description are relative to those platted in said FILING) (the following twenty-six (26) courses are along the Easterly right-of-way line of Tuttle Boulevard (r.o.w. width varies) as platted within said FILING and/or as platted within TUTTLE BOULEVARD RIGHT-OF-WAY ADDITIONS (Reception No. 207712657, said El Paso County records) and as platted within TUTTLE BOULEVARD FILING NO. 5 (Reception No. 205202791, and as amended by Surveyor's Affidavit under Reception No. 207093766, said records), respectively; 1) S00°56'45"W, 43.79 feet; 2) S89°23'44"W, 29.40 feet; 3) on a curve to the left, said curve having a central angle of 47°14'10", a radius of 34.00 feet, an arc length of 28.03 feet; 4) S42°09'34"W, 23.56 feet; 5) on a curve to the left, said curve having a central angle of 22°23'13", a radius of 139.50 feet, an arc length of 54.51 feet; 6) S19°46'21"W, 23.52 feet; 7) on a curve to the left, said curve having a central angle of 02°24'17", a radius of 289.50 feet, an arc length of 12.15 feet; 8) on a non-tangent curve to the right, said curve having a central angle of 06°26'21", a radius of 2048.00 feet, an arc length of 230.16 feet (the chord to said curve bears S13°23'17"W, a distance of 230.04 feet); 9) S16°36'27"W, 77.40 feet; 10) on a curve to the left, said curve having a central angle of 02°24'36", a radius of 289.50 feet, an arc length of 12.18 feet; 11) S07°27'32"W, 14.41 feet; 12) on a curve to the left, said curve having a central angle of 18°43'23", a radius of 139.50 feet, an arc length of 45.59 feet; 13) on a compound curve to the left, said curve having a central angle of 14°35'16", a radius of 99.50 feet, an arc length of 25.33 feet; 14) S25°51'07"E, 11.78 feet; 15) on a curve to the left, said curve having a central angle of 23°09'13", a radius of 44.50 feet, an arc length of 17.98 feet; 16) on a compound curve to the left, said curve having a central angle of 03°02'56", a radius of 39.55 feet, an arc length of 2.10 feet; 17) S73°23'33"E, 8.98 feet; 18) S16°36'27"W, 3.57 feet; 19) S60°22'06"E, 11.62 feet; 20) S29°47'49"W, 10.50 feet; 21) S17°12'18"W, 67.87 feet; 22) S07°07'46"W, 10.50 feet; 23) N82°52'14"W, 16.45 feet; 24) on a curve to the left, said curve having a central angle of 68°51'00", a radius of 69.50 feet, an arc length of 83.52 feet; 25) S28°16'46"W, 19.86 feet; 26) S16°36'26"W, 44.37 feet; thence N89°05'08"E, 621.31 feet to a point on the Northwesterly right-of-way of Templeton Gap Road (80' r.o.w.) (the following three (3) courses are along said Templeton Gap Road's Northwesterly right-of-way line); 1) N29°10'05"E, 443.85 feet; 2) on a curve to the right, said curve having a central angle 03°55'58", a radius of 3524.93 feet, an arc length of 241.94 feet; 3) N33°06'03"E, 655.37 feet to the Southeasterly corner of that tract described by document (Reception No. 99143410, said records); thence N89°04'58"W along the Southerly line of said tract, 303.93 feet to the Southwesterly corner of said tract; thence N89°04'58"W along the Southerly line of said tract, 303.93 feet to the Southwesterly corner of said tract; thence S88°44'56"W, 624.49 feet to the Point of Beginning and the terminus point of this description;

Containing 20.388 acres (888,082 square feet), more or less.

## DEDICATION:

The above owner has caused said parcel of land to be surveyed and platted into a lot and easements as shown on the accompanying plat. 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 said 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 Public Easements shall remain exclusively vested in the City of Colorado Springs. This tract of land as herein platted shall be known as ASCENT BY WATERMARK, in the City of Colorado Springs, El Paso County, Colorado.

## IN WITNESS WHEREOF:

The aforementioned, THOMPSON THRIFT DEVELOPMENT, INC., an Indiana Corporation, has executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

THOMPSON THRIFT DEVELOPMENT, INC., an Indiana Corporation

Paul M. Thrift, President

## NOTARIAL:

STATE OF INDIANA }  
 COUNTY OF VIGO } SS

The above and aforementioned was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D. by Paul M. Thrift, President of THOMPSON THRIFT DEVELOPMENT, INC., an Indiana Corporation.

Witness my hand and seal \_\_\_\_\_

My commission expires \_\_\_\_\_

## MORTGAGEE/LIENHOLDER:

Dedication acknowledged and consent executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

\_\_\_\_\_  
 Lender

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Signer

\_\_\_\_\_  
 Title

## NOTARIAL:

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } SS

The above and aforementioned was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D. by \_\_\_\_\_

\_\_\_\_\_  
 of \_\_\_\_\_

Witness my hand and seal \_\_\_\_\_

My commission expires \_\_\_\_\_

## EASEMENTS:

Unless shown otherwise, the Northerly and Southerly boundary lines of ASCENT BY WATERMARK are hereby platted with a seven foot (7') easement for public utilities and public drainage purposes, and the sole responsibility for maintenance being vested with the property owners.

All 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 21212548 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.

## NOTES:

- o - Indicates boundary survey monument set with a #4 rebar with Surveyor's Cap, PLS No. 20681, except where noted otherwise.
  - - Indicates recovered survey monument as a #4 rebar with Surveyor's Cap, PLS No. 20681, except where noted otherwise.
  - \* - Indicates not a part of this plat.
- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by UNIFIED TITLE COMPANY, LLC on behalf of STEWART TITLE GUARANTY COMPANY, File No. 62852UTC, effective date June 15, 2019 at 7:30 a.m.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 080041C0529 G, effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be a Zone X "white" (area determined to be out of the 500 year flood plain).
- Basis of Bearings: All bearings are relative to a portion of the Northerly boundary line of this property, monumented as shown and assumed to bear S88°44'58"W, a distance of 624.49 feet.
- This site is subject to the ASCENT BY WATERMARK Covenants, Conditions and Restrictions as recorded under Reception No. \_\_\_\_\_, El Paso County, Colorado records.
- The property being platted herein in its entirety is subject to an Avigation Easement for public aviation purposes. Said Easement shall be considered a public easement and subject to those terms and conditions as specified on the instrument recorded at Reception No. 217069667 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.

## 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 and private improvements have been placed on file with the City of Colorado Springs.

## SURVEYOR'S CERTIFICATION:

The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and accurately shows the described parcel 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 professional knowledge, belief and opinion.

David V. Hostetler  
 Colorado Professional Land Surveyor No. 20681

PRELIMINARY COPY  
 SUBJECT TO  
 CITY APPROVAL

## CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of WESTGATE AT POWERS FILING NO. 2.

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.

SURCHARGE: \_\_\_\_\_ Chuck Broerman, Recorder

FEE: \_\_\_\_\_ BY: \_\_\_\_\_ Deputy

## FEES:

Park Fee: \_\_\_\_\_ Drainage Fee: \_\_\_\_\_  
 School Fee: \_\_\_\_\_ Bridge Fee: \_\_\_\_\_

CITY FILE NO. AR FP \_\_\_\_-\_\_\_\_

CALL BEFORE YOU DIG ...  
**811**  
 DIAL 811  
 48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

REVISIONS	Date	By	Description
No.	Date	By	Description
1	11/06/19	DVH	CLIENT COMMENTS

H Scale:	1" = 100'
V Scale:	N/A
Designed By:	N/A
Drawn By:	BRH
Checked By:	DVH
Date:	10/29/19

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 3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

FINAL PLAT  
 ASCENT BY WATERMARK

Project No.: 99162  
 Sheet: 1 of 1