EL PASO COUNTY

COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)
STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 20 2017

Jesse Tirado
1761 E Garry Avenue
Santa Ana, CA 92705

Re: ADM-17-21
7357 & 7342 Cole View
Colorado Springs, CO 80915
Parcel Nos. 5408102032 & 5408102033

To Whom It May Concern:

You have requested a zoning compliance letter regarding the property located at 7357 & 7342 Cole View, which is located in unincorporated El Paso County.

- The subject properties are currently zoned CS (Commercial Service)
- To view the El Paso County Land Development Code, please visit: http://adm.elpasoco.com/Development%20Services/Pages/LandDevelopmentCode2016.aspx
- To view the application history of these properties, to include the approved plans, please visit: www.epcdevplanreview.com
- The current use of the subject properties, office/warehouse, is an allowed use in the CS zone district. We are not aware of any zoning violations or violations of the approved site development plans (PPR 08-041, PPR-08-042) occurring on the property.
- There are no known legal nonconformities.
- There are no known planned roadway expansions to affect these properties.
- The recorded plat, Claremont Business Park Filing No. 2, depicts the known recorded easements for the property (enclosed).

If you have any further questions, please contact me at 719-520-6313.

Thank you,

Nina Ruiz
PM/Planner II
El Paso County
Planning and Community Development

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300
COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695
www.ELPASOCO.com

CLAREMONT BUSINESS PARK FILING NO

A SUBDIVISION OF A PART OF THE SE1/4 OF SECTION 5 AND THE NE1/4 OF SECTIO
BOTH OF TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.

AREA = 62.967 ACRES, MORE OR LESS

KNOW ALL MEN BY THESE PRESENTS, THAT CLAREMONT DEVELOPMENT, INC., COLORADO EAST BANK & TRUST, CYGNET LAND LLC, A COLORADO LIMITED LIABILITY COMPMAY, COMMITTEE FOR CATHOLIC SECONDARY EDUCATION IN COLORADO SPRINGS, A COLORADO NONPROFIT CORPORATION, LOVE IN ACTION, A COLORADO NONPROFIT CORPORATION, DME DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY AND PADMARK, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION

THOSE CERTAIN PARCELS OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 8 AND THE SOUTHEAST ONE-QUARTER OF SECTION 5, BOTH OF TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING A PORTION OF THE PARCEL OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED SEPTEMBER 6, 2005 AT RECEPTION NO. 205138660, THE SPECIAL WARRANTY DEED) RECORDED SEPTEMBER 6, 2005 AT RECEPTION NO. 205138661, A PORTION OF PARCEL F AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED ON JANUARY 05, 1996 IN BOOK 6797 AT PAGE 35, A PORTION OF THE PARCEL 2 AS DESCRIBED IN THE WARRANTY DEED RECORDED AT RECEPTION NO. 201005003, AND A PORTION OF THE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 6790 AT PAGE 1103, ALL OF THE RECORDS IN THE OFIFICE OF THE CLERK AND RECORDER OF SAID EL PASO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 8, FROM WHICH THE NORTHEAST CORNER THEREOF BEARS NORTH 00°00'34" WEST, 2684.55 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 8, SOUTH 89°46'33" WEST, 1490.56 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A
RADIUS OF 7,514.00 FEET, A RADIAL LINE FROM SAID CURVE FROM SAID POINT BEARS NORTH 52°20'01" WEST, SAID CURVE BEING THE NORTHWESTERLY LINE OF PARCEL 201 OF COLORADO DEPARTMENT OF TRANSPORTATION PROJECT NO. NH 0243-058 UNIT 2 AS DESCRIBED IN THE COURT ORDER RECORDED DECEMBER 3, 2004 AT RECEPTION NO. 204198867 OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER OF SAID EL PASO COUNTY AND THE TRUE POINT OF BEGINNING, SAID
CORNER BEING ON THE SOUTH LINE OF THE PARCEL OF LAND) DESCRIBED IN SAID RECEPTION NO. 205138661:

THENCE SOUTH 89°46'33" WEST, 514.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 605.00 FEET WHOSE CENTER BEARS NORTH 76°39'23" WEST;

THENCE ALONG SAID CURVE SOUTHWESTERLY, 401.76 FEET THROUGH A CENTRAL ANGLE OF 38°02'55";

THENCE TANGENT FROM SAID CURVE, SOUTH 51°23'32" WEST,. 594.95 FEET;

THENCE SOUTH 41°10'14" EAST, 393.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 7514.00 FEET WHOSE CENTER BEARS NORTH 41°52'56" WEST;;

THENCE ALONG SAID CURVE SOUTHWESTERLY, 97.00 FEET THROUGH A CENTRAL ANGLE OF 0°44'23"

THENCE NON-TANGENT FROM SAID CURVE, NORTH 41°10'14" WEST, 478.73 FEET;

THENCE NORTH 51°23'32" EAST, 695.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 525.00 FEET;

THENCE ALONG SAID CURVE NORTHEASTERLY, 329.24 FEET THROUGH A CENTRAL ANGLE OF 35°55'54" TO A POINT ON THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 205138661;

THENCE ALONG THE SOUTH AND NORTHWESTERLY LINES OF THE PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 205138661 THE FOLLOWING NINE (9) COURSES AND DISTANCES:

THENCE SOUTH 89°46'33" WEST, 774.87 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1032.00 FEET, A RADIAL LINE FROM SAID CURVE FROM SAID POINT BEARS NORTH 60°08'57" WEST;

THENCE ALONG SAID CURVE NORTHEASTERLY, 259.47 FEET THROUGH A CENTRAL ANGLE OF 14°24'20";

THENCE TANGENT FROM SAID CURVE, NORTH 15°26'43" EAST, 208.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 808.00 FEET;

THENCE ALONG SAID CURVE NORTHEASTERLY, 138.22 FEET THROUGH A CENTRAL ANGLE OF 09°48'04";

THENCE TANGENT FROM SAID CURVE NORTH 25°14'47" EAST, 248.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1018.00 FEET;

THENCE ALONG SAID CURVE NORTHEASTERLY, 725.24 FEET THROUGH A CENTRAL ANGLE OF 40°49'06";

THENCE NORTH 66°03'53" EAST, 119.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1015.00 FEET;

THENCE ALONG SAID CURVE NORTHEASTERLY, 569.45 FEET THROUGH A CENTRAL ANGLE OF 32°08'41";

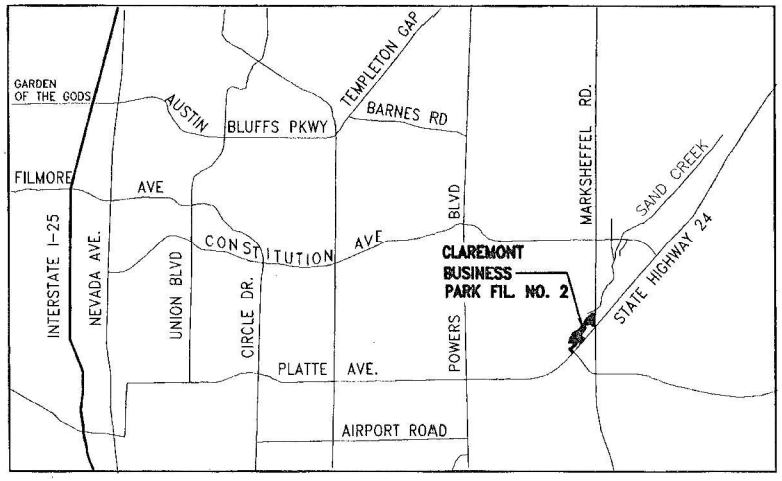
THENCE TANGENT FROM SAID CURVE, NORTH 33°55'12" EAST, 1195.58 FEET TO THE SOUTH LINE OF SAID SECTION 5;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 5, NORTH 89°42'11" EAST, 79.29 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 605.00 FEET, A RADIAL LINE FROM SAID CURVE FROM SAID POINT BEARS SOUTH 83°00'06" EAST, SAID CURVE BEING THIE WESTERLY LINE OF CLAREMONT BUSINESS PARK FILING NO 1, A SUBDIVISION RECORDED AT RECEPTION NO. 2050127124 OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER OF SAID EL PASO COUNTY;

THENCE ALONG THE WESTERLY, NORTHWESTERLY, AND SOUTHWESTERLY LINE OF SAID CLAREMONT BUSINESS PARK FILING NO. 1 THE FOLLOWING TWENTY (20) COURSES AND DISTANCES:

THENCE ALONG SAID CURVE SOUTHERLY, 202.60 FEET THROUGH A CENTRAL ANGLE OF 19°11'12";

THENCE TANGENT FROM SAID CURVE, SOUTH 12°11'18" EAST, 118.59 FEET TO THE BEGINNING OF TANGENT CURVE CONCAVE WESTERLY AND



VICINITY MAP
N.T.S

LEGAL DESCRIPTION CONTINUED:

THENCE ALONG SAID CURVE SOUTHWESTERLY, 163.90 FEET THROUGH A CENTRAL ANGLE OF 17°53'13";

THENCE TANGENT FROM SAID CURVE, SOUTH 51°48'25" WEST, 231.80 FEET;

THENCE NORTH 56°32'37" WEST, 22.65 FEET;

THENCE SOUTH 33°27'23" WEST, 64.00 FEET;

THENCE SOUTH 56°32'37" EAST, 2.48 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 605.00 FEET, A RADIAL LINE FROM SAID POINT FROM SAID CURVE BEARS SOUTH 41°29'51" EAST;

THENCE ALONG SAID CURVE SOUTHWESTERLY, 14.21 FEET THROUGH A CENTRAL ANGLE OF 01°20'45";

THENCE RADIAL FROM SAID CURVE, SOUTH 42°50'36" EAST, 80.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 525.00 FEET, A RADIAL LINE FROM SAID POINT FROM SAID CURVE BEARS SOUTH 42°50'36" EAST;

THENCE ALONG SAID CURVE NORTHEASTERLY, 33.96 FEET THROUGH A CENTRAL ANGLE OF 03°42'24";

THENCE NON-TANGENT FROM SAID CURVE, SOUTH 56°32'37" EAST, 575.62 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 7514.00 FEET, A RADIAL LINE FROM SAID POINT FROM SAID CURVE BEARS NORTH 56°20'20" WEST, SAID CURVE BEING ON THE NORTHWESTERLY LINE OF PARCEL 210 OF COLORADO DEPARTMENT OF TRANSPORTATION PROJECT NO. NH 0243-058 UNIT 2 AS DESCRIBED IN THE WARRANTY DEED RECORDED FEBRUARY 20, 2002 AT RECEPTION NO. 202028680 OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER OF SAID EL PASO COUNTY;

THENCE ALONG SAID CURVE SOUTHWESTERLY, 525.27 FEET THROUGH A CENTRAL ANGLE OF 04°00'19" TO THE TRUE POINT OF BEGINNING.

CONTAINING: 49.245 ACRES, MORE OR LESS

TOGETHER WITH THAT CERTAIN PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 8 AND THE SOUTHEAST ONE-QUARTER OF SECTION 5, BOTH OF TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING A PORTION OF THE PARCEL OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED SEPTEMBER 6, 2005 AT RECEPTION NO. 205138660 OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER OF SAID EL PASO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY INTERSECTION OF MEADOWBROOK PARKWAY

LEGAL DESCRIPTION CONTINUED:

THENCE NORTH 33°32'48" EAST, 192.25 FEET;

THENCE NORTH 14°53'40" EAST, 164.31 FEET;

THENCE NORTH 06°46'50" WEST, 142.37 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 605.00 FEET, A RADIAL LINE FROM SAID POINT FROM SAID CURVE BEARS NORTH 65°05'02" EAST, SAID CURVE BEING THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS SHOWN ON SAID CLAREMONT BUSINESS PARK FILING NO. 1;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD THE FOLLOWING TWO (2) COURSES AND DISTANCES:

THENCE ALONG SAID CURVE NORTHERLY, 264.46 FEET THROUGH A CENTRAL ANGLE OF 25°02'43";

THENCE TANGENT FROM SAID CURVE NORTH 00°07'45" EAST, 550.09 FEET TO THE POINT OF BEGINNING.

CONTAINING: 13.722 ACRES, MORE OR LESS

DEDICATION:

THE ABOVE OWNERS DO HEREBY CAUSE SAID TRACT TO BE PLATTED INTO LOTS, TRACTS, STREET AND EASEMENTS AS SHOWN HEREON. THE UNDERSIGNED DOES HEREBY GRANT UNTO EL PASO COUNTY ALL STREETS AND TRACTS FOR PUBLIC USE. THIS TRACT OF LAND HEREIN PLATTED SHALL BE KNOWN AS "CLAREMONT BUSINESS PARK FILING NO. 2" IN THE COUNTY OF EL PASO, STATE OF COLORADO.

THE AFOREMENTIONED, CLAREMONT DEVELOPMENT, INC., HAS EXECUTED THIS INSTRUMENT THIS 20 DAY OF October, 2006, A.D.

DAVE HAMMERS, MANAGING MEMBER
CLAREMONT DEVELOPMENT, INC.

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20TH DAY OF October, 2006, BY DAVE HAMMERS, MANAGING MEMBER OF CLAREMONT DEVELOPMENT, INC.

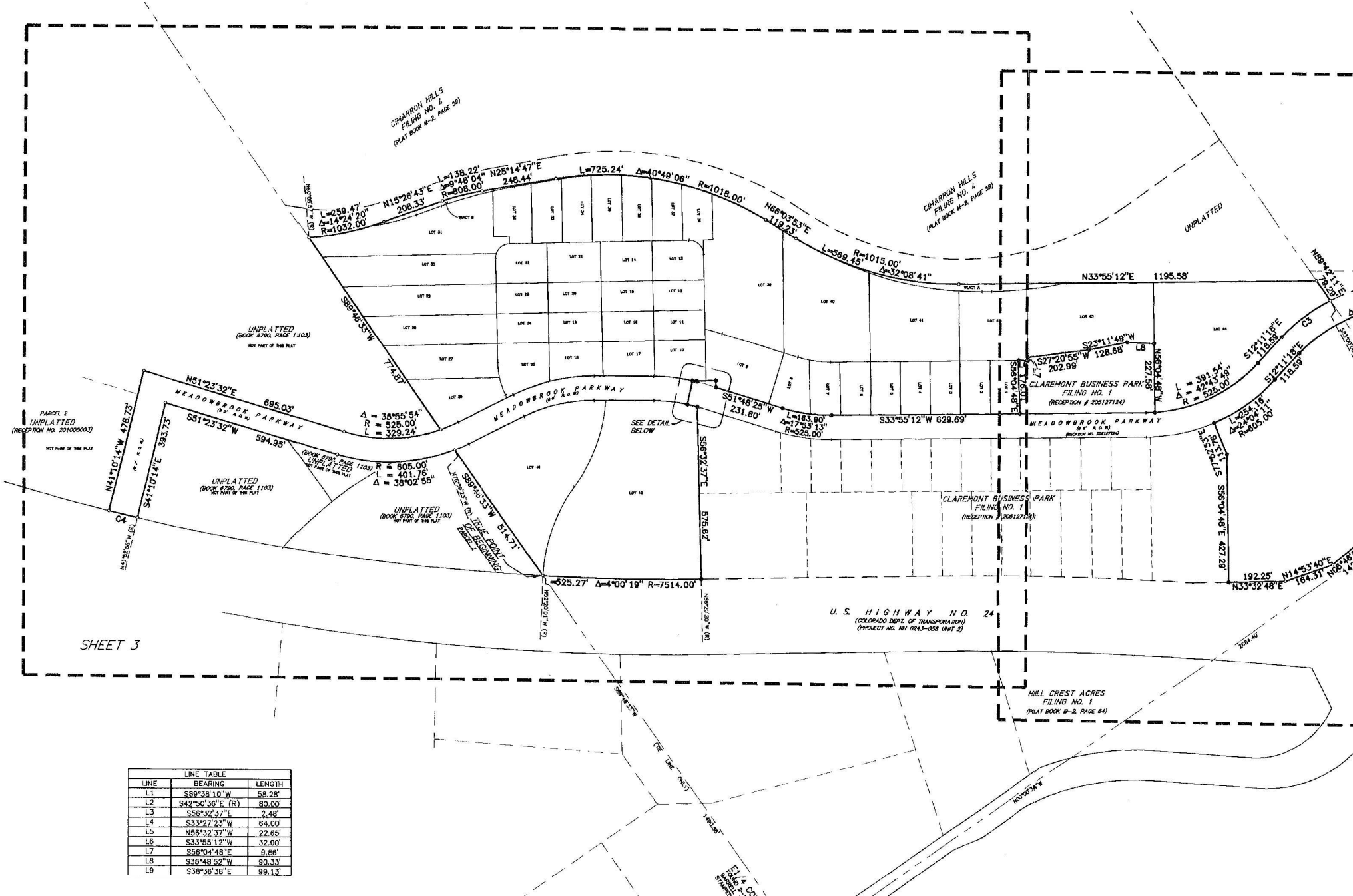
WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: March 12, 2008

JENNIFER K. HAMILTON NOTARY PUBLIC

CLAREMONT BUSINESS PARK FILING NO.

A SUBDIVISION OF A PART OF THE SE1/4 OF SECTION 5 AND THE NE1/4 OF SECTION
BOTH OF TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.
AREA = 62.967 ACRES, MORE OR LESS



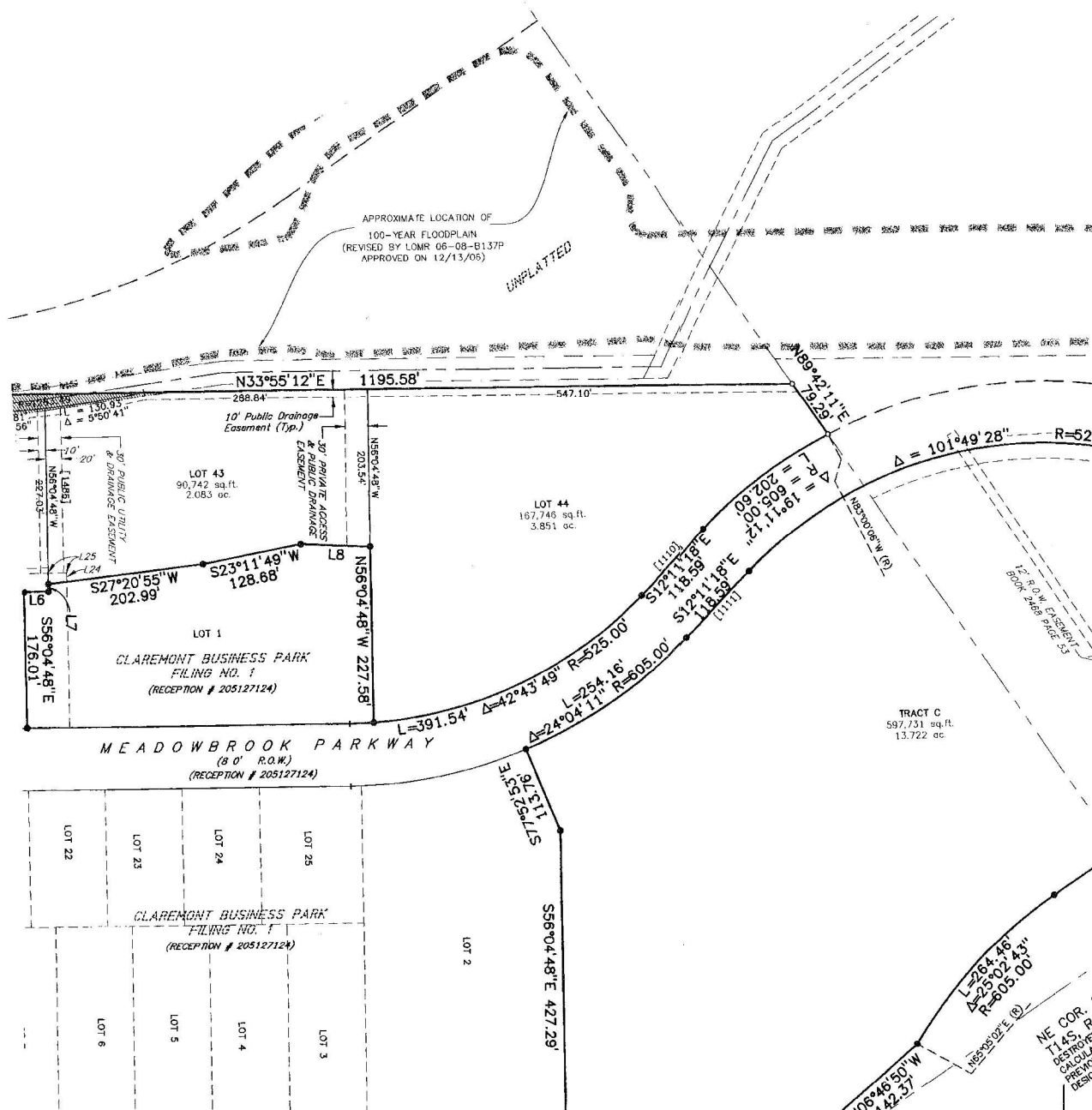
LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°38'10"W	58.28'
L2	S42°50'36"E (R)	80.00'
L3	S56°32'37"E	2.48'
L4	S33°27'23"W	64.00'
L5	N56°32'37"W	22.65'
L6	S33°55'12"W	32.00'
L7	S56°04'48"E	9.86'
L8	S38°48'52"W	90.33'
L9	S38°36'38"E	99.13'

CLAREMONT BUSINESS PARK FILING NO

A SUBDIVISION OF A PART OF THE SE1/4 OF SECTION 5 AND THE NE1/4 OF SECTION
BOTH OF TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.
AREA = 62.967 ACRES, MORE OR LESS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°38'10"W	58.28'
L2	S42°50'38"E (R)	80.00'
L3	S56°32'37"E	2.48'
L4	S33°27'23"W	64.00'
L5	S56°32'37"E	22.65'
L6	S33°55'12"W	32.00'
L7	S56°04'48"E	9.86'
L8	S36°48'52"W	90.33'
L9	N78°27'40"E	42.67'
L10	N81°29'00"W	11.55'
L11	N58°31'58"E	24.28'
L12	N33°28'02"E	52.41'
L13	N33°26'48"E	25.91'
L14	N33°28'02"E	32.10'
L15	N33°27'23"E	32.00'
L16	N33°27'23"E	32.00'
L17	N33°55'12"E	30.31'
L18	N08°31'39"E	24.08'
L19	N34°49'56"E	29.38'
L20	N11°32'54"W	42.67'
L21	N55°50'28"W	53.55'
L22	N85°37'13"E	22.34'
L23	N01°48'21"W	30.49'
L24	N56°04'48"W	9.89'
L25	N33°55'12"W	23.83'
L26	N24°59'37"E	55.55'
L27	N24°59'37"E	91.29'
L28	N11°32'54"E	33.48'
L29	N11°32'20"E	33.48'
L30	N17°00'23"W	15.81'
L31	N55°43'16"W	73.33'

CURVE TABLE			
CURVE	Δ	RADIUS	LENGTH
C1	03°42'24"	525.00'	33.96'
C2	01°20'45"	605.00'	14.21'
C3	06°56'38"	525.00'	63.63'
C4	13°39'50"	250.00'	59.62'
C5	11°16'33"	250.00'	49.20'
C6	19°37'25"	47.50'	16.27'
C7	70°21'59"	47.50'	58.34'
C8	89°59'25"	47.50'	74.60'
C9	2°53'06"	1473.00'	74.17'
C10	89°59'27"	47.50'	74.61'
C11	04°27'39"	741.34'	57.72'
C12	00°33'04"	1020.00'	9.81'
C13	06°22'50"	350.00'	38.98'
C14	11°30'23"	350.00'	70.29'
C15	04°49'37"	605.00'	50.97'
C16	00°51'16"	7514.00'	112.05'
C17	00°20'08"	605.00'	3.54'
C18	00°17'57"	1018.00'	5.31'
C19	02°58'57"	1032.00'	53.72'



SEE SHEET 5

CLAREMONT BUSINESS PARK FILING NO.

A SUBDIVISION OF A PART OF THE SE1/4 OF SECTION 5 AND THE NE1/4 OF SECTION
BOTH OF TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.

AREA = 62.967 ACRES, MORE OR LESS

GENERAL NOTES:

1. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER 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 AGREEMENTS BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. 207001840 IN THE OFFICE OF THE 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 PROVISIONS FOR THE COMPLETION OF SAID IMPROVEMENTS.

2. THE WATER SUPPLY FOR THIS SUBDIVISION WILL BE DELIVERED BY THE CHEROKEE METROPOLITAN DISTRICT.

3. WASTEWATER SERVICES FOR THIS SUBDIVISION ARE TO BE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT.

4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

5. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

6. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ONTO A COUNTY ROAD, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY DEVELOPMENT SERVICE DEPARTMENT.

7. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICES REGULATIONS.

8. NO MAN-MADE OR NON-MAN MADE OBSTRUCTIONS SHALL BE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.

9. ALL EXTERIOR LIGHTING PLANS BE APPROVED BY THE DIRECTOR OF AVIATION WITH COLORADO SPRINGS MUNICIPAL AIRPORT TO PREVENT A HAZARD TO AIRCRAFT.

10. NO ELECTROMAGNETIC LIGHT, ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT, AVIGATION, COMMUNICATIONS OR NAVIGATIONAL AIDS SHALL BE ALLOWED.

11. WHILE NOT A REQUIREMEINT, A RECOMMENDATION IS MADE THAT A 25dB REDUCTION IN INTERIOR NOISE (IN THE OFFICES AND OR ANY INHABITED WORK AREAS SUSCEPTIBLE TO AIRCRAFT NOISE) BE OBTAINED BY SOUNDPROOFING USING FAA-RECOMMENDED CONSTRUCTION TECHNIQUES AND PERFORMED BY A CERTIFIED ACOUSTICAL ENGINEER. IF A CRANE IS TO BE USED DURING THE CONSTRUCTION PERIOD, AN FAA FORM 7460-1 WILL NEED TO BE FILED THROUGH THE AIRPORT OPERATIONS OFFICE AND APPROVED BY THE FEDERAL AVIATION ADMINISTRATION BEFORE ANY BUILDING PERMIT IS ISSUED BY THE CITY OR COUNTY. NORMAL TIME REQUIRED FOR APPROVAL IS 30-60 WORKING DAYS.

12. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED AT RECEPTION NO. 206095824, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

13. THE NUMBER OF COMMERCIAL LOTS HEREBY PLATTED: 46

14. THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE BOUNDARIES OF THE CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT, AND WILL BE SUBJECT TO ANY PROPERTY TAXES OR FEES WHICH ARE NOW LEVIED BY THIS DISTRICT OR WHICH MAY BE LEVIED IN THE FUTURE.

15. PROPERTY IS SUBJECT TO THE RIGHTS AS DESCRIBED IN THE UNITED STATES PATENT RECORDED NOVEMBER 16, 1886 IN BOOK 72 AT PAGE 90.

16. PROPERTY IS SUBJECT TO ANY ASSESSMENT OR LIEN OF THE CHEROKEE METROPOLITAN DISTRICT AS DESCRIBED IN THE COURT ORDER RECORDED IN BOOK 5216 AT PAGE 353 AND BOOK 5983 AT 83.

17. PROPERTY IS SUBJECT TO THE TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION 97-382, LAND USE-164 RECORDED AT RECEPTION NO. 97151776 AND REVISED AT RECEPTION NO. 98009638.

GENERAL NOTES CONTINUED:

17. PROPERTY IS SUBJECT TO THE TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 00-231 AT RECEPTION NO. 201033980.

18. A REPRESENTATIVE OF MATRIX DESIGN GROUP, INC. WILL SET A #5 REBAR WITH AN 1-1/2" ALUMINUM CAP STAMPED "MATRIX PLS 32822" AT ALL EXTERIOR BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.

19. NO DIRECT LOT ACCESS TO MARKSHEFFEL ROAD SHALL BE PERMITTED.

20. 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 THAT TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

21. NOTICE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC., TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY OR TITLE OF RECORD, MATRIX DESIGN GROUP, INC., RELIED UPON TITLE COMMITMENT NO. SC55011042-5, PREPARED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE JUNE 22, 2006.

22. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.

23. ALL STREETS SHOWN, EXCEPT FOR MEADOWBROOK PARKWAY, ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.

24. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS 08041C0752F AND 08041C0756F, EFFECTIVE DATE OF MARCH 17, 1997; AND AS MODIFIED BY LOMR (LETTER OF MAP REVISION) 06-08-B137P EFFECTIVE DATE DECEMBER 13, 2006. NO STRUCTURES ARE PERMITTED WITHIN THE DISIGNATED FLOODPLAIN AREA.

25. LOTS 10 THROUGH 25 SHALL DRAIN TO THEIR RESPECTIVE FRONTAGES AND WILL NOT DISCHARGE TO ADJACENT LOTS.

26. TRACT A AND TRACT B SHALL BE USED FOR DRAINAGE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY EL PASO COUNTY.

27. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.

28. EASEMENTS ARE AS SHOWN ON THE PLAT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

29. TRACT C IS RESERVED FOR FUTURE COMMERCIAL/INDUSTRIAL DEVELOPMENT AND SHALL BE OWNED AND MAINTAINED BY CLAREMONT DEVELOPMENT INC. AND THEIR HEIRS OR SUCCESSORS. ANY FUTURE DEVELOPMENT WITHIN TRACT C SHALL BE SUBJECT TO EL PASO COUNTY SUBDIVISION AND DEVELOPMENT APPROVALS.

30. BASIS OF BEARINGS ARE REFERRED TO THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., AS BEING NORTH 00°07'45" EAST.

31. PERMITTED ACCESS TO MEADOWBROOK PARKWAY SHALL COMPLY WITH THE APPROVED PRELIMINARY PLAN FOR CLAREMONT BUSINESS PARK.

32. THE COUNTY SHALL OWN AND MAINTAIN ALL STORM SEWERS DESIGNATED AS PUBLIC IN THE FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. IN PERFORMING MAINTENANCE ACTIVITIES ON THESE SEWER LINES, THE COUNTY SHALL BACKFILL AND COMPACT TRENCHES WITH AGGREGATE MATERIALS, BUT SHALL NOT BE RESPONSIBLE FOR PAVEMENT RESTORATION OR REPAIR. BACKFILLING SHALL BE IN ACCORDANCE WITH ADOPTED COUNTY STANDARDS. PAVEMENT MANAGEMENT AND MAINTENANCE SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCATION.

33. THE PROPERTY OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL FUTURE LOT OWNERS IN THIS DEVELOPMENT ARE HEREBY ON NOTICE THAT THEY MAY BE REQUIRED TO COMPLY WITH APPLICABLE RULES, IF ANY, OF THE COLORADO GROUND WATER COMMISSION AND/OR THE UPPER BLACK SQUIRREL CREEK GROUND WATER MANAGEMENT DISTRICT, WHICH COMPLIANCE MY RESULT IN A REDUCTION OF WELL WITHDRAWAL LIMITS, AND THUS A REDUCTION IN WATER AVAILABILITY.

CLAREMONT BUSINESS PARK FILING NO

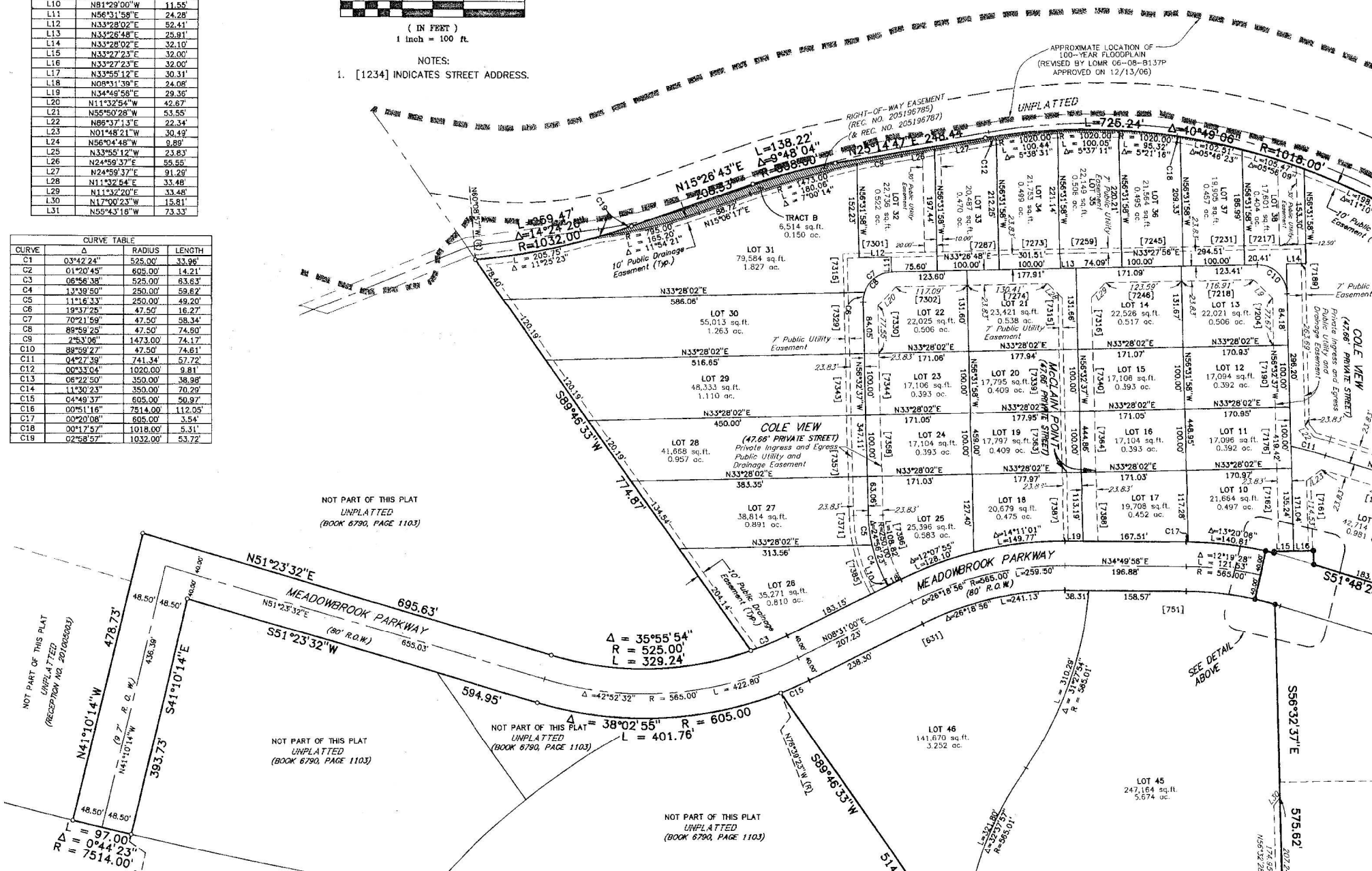
A SUBDIVISION OF A PART OF THE SE1/4 OF SECTION 5 AND THE NE1/4 OF SECTIO
BOTH OF TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.
AREA = 62.967 ACRES, MORE OR LESS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°38'10"W	58.28'
L2	S42°50'36"E (R)	80.00'
L3	S56°32'37"E	2.48'
L4	S33°27'23"W	64.00'
L5	S56°32'37"E	22.65'
L6	S33°55'12"W	32.00'
L7	S56°04'48"E	9.86'
L8	S36°48'52"W	90.33'
L9	N78°27'40"E	42.87'
L10	N81°29'00"W	11.55'
L11	N56°31'58"E	24.28'
L12	N33°28'02"E	52.41'
L13	N33°26'48"E	25.91'
L14	N33°28'02"E	32.10'
L15	N33°27'23"E	32.00'
L16	N33°27'23"E	32.00'
L17	N33°55'12"E	30.31'
L18	N08°31'39"E	24.08'
L19	N34°49'56"E	29.36'
L20	N11°32'54"W	42.67'
L21	N55°50'28"W	53.55'
L22	N86°37'13"E	22.34'
L23	N01°48'21"W	30.49'
L24	N56°04'48"W	9.89'
L25	N33°55'12"W	23.83'
L26	N24°59'37"E	55.55'
L27	N24°59'37"E	91.29'
L28	N11°32'54"W	33.48'
L29	N11°32'20"E	33.48'
L30	N17°00'23"W	15.81'
L31	N55°43'16"W	73.33'

CURVE TABLE			
CURVE	Δ	RADIUS	LENGTH
C1	03°42'24"	525.00'	33.96'
C2	01°20'45"	605.00'	14.21'
C3	06°56'38"	525.00'	63.63'
C4	13°39'50"	250.00'	59.62'
C5	11°16'33"	250.00'	49.20'
C6	19°37'25"	47.50'	16.27'
C7	70°21'59"	47.50'	58.34'
C8	89°59'25"	47.50'	74.60'
C9	2°53'06"	1473.00'	74.17'
C10	89°59'27"	47.50'	74.61'
C11	04°27'39"	741.34'	57.72'
C12	00°33'04"	1020.00'	9.81'
C13	06°22'50"	350.00'	38.98'
C14	11°30'23"	350.00'	70.29'
C15	04°49'37"	605.00'	50.97'
C16	00°51'16"	7514.00'	112.05'
C17	00°20'08"	605.00'	3.54'
C18	00°17'57"	1018.00'	5.31'
C19	02°58'57"	1032.00'	53.72'

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

NOTES:
1. [1234] INDICATES STREET ADDRESS.