

FINAL PLAT

CLEAR VIEW INDUSTRIAL PARK FILING No. 2B
BEING A REPLAT OF CLEAR VIEW INDUSTRIAL PARK FILING No. 2A
A PORTION OF THE EAST HALF OF THE EAST HALF OF
SECTION 2, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL BY THESE PRESENTS:

That Clear View Properties I LLC (Parcel A), and Dilligaf Leasing LLC (Parcel B), being the owners of the following described tracts of land to wit:

LEGAL DESCRIPTION

Parcel A: Lots 1A, 2A, and 4A, Clear View Industrial Park Filing No. 2A, County of El Paso, State of Colorado.

Address of Record: 3966, 3982, & 3998 S. Clear View Loop, Colorado Springs, CO

Parcel B: Lot 3A, Clear View Industrial Park Filing No. 2A, County of El Paso, State of Colorado.

Address of Record: 3950 S. Clear View Loop, Colorado Springs, CO

DEDICATION:

The above owners have caused said lots to be re-platted into the lots and easements as shown hereon. The undersigned does hereby grant and convey to the County of El Paso all easements for public use. The tract of land herein platted shall be known as "CLEAR VIEW INDUSTRIAL PARK FILING No. 2B", in the County of El Paso, State of Colorado.

OWNERS CERTIFICATE

The undersigned, being all the owners and mortgagees in the land described herein, have laid out, subdivided, and platted said lands into lots and easements as shown hereon under the name and subdivision of CLEAR VIEW INDUSTRIAL PARK FILING No. 2B. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado.

By: Clear View Properties I LLC (Parcel A) By: Dilligaf Leasing LLC (Parcel B)

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

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

By: Clear View Properties I LLC

Witness my hand and seal:

My Commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

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

By: Dilligaf Leasing LLC

Witness my hand and seal:

My Commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

LIEN HOLDER SUBORDINATION CERTIFICATE:

(Parcel B) The undersigned are all the mortgagees and lien holders of certain lands known herein as "CLEAR VIEW INDUSTRIAL PARK FILING No. 2B" in El Paso County, Colorado, and hereby subordinate the subject lien to the terms, conditions and restrictions of this document

COMPANY:

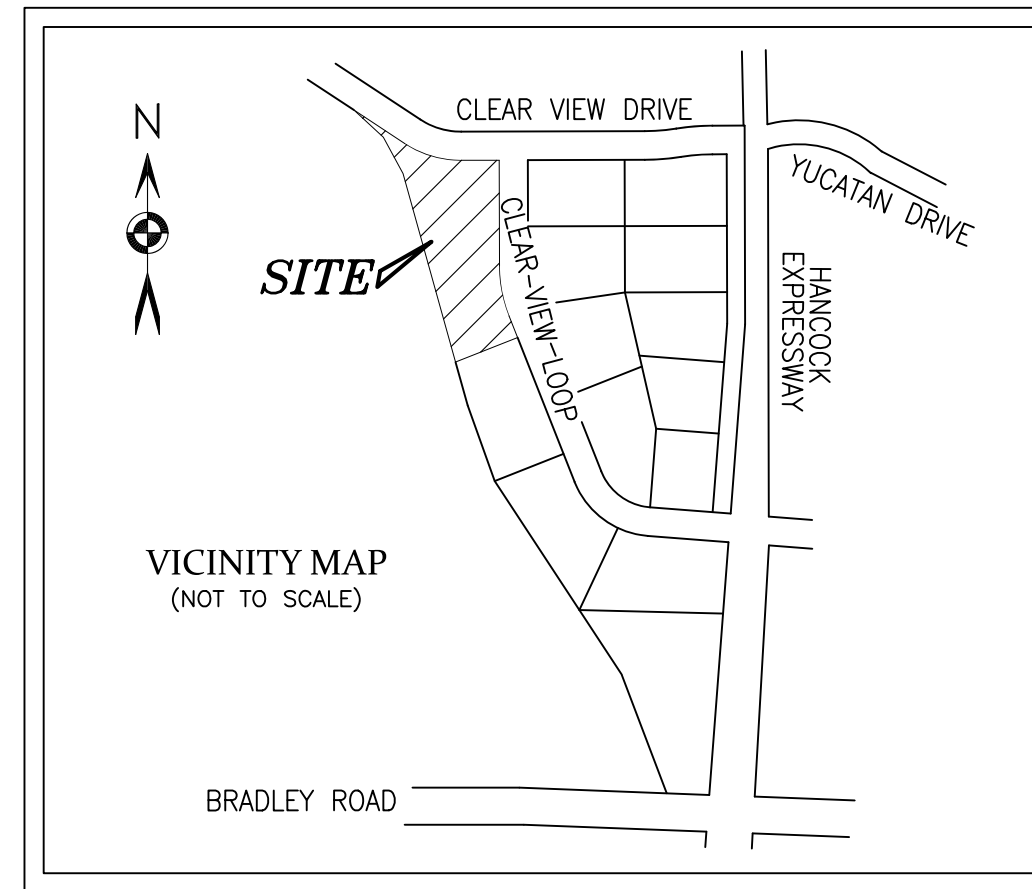
ADDRESS:

Executed this \_\_\_ day of \_\_\_, 20\_\_\_.

Mortgagee(s) and lien holder(s):

Name: Title:

for and on behalf of Adams Bank & Trust



NOTES

- 1. 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.
2. 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.
3. The lined units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
4. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record.
5. This survey was performed in the field on March 12, 2020.
6. The overall subject parcel contains a calculated area of 120,465.0 square feet (2.765 acres) of land, more or less.
7. BASIS OF BEARINGS: Bearings are based upon, and is assumed to bear N 15°35'14"W, a measured distance of 546.30 feet for the west line of Lots 1A, 2A, and 4A of Clear View Industrial Park Filing No. 2A, Reception No. 208712868, Records of El Paso county, Colorado, with said line being monumented at the north end by a 1" yellow plastic capped pin stamped "LS 30120" and at the south end by a 1.5" aluminum capped pin stamped "CCES LLC PLS 30118".
8. The property being platted herein in its entirety is subject to an avigation easement for public avigation purposes.
9. Notice: this property may be impacted by noise caused by aircraft operating into and out of the colorado springs municipal airport.
10. No electromagnetic, light, or any physical emission which might interfere with aircraft, avigation, communications or navigational aids to be allowed.
11. While not a requirement, residences constructed in this area should include FAA approved sound mitigation construction techniques to obtain at least a 25db reduction in interior noise.
12. No man-made or non-man-made obstructions shall be allowed to penetrate The 40:1 approach surface.
13. All exterior lighting plans shall be approved by the director of aviation to Prevent a hazard to aircraft.
14. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act.
15. The approval of this Replat vacates all prior plats for the area described by this plat.
16. Found and/or set monuments shown hereon are flush with grade unless noted otherwise.
17. Mailboxes shall be installed in accordance with all El Paso County Department of Public Works and United States Postal Service regulations.
18. At the time of approval of this project, this property is located within the Security Fire Protection District.
19. No driveway shall be established unless an access permit has been granted by El Paso County Planning and Community Development Department Engineering Division.
20. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Clear View Loop per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the Security Fire Protection District.
21. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
22. All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
23. A twenty-five foot (25') by twenty-five foot (25') site triangle no-build area exists for all corner lots. No obstruction greater than eighteen inches (18") is allowed in this area. The sight triangle shall be dedicated to El Paso County. Maintenance of the sight distance easements shall be the responsibility of the property owner.
24. No lot or interest there in, shall be sold, conveyed or transferred whether by deed or by contract, nor shall building permits be issued until and unless the required public improvements have been constructed and completed in accordance with the subdivision improvements agreement between the applicant and el paso county as recorded at rec. No. 207092639, in the office of clerk and recorder of el paso county, colorado, or in the alternative, other collateral is provided which is sufficient in the judgment of the board of county commissioners, to make provision for the completion of said improvements.
25. All structural foundations shall be located and designed by a professional engineer, currently licensed in the state of colorado.
26. A drainage report and geotechnical report (Entech Engineering, Inc., Dated October 1, 2020) have been submitted and are on file at the El Paso County Planning and Community Development Department.
27. Electric and gas service shall be provided by Colorado Springs Utilities.
28. Water and wastewater services for this subdivision are provided by the security water and sanitation district subject to the districts rules, regulations and specifications.
29. Lot 2B of this property is subject to a Private Detention Basin as recorded at Reception No. \_\_\_\_\_ of the records of El Paso County. Clear View Properties I LLC is responsible for maintenance of the subject drainage facilities.
30. Creation of Easement: Developer/Owner hereby grants the County a non-exclusive perpetual easement upon and across that portion of Lot 2B covered by a new drainage easement as shown on sheet 2. The purpose of the easement is to allow the County to access, inspect, clean, repair and maintain the detention basin/BMP(s); however, the creation of the easement does not expressly or implicitly impose on the County a duty to so inspect, clean, repair or maintain the detention basin/BMP(s).

FLOOD PLAIN CERTIFICATION:

According to the National Flood Insurance Program, Flood Insurance Rate Map Panel 08041C0763 G, with an effective date of December 18, 2018, the subject properties are located in FEMA Zone X (an area determined to be outside the 500-year floodplain)

EASEMENT STATEMENT:

Unless shown greater in width, all side and rear lot lines are hereby replatted with a six (6) foot easement for public utility and public improvement easement, and all exterior lot lines shall have a (7) drainage easement, with the sole responsibility for the maintenance of easements being vested with the individual property owner.

COUNTY APPROVAL

This plat for CLEAR VIEW INDUSTRIAL PARK FILING No. 2B was approved for filing by the El Paso County, Colorado

Planning and Community Development Department this \_\_\_ day of \_\_\_, 20\_\_\_.

The previous plat name in entirety is amended for the areas described by this Replat, subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception #208712868.

Planning and Community Development Director

SURVEYOR'S STATEMENT:

I, Spencer J. Barron, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000 ; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code, to the best of my knowledge, opinion, and belief. This certification is neither a warranty nor guarantee, either expressed or implied.

I attest the above on this \_\_\_ day of \_\_\_, 20\_\_\_.

Spencer J. Barron
Colorado registered PLS #38141
For and on behalf of Barron Land, LLC

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 \_\_\_, 20\_\_\_ 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: \_\_\_\_\_

SHEET LEGEND:

SHEET 1: Notes, project information, and certification

SHEET 2: As-platted and Re-platted conditions

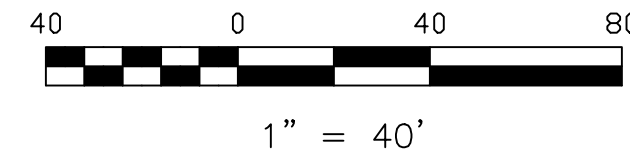
Table with columns: No., Remarks, Date, By. Includes BARRON LAND logo and contact information.

BARRON LAND logo and contact information: BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION, 2790 N. Academy Blvd. Suite 311, Colorado Springs, CO 80917, P: 719.360.6827, F: 719.466.6527, www.BARRONLAND.com

CLEAR VIEW INDUSTRIAL PARK  
FILING No. 2B

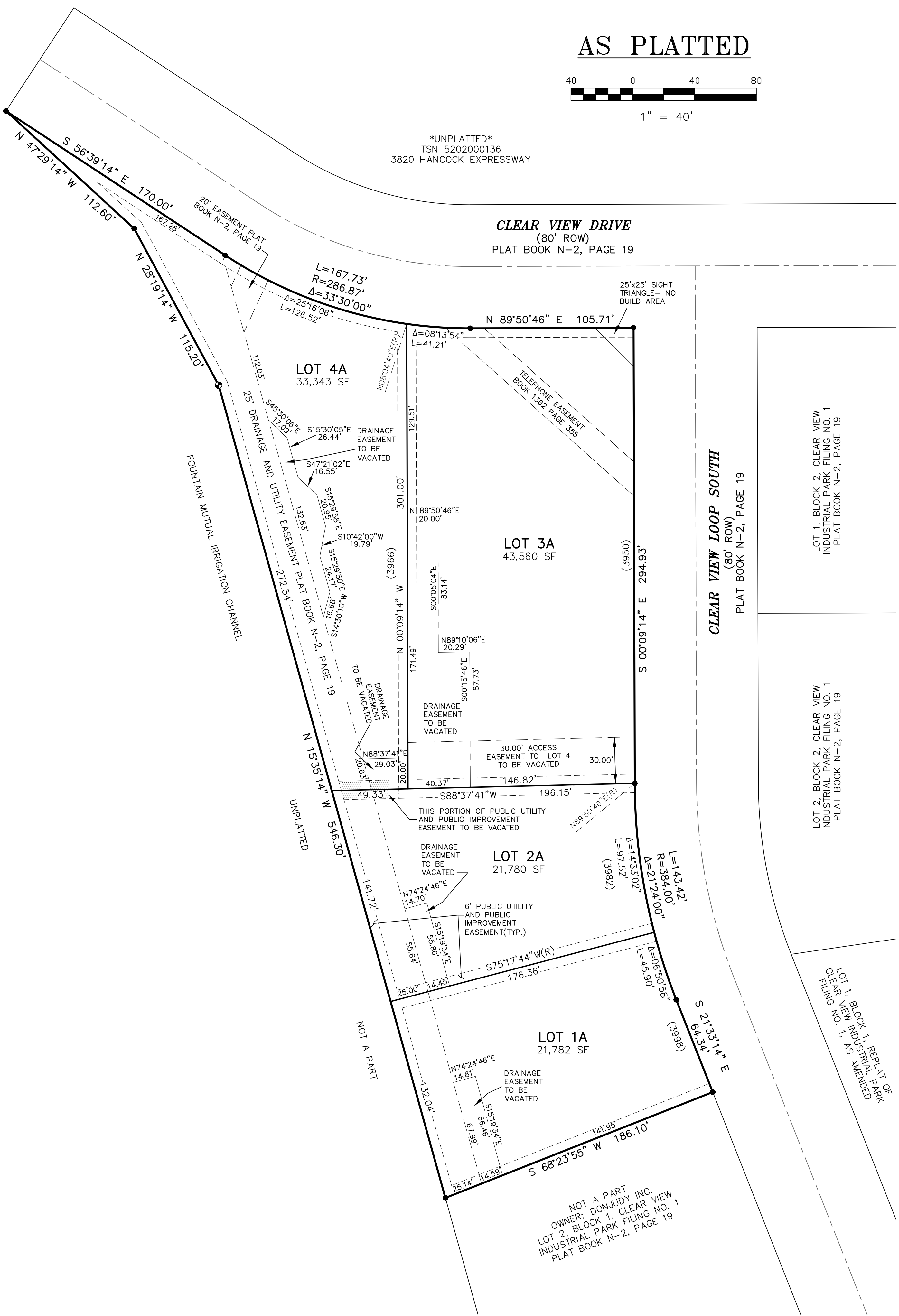
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COUNTY OF EL PASO, STATE OF COLORADO

AS PLATTED

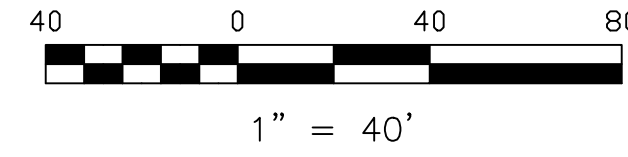


\*UNPLATTED\*  
TSN 5202000136  
3820 HANCOCK EXPRESSWAY

CLEAR VIEW DRIVE  
(80' ROW)  
PLAT BOOK N-2, PAGE 19

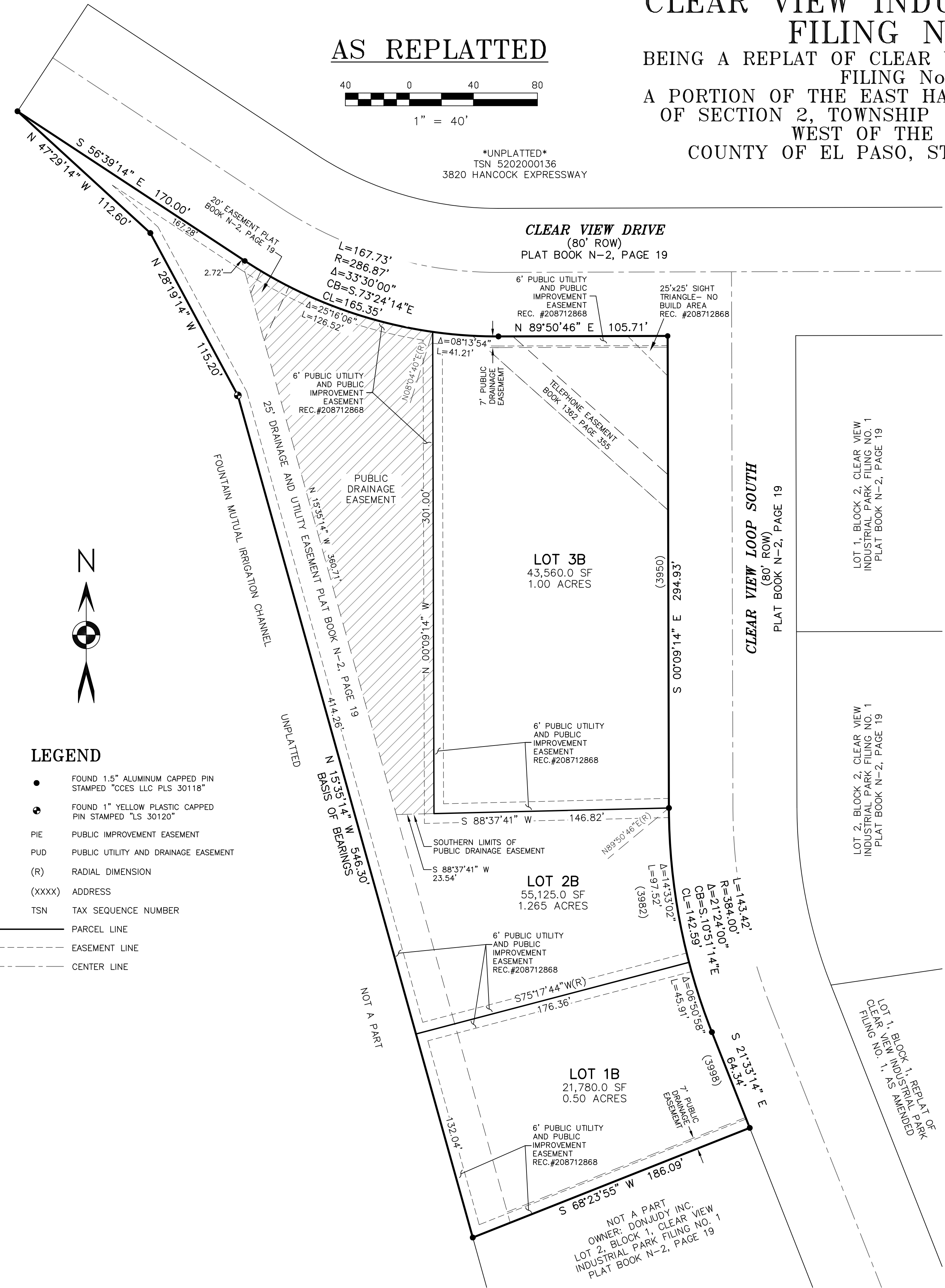


AS REPLATTED



\*UNPLATTED\*  
TSN 5202000136  
3820 HANCOCK EXPRESSWAY

CLEAR VIEW DRIVE  
(80' ROW)  
PLAT BOOK N-2, PAGE 19



LEGEND

- FOUND 1.5" ALUMINUM CAPPED PIN STAMPED "CCES LLC PLS 30118"
- FOUND 1" YELLOW PLASTIC CAPPED PIN STAMPED "LS 30120"
- PIE PUBLIC IMPROVEMENT EASEMENT
- PUD PUBLIC UTILITY AND DRAINAGE EASEMENT
- (R) RADIAL DIMENSION
- (XXXX) ADDRESS
- TSN TAX SEQUENCE NUMBER
- PARCEL LINE
- - - EASEMENT LINE
- - - CENTER LINE

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No.	REVISIONS	Date	By
1	Address Comments	1/22/21	TAH
2	Address Comments	3/05/21	TAH

**BARRON LAND**  
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION  
2790 N. Academy Blvd., Suite 311 P: 719.360.6827  
Colorado Springs, CO 80917 F: 719.466.6527  
www.BARRONLAND.com  
PROJECT No.: 20-019 SHEET 2 OF 2