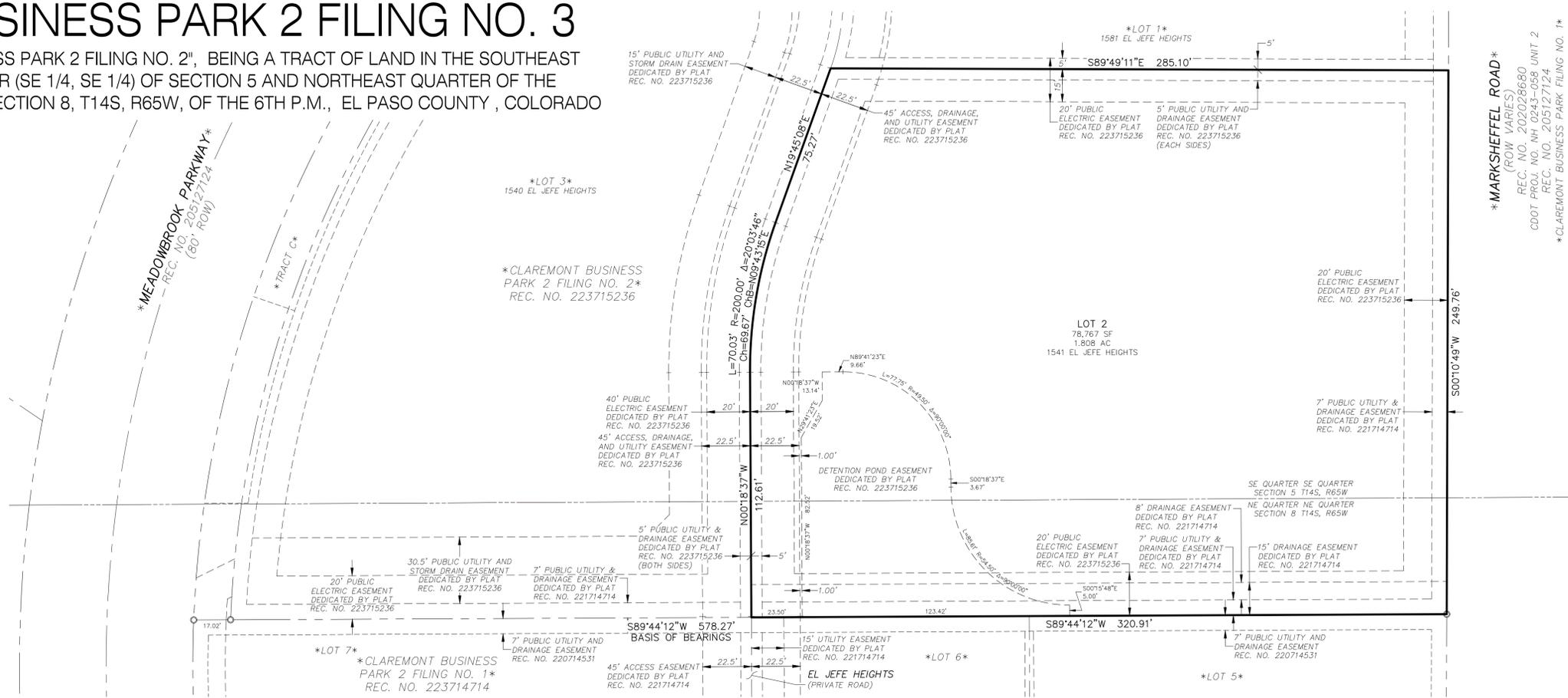
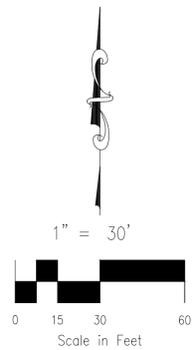


CLAREMONT BUSINESS PARK 2 FILING NO. 3

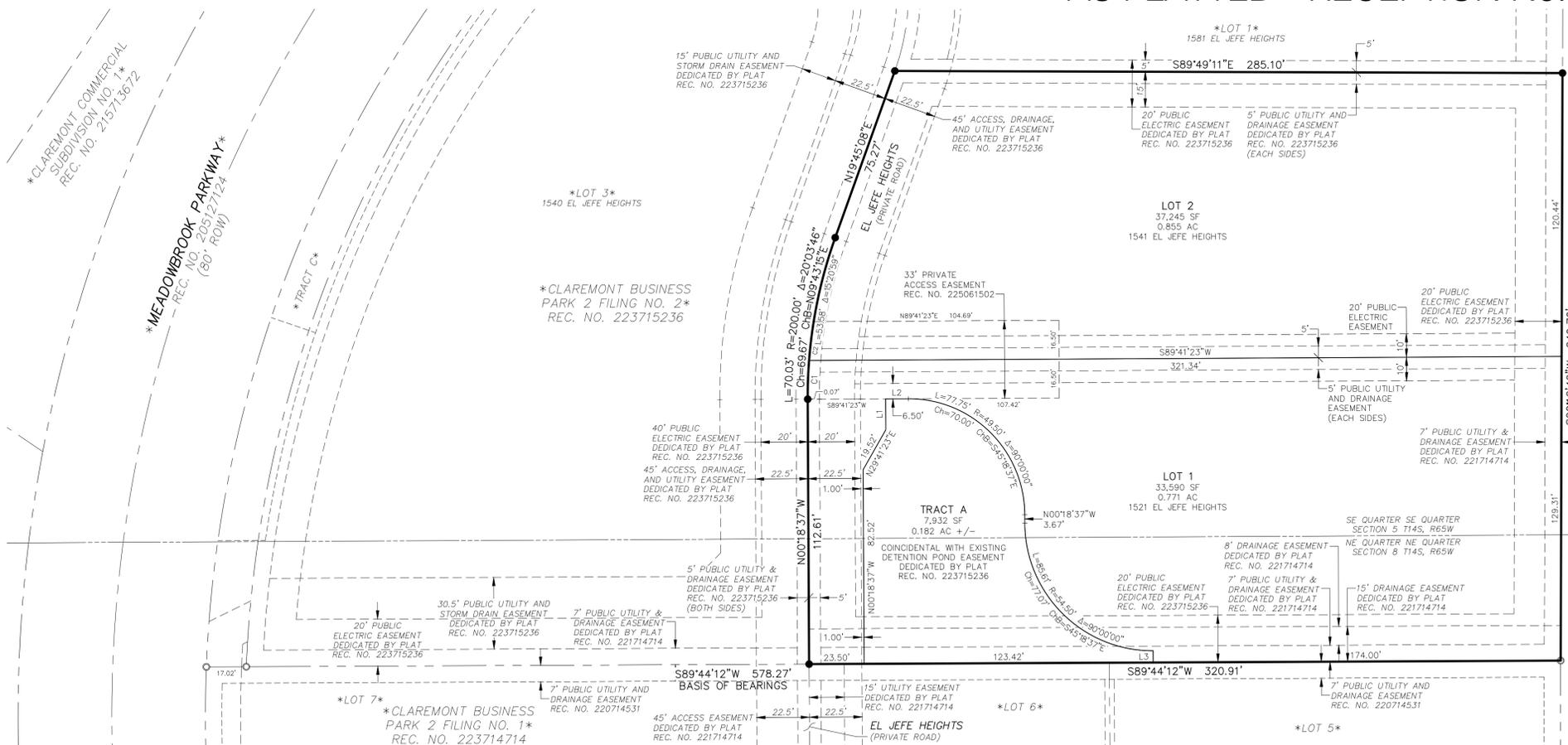
A REPLAT OF LOT 2 "CLAREMONT BUSINESS PARK 2 FILING NO. 2", BEING A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SE 1/4) OF SECTION 5 AND NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO

LEGEND:

- SF SQUARE FEET
- (0000) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINES
- LOT LINES
- - - EASEMENT LINES
- - - EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
- - - EXISTING EASEMENT LINES
- - - SECTION/QUARTER SECTION LINES
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



AS PLATTED - RECEPTION No. 223715236



AS REPLATTED

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

MARKSHEFFEL ROAD
(ROW VARIES)
REC. NO. 202028680
COORD. PROJ. NO. NH 0243-058 UNIT 2
REC. NO. 205127124
CLAREMONT BUSINESS PARK FILING NO. 1

MARKSHEFFEL ROAD
(ROW VARIES)
REC. NO. 202028680
COORD. PROJ. NO. NH 0243-058 UNIT 2
REC. NO. 205127124
CLAREMONT BUSINESS PARK FILING NO. 1

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: ELY CHECKED BY: VPT PCD FILE NO.: VR251



212 N. WAHSATCH AVE., STE 305
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PHONE: 719.955.5485