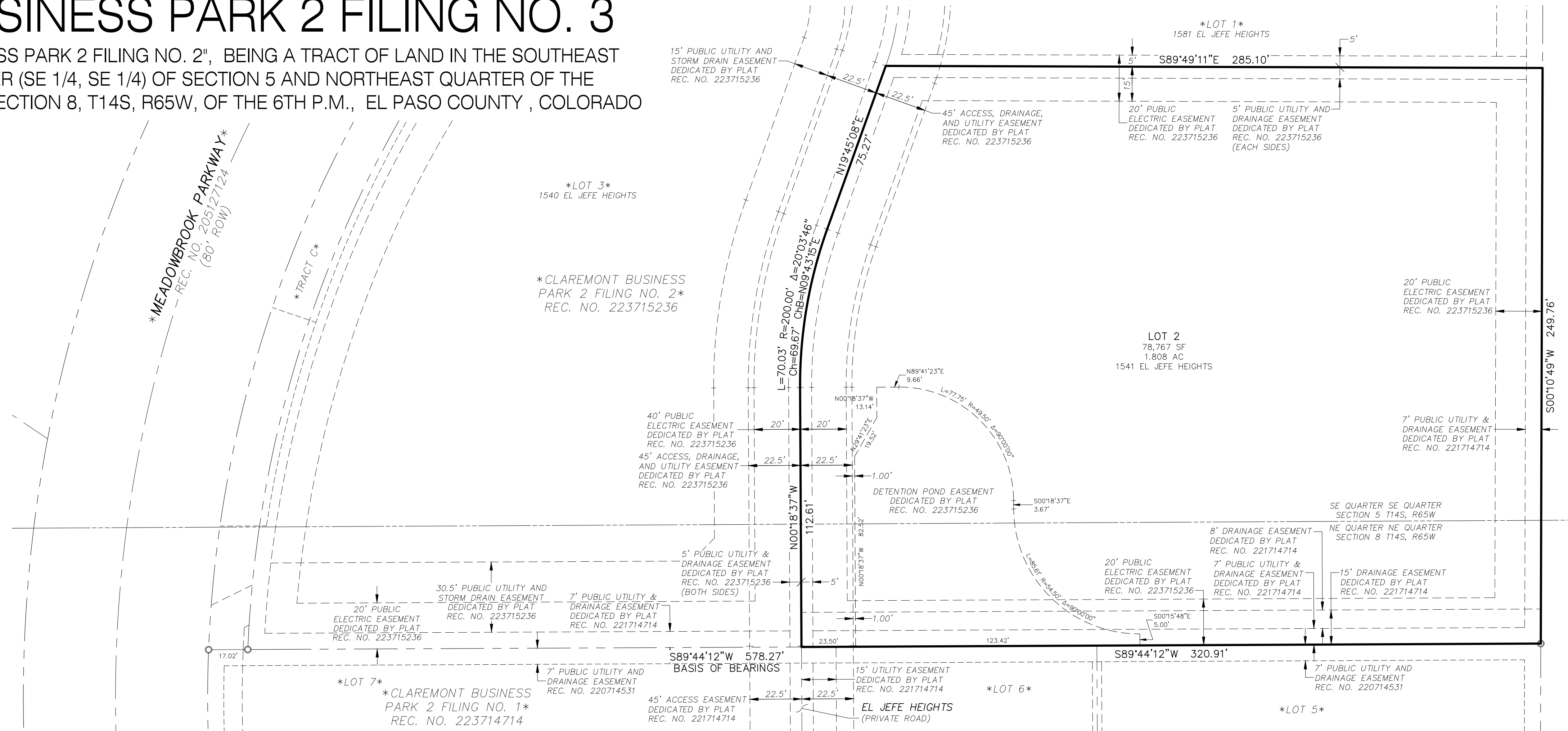
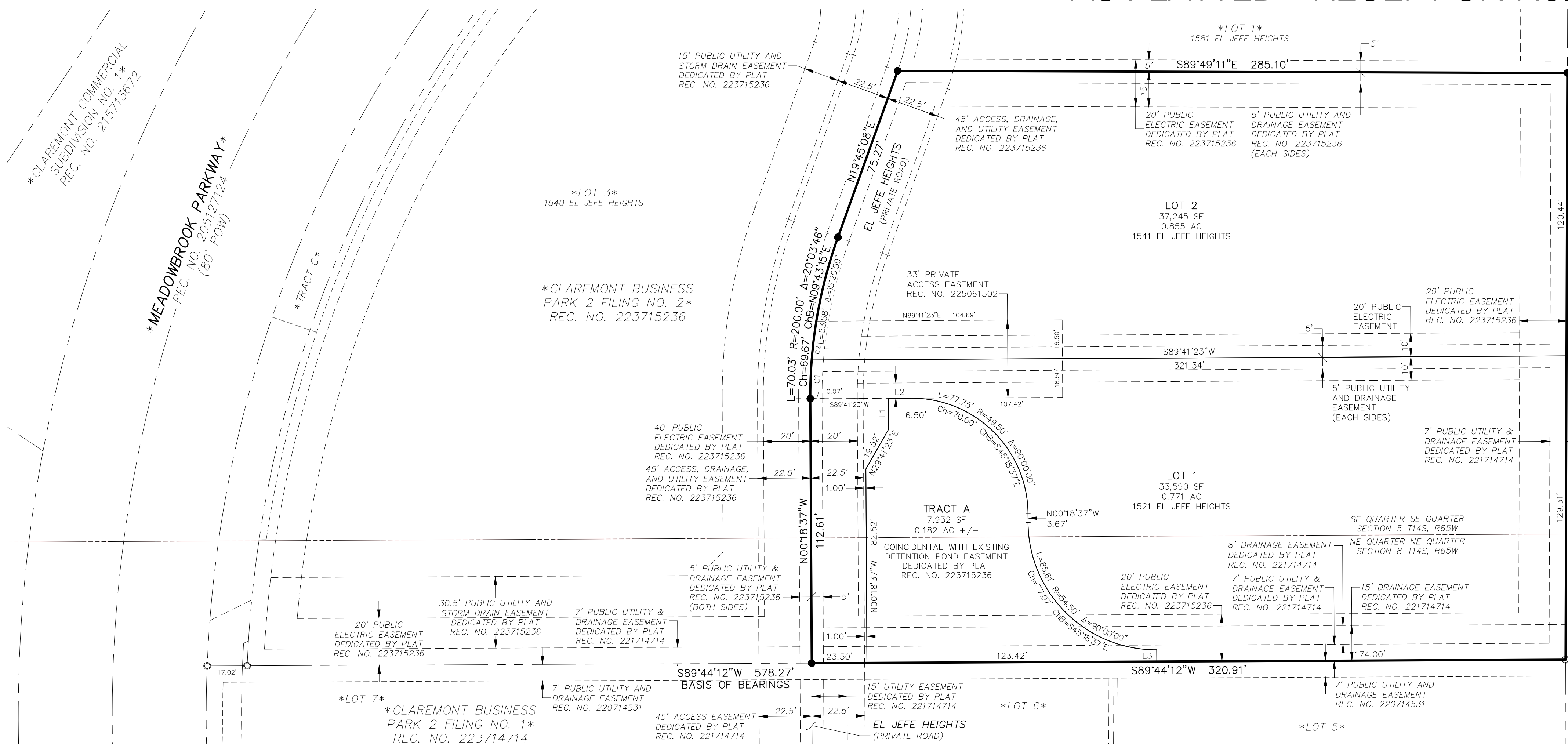


A REPLAT OF LOT2 "CLAREMONT BUSINESS PARK 2 FILING NO. 2", BEING A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SE 1/4) OF SECTION 5 AND NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY , COLORADO

A graphic scale bar and a north arrow. The scale bar is labeled "0", "15", "30", and "60" with the text "Scale in Feet" below it. Above the scale bar, the text "1" = 30'" is displayed. To the right of the scale bar is a north arrow pointing upwards, with the letter "N" at its tip.



MARKSHEFFEL ROAD
(ROW VARIES)
REC. NO. 202028680
CDOT PROJ. NO. NH 0243-058 UNI
REC. NO. 205127124
*CLAREMONT BUSINESS PARK FILING N



LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	16.45	200.00	4°42'47"

LOT & TRACT LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°18'37"W	13.14
L2	N89°41'23"E	9.66
L3	S00°15'48"E	5.00

<div style="text-align: center;">FINAL PLAT</div> <div style="text-align: center;">CLAREMONT BUSINESS PARK 2 FILING NO. 3</div>				
PROJECT NO: 10-025 DATE OF PREPARATION: 02/04/2025				
REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:
	1	05/21/2025	ELY	ADDRESS EL PASO COUNTY 1st REVIEW COMMENTS
	2	07/21/2025	ELY	ADDRESS EL PASO COUNTY 2nd REVIEW COMMENTS
DRAWN BY: FLY CHECKED BY: VPT PCD FILE No.: VR25				



212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

SHEET 2 OF 2

File: 0:\10025A-C882 - Lot 2\Briar Zurek\Survey\Plot\10-075 C882 F3 FP.dwg Plotstamp: 7/21/2025 3:55 PM