

FINAL PLAT

NATIVE SUN CONSTRUCTION FILING No. 1
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 35,
 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that Native Sun Materials Inc., a Colorado Corporation, being the Owner of certain lands in the Town of Monument, El Paso County, Colorado, described as follows:

PARCEL A:

A STRIP OF LAND 60 FEET IN WIDTH OVER AND ACROSS THAT PORTION OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 35, (ALL BEARINGS ARE ON THE COLORADO COORDINATE SYSTEM, CENTRAL ZONE); THENCE NORTH 00 DEGREES 25 MINUTES 10 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER, 670.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE SOUTH 63 DEGREES 49 MINUTES 34 SECONDS EAST, 66.62 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 10 SECONDS EAST ALONG A LINE THAT IS 60.00 FEET EASTERLY FROM AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST ONE-QUARTER, 1987.16 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER; THENCE WESTERLY, ALONG SAID NORTH LINE, 60.00 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER; THENCE SOUTH 00 DEGREES 25 MINUTES 10 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER, 1958.22 FEET TO THE POINT OF BEGINNING AND EXCEPTING HEREFROM, ANY PORTION LYING WITHIN THAT TRACT OF LAND CONVEYED ON JANUARY 13, 1915, IN BOOK 534, AT PAGE 571 IN THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

THAT PART OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 35; (ALL BEARINGS ARE ON THE COLORADO COORDINATE SYSTEM, CENTRAL ZONE); THENCE NORTH 00 DEGREES 25 MINUTES 10 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER, 549.76 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD, AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE CONTINUE NORTH 00 DEGREES 25 MINUTES 10 SECONDS EAST, ALONG SAID WEST LINE, 120.24 FEET; THENCE SOUTH 63 DEGREES 49 MINUTES 34 SECONDS EAST, 1499.79 FEET TO THE SOUTHEAST CORNER OF THE WEST ONE HALF OF SAID NORTHEAST ONE-QUARTER; THENCE SOUTH 89 DEGREES 39 MINUTES 33 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 35, 1041.65 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID DENVER AND RIO GRANDE WESTERN RAILROAD; THENCE NORTH 48 DEGREES 25 MINUTES 42 SECONDS WEST TO THE TANGENT OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 33 DEGREES 02 MINUTES 35 SECONDS, A RADIUS OF 921.12 FEET, AN ARC DISTANCE OF 531.22 FEET, AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD; THENCE NORTH 15 DEGREES 23 MINUTES 07 SECONDS WEST, TANGENT TO THE LAST DESCRIBED CURVE, AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE SAID DENVER AND RIO GRANDE WESTERN RAILROAD 106.91 FEET TO THE POINT OF BEGINNING.

Containing a calculated area of 465,628.51 SQ. FT., 10.689 ACRES of land, more or less.

have by these presents laid out, subdivided and platted the same into the lots and tract as shown on this plat, under the name and style of NATIVE SUN CONSTRUCTION FILING No. 1.

Tract A is hereby dedicated to the Town of Monument for a public Street.

The aforementioned, NATIVE SUN MATERIALS INC., a Colorado Corporation, has executed this instrument this

____ day of _____, 20____, A.D.

 (name and title)

Native Sun Materials Inc
 3107 W. Colorado Ave. #312
 Colorado Springs, CO 80904

STATE OF COLORADO }
 COUNTY OF EL PASO } SS

Signed this ____ day of _____, 20____, A.D.

County _____, State _____

Witness my hand and seal:

Notary Public _____

My Commission expires _____

TITLE CERTIFICATE:

I, an authorized representative of _____, a title insurance company licensed to do business in the State of Colorado, have made an examination of the public records and state that all owners, mortgagees, and lienholders of the property are listed in the certificate of ownership and dedication.

Signed this ____ day of _____, 20____, A.D.

By: _____, as _____ of _____

STATE OF COLORADO }
 COUNTY OF EL PASO } SS

Signed this ____ day of _____, 20____, A.D.

County _____, State _____

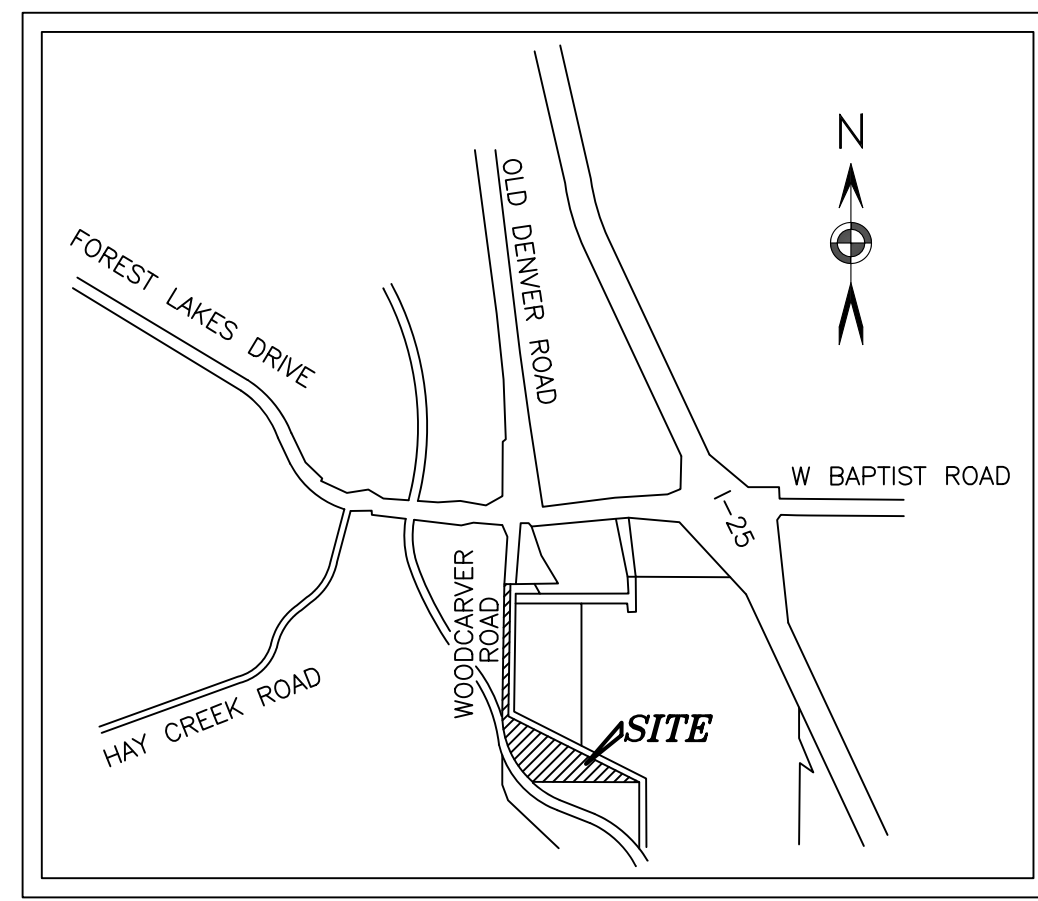
Witness my hand and seal:

My Commission expires _____

Notary Public _____

FLOOD PLAIN CERTIFICATION:

The Federal Emergency Management Agency, Flood Insurance Rate Map (FIRM) No. 08041C0286G, effective date December 7, 2018, indicates this proposed parcel of land to be located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).



VICINITY MAP
 (NOT TO SCALE)

SURVEYOR'S NOTES

- 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.
- 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.
- The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
- Any underground or above ground utilities shown hereon have been located from field survey information. Barron Land, LLC does not guaranty said underground utilities to be shown in their exact location and that said underground utilities are shown in their entirety. Barron Land, LLC did not physically enter any manholes or inlets to verify size and material. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- This survey does not constitute an ALTA survey and/or a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment Order No. SC55082371.1-2, with an effective date of September 4, 2020 as provided by Old Republic National Title Insurance Company and Land Title Guarantee Company. Subject Parcel A and Parcel B as described by this commitment.
- This survey was performed in the field on July 10, 2020.
- The overall subject parcel contains a calculated area of 465,628.51 square feet (10.689 acres) of land, more or less. The subject parcel consisted previously of Parcels A and B; now as Lots 1-2 and Tract A. Said Tract A is 12,000 square feet and is to be dedicated as public right-of-way.
- FIELD MEASURED BASIS OF BEARINGS: Bearings are based upon the West line of the Northeast Quarter of Section 35, Township 11 South, Range 67 West of the 6th P.M., monumented at the North end with 2" brass cap in concrete stamped "PLS 35585" and monumented at the South end with a #6 rebar w/ 2" aluminum cap stamped "PLS 18465", and is assumed to bear N 00°25'10" E, a field measured distance of 2628.14 feet.
- Found and or set monuments shown hereon are flush with grade unless noted otherwise.
- Notice: 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 Airman 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 with the land.
- All lots and the tract within this subdivision are subject to an Avigation Easement to the United States Air Force Academy as recorded under Reception No. _____ in the office of the Clerk and Recorder of El Paso County, Colorado.
- The Property is subject to the water rights and plan for augmentation adjudicated in Case No. 19CW3068, District Court in and for Water Division 2, State of Colorado.
- Sanitary sewer service for the Property will be provided by the Forest Lakes Metropolitan District.
- Unless Owner is able to serve future development of the Property with one or more adjudicated wells, at such time as future development of the Property requires a connection to a municipal water service, and if a municipal water provider decides at its sole discretion to provide water service to the Property, Owner will deed all water rights associated with the Property to the water provider (the Town of Monument or Forest Lakes Metropolitan District), which can provide such water service to the Property in accordance with the provider's regulations.

NET PLATTED AREAS:

- Overall subject parcel: 465,628.51 square feet (10.689 acres)
- Lot 1: 378,851.87 square feet (8.697 acres) 81.36%
- Lot 2: 74,776.64 square feet (1.717 acres) 16.06%
- Tract A: 12,000.00 square feet (0.275 acres) 2.58%

PROJECT CONTACT INFORMATION:

OWNER: Native Sun Materials/Construction
 3107 W. Colorado Ave. #312
 Colorado Springs, CO 80904
 PH: 719-593-5874

LAND PLANNER: Patten Associates, Inc.
 4271 Horse Gulch Loop, Colorado Springs, CO 80924
 PH: 970-846-9111

ENGINEER: CD Civil Design, LLC
 2013 Stoneleigh Trail
 Monument, CO 80132
 PH: 719-271-1175

SURVEYOR: Barron Land, LLC
 2790 N. Academy Blvd Ste. 311
 Colorado Springs, CO 80917
 PH: 719-360-6827

PLANNING DEPARTMENT REVIEW:

This plat was reviewed by the Town of Monument Planning Department this ____ day of _____, 20____.

 Planning Director

TOWN APPROVAL:

This plat is approved for filing and the Town hereby accepts the dedications shown hereon and further accepts the dedication of the easements shown hereon for the purposes stated.

 MAYOR DATE _____

ATTEST:

 TOWN CLERK DATE _____

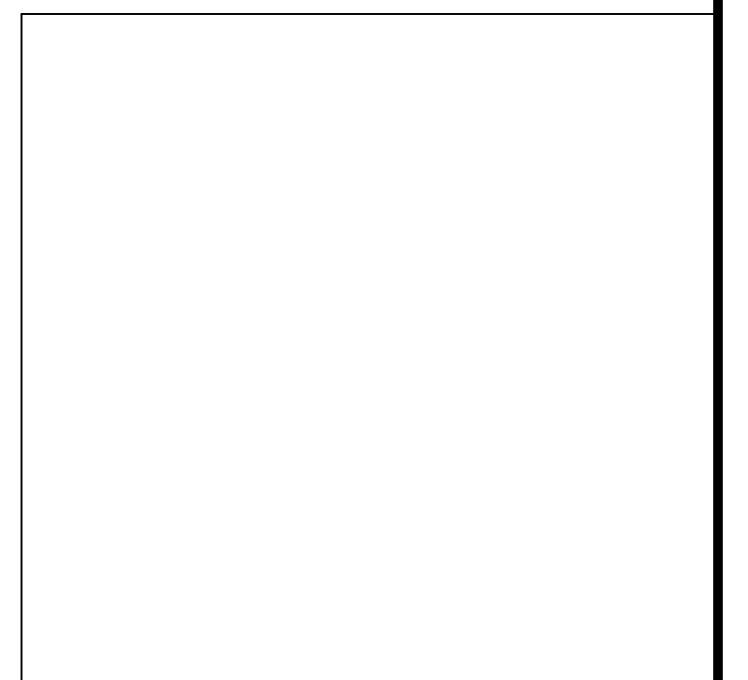
SURVEYOR'S STATEMENT:

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/her 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/her knowledge and belief.

This certification is neither a warranty nor guarantee, either expressed or implied.

 Spencer J. Barron
 Colorado Professional Land Surveyor No. 38141
 For and on behalf of Barron Land, LLC

EL PASO COUNTY RECORDER



REVISIONS			
No.	Remarks	Date	By
1	Comments	9/30/21	TH
2	Comments	12/17/21	TH

SHEET LEGEND:

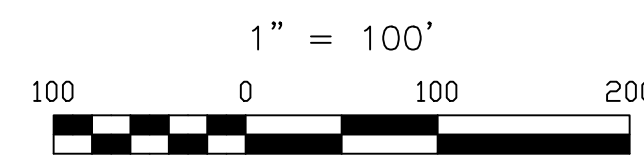
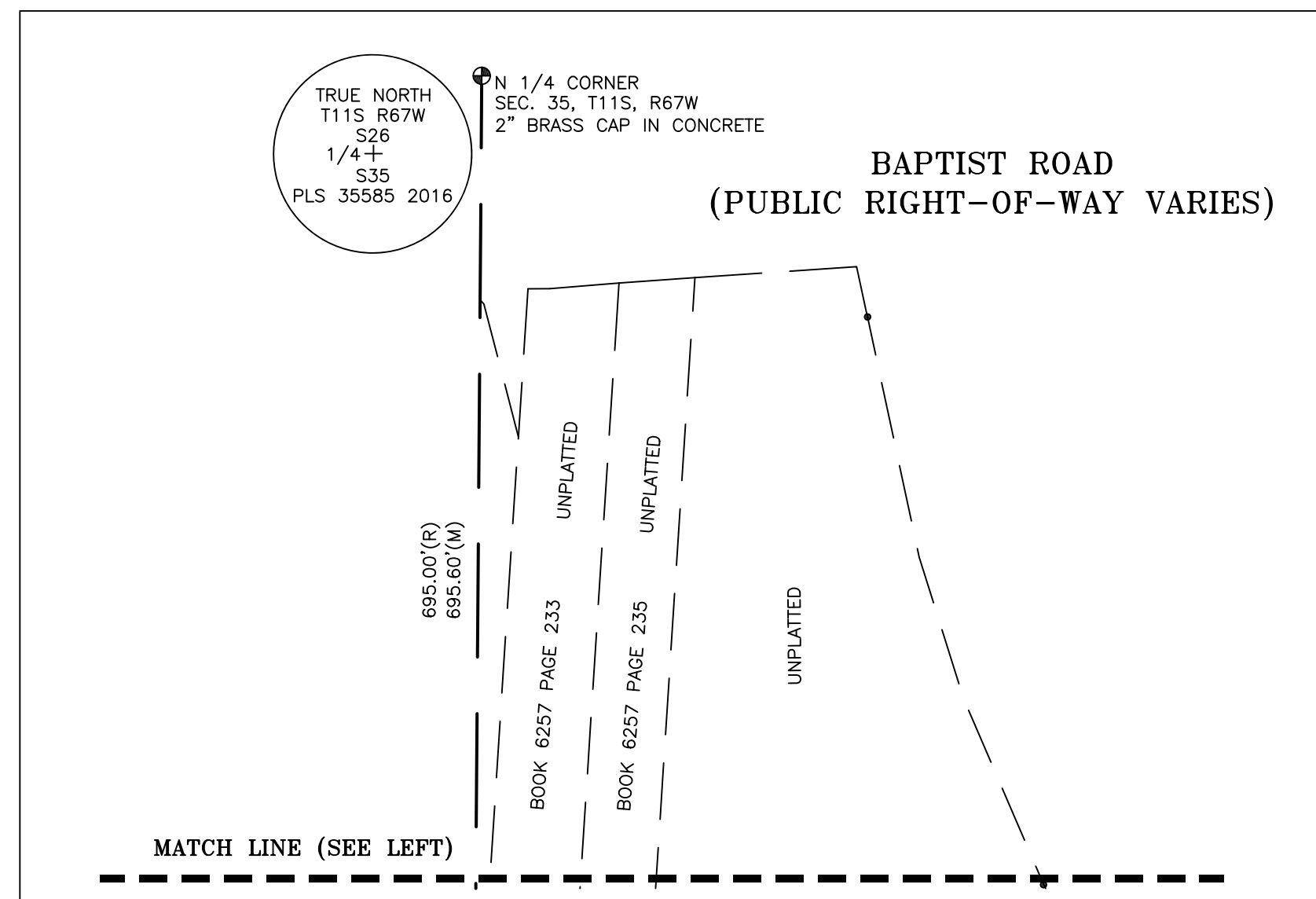
- SHEET 1: Notes, project information, and certification
- SHEET 2: Boundary, Lot, & Easement Details

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.: 20-046 SHEET 1 OF 2

FINAL PLAT

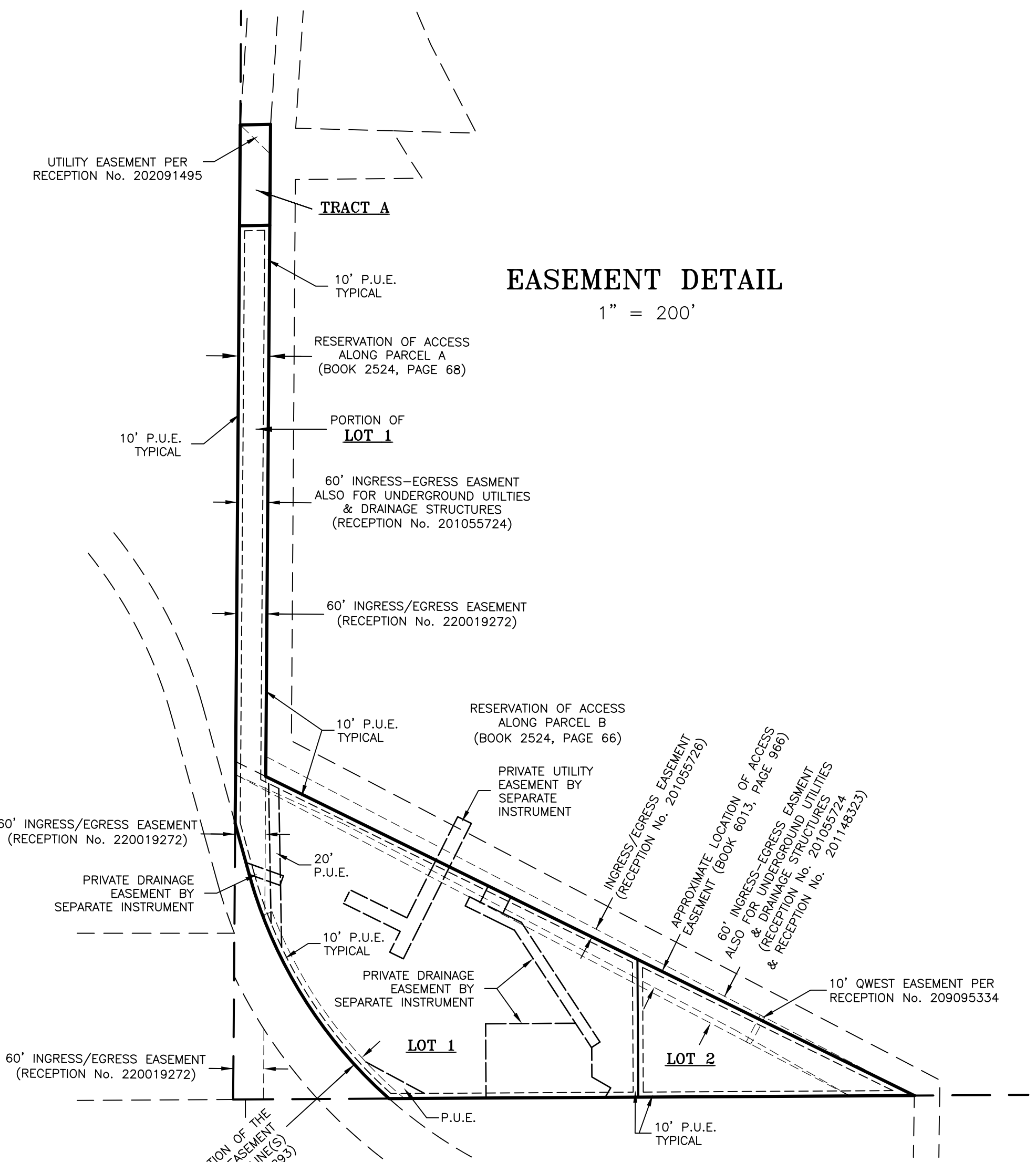
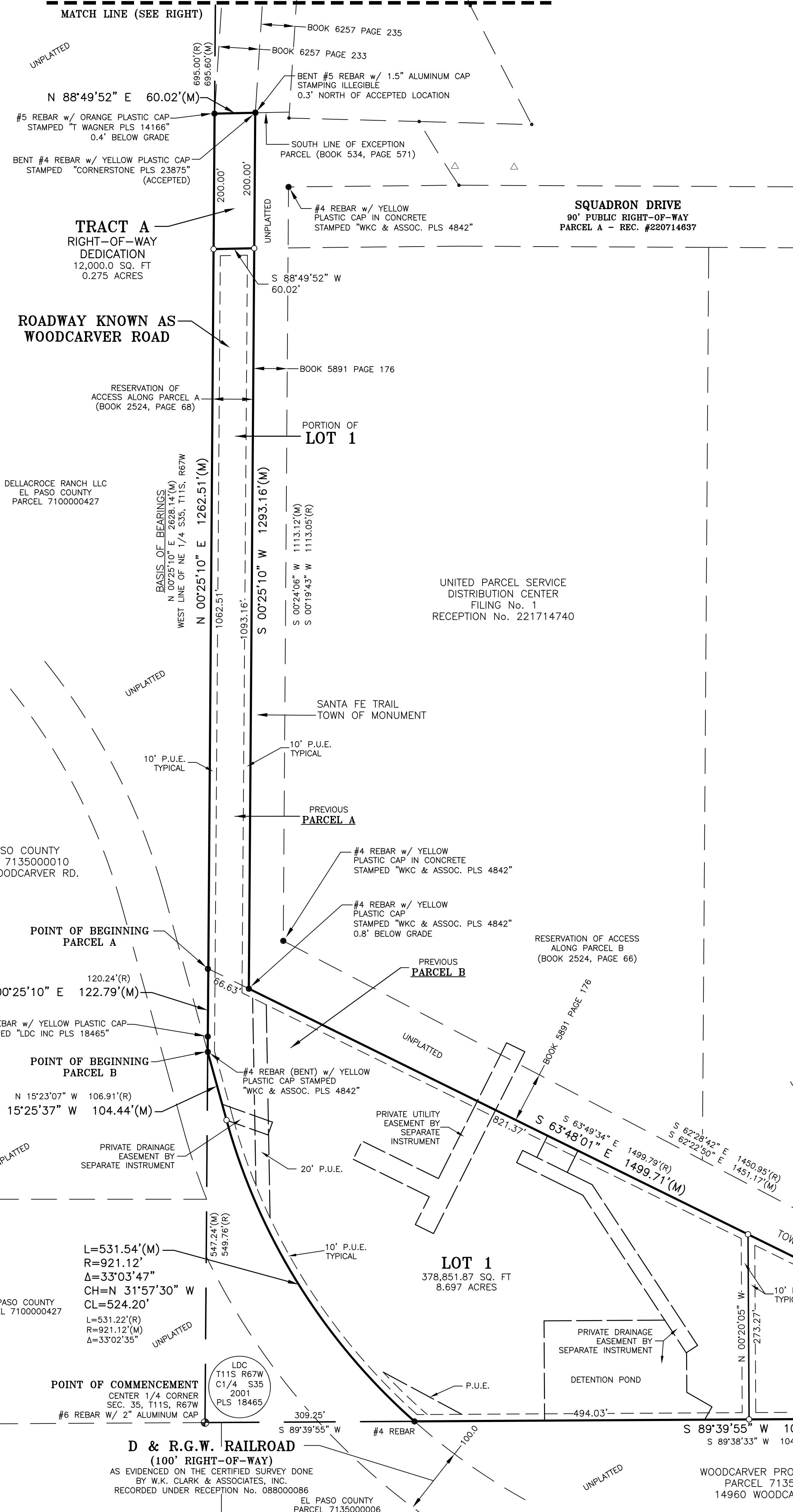
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FILING No. 1

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TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF
COLORADO



LEGEND

- FOUND MONUMENT AS NOTED HEREON
- SET No. 5 REBAR AND ORANGE PLASTIC CAP STAMPED "PLS 38141"
- (M) FIELD-MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS WHERE AVAILABLE
- (C) CALCULATED DIMENSIONS
- T.O.M. TOWN OF MONUMENT
- E.P.C. EL PASO COUNTY
- P.U.E. PUBLIC UTILITY EASEMENT



EASEMENT DETAIL

1" = 200'

D & R.G.W. RAILROAD
(100' RIGHT-OF-WAY)

AS EVIDENCED ON THE CERTIFIED SURVEY DONE
BY W.K. CLARK & ASSOCIATES, INC.
RECORDED UNDER RECEPTION No. 088000086

SHEET LEGEND:

SHEET 1: Notes, project information, and certification
SHEET 2: Boundary, Lot, & Easement Details

DATE: 9/03/2021		REVISIONS	
No.	Remarks	Date	By
1	Comments	9/30/21	TH
2	Comments	12/17/21	TH

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PROJECT No.: 20-046 SHEET 2 OF 2