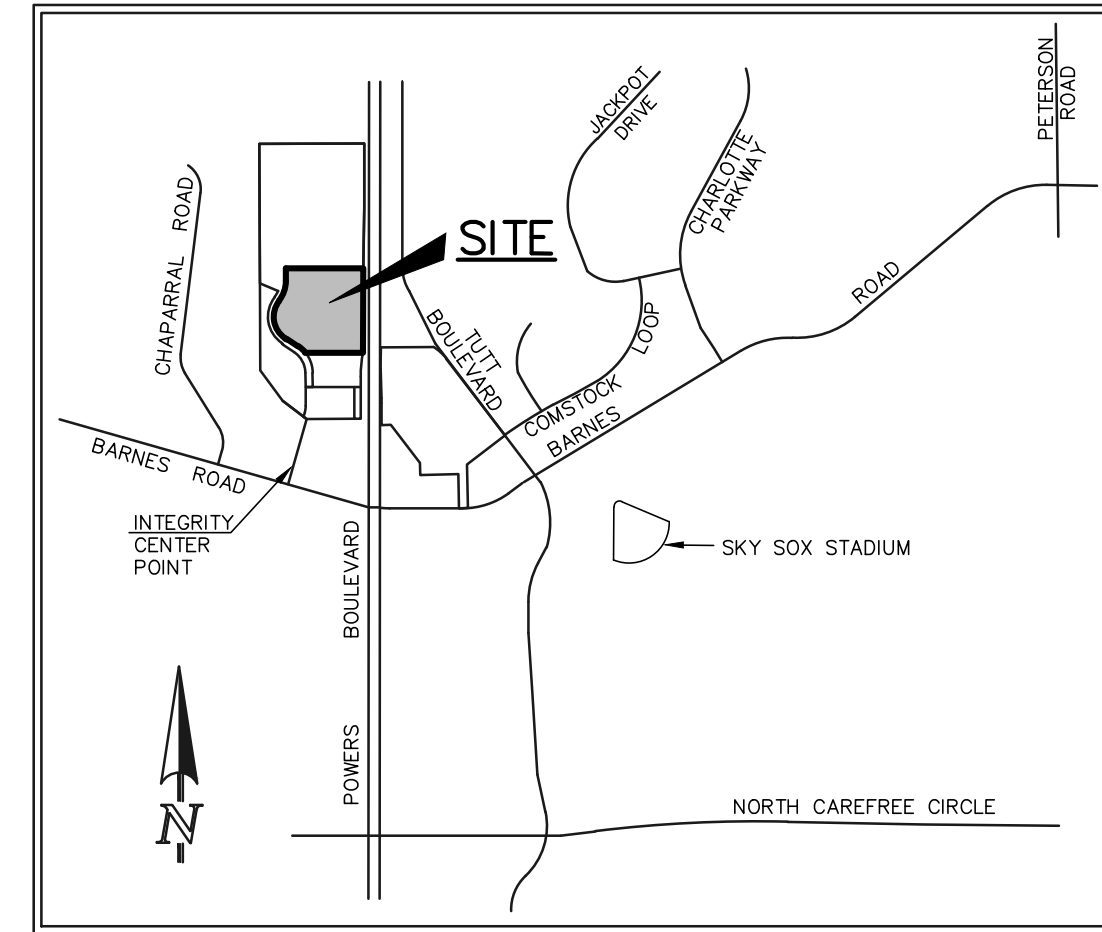


# BARNES CENTER APARTMENTS FILING NO. 2

A PORTION OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 66  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS,  
EL PASO COUNTY, COLORADO



VICINITY MAP  
N.T.S.

**KNOW ALL MEN BY THESE PRESENTS:**

THAT P&B INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY OF LOT 1 AS PLATTED IN BARNES CENTER APARTMENTS FILING NO. 1 RECORDED UNDER RECEPTION NO. 216713809, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" AND AT THE EASTERLY END BY A 1" BRASS DISK STAMPED "PLS 30118", IS ASSUMED TO BEAR N89°50'31"E, A DISTANCE OF 667.87 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 1 AS PLATTED IN BARNES CENTER APARTMENTS FILING NO. 1 RECORDED UNDER RECEPTION NO. 216713809, RECORDS OF EL PASO COUNTY, COLORADO,

THENCE S89°50'31"W, ON THE SOUTHERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 13.28 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 214069728, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°04'26"W, ON THE WESTERLY BOUNDARY LINE OF SAID PARCEL OF LAND AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 214069728, A DISTANCE OF 586.27 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF NOWELL AND ASSOCIATES AT INTEGRITY CENTER POINT RECORDED UNDER RECEPTION NO. 217714023;

THENCE S89°11'20"W ON THE NORTHERLY BOUNDARY OF SAID NOWELL AND ASSOCIATES AT INTEGRITY CENTER POINT, A DISTANCE OF 334.50 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE EASTERLY BOUNDARY OF TRACT B AS PLATTED IN SAID BARNES CENTER APARTMENTS FILING NO. 1;

THENCE ON THE EASTERLY BOUNDARY OF SAID TRACT B, THE FOLLOWING (7) SEVEN COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S52°07'32"W, HAVING A DELTA OF 18°30'07", A RADIUS OF 225.00 FEET AND A DISTANCE OF 72.66 FEET TO A POINT OF TANGENT;
- N56°22'35"W, A DISTANCE OF 96.41 FEET;
- S33°37'25"W, A DISTANCE OF 5.00 FEET;
- N56°22'35"W, A DISTANCE OF 10.00 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 94°42'10", A RADIUS OF 180.00 FEET AND A DISTANCE OF 297.52 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 38°28'53", A RADIUS OF 220.00 FEET AND A DISTANCE OF 147.76 FEET TO A POINT OF TANGENT;
- N00°09'18"W, A DISTANCE OF 87.18 FEET;

THENCE N89°50'31"E, ON THE SOUTHERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 473.98 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA 6.664 ACRES.

**NOTICE IS HEREBY GIVEN:**

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, SUBDIVISION BONDS, OR COMBINATIONS THEREOF, GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING BUT NOT LIMITED TO, DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

**DEDICATION:**

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO A LOT AS SHOWN ON THE PLAT. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "BARNES CENTER APARTMENTS FILING NO. 2", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

**OWNER:**

THE AFOREMENTIONED, P&B INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF P&B INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY \_\_\_\_\_ AS \_\_\_\_\_ OF P&B INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY  
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**LIEN HOLDER:**

CYPRESS PARTNERS LTD, A COLORADO LIMITED PARTNERSHIP HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF CYPRESS PARTNERS LTD, A COLORADO LIMITED PARTNERSHIP.

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY \_\_\_\_\_ AS \_\_\_\_\_ OF CYPRESS PARTNERS LTD, A COLORADO LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**GENERAL NOTES:**

- THE DATE OF PREPARATION IS MARCH 11, 2020.
- FLOODPLAIN STATEMENT: THIS SITE, BARNES CENTER APARTMENTS FILING NO. 2, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C 0538 G, WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE ADDRESSES ( ) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM LOT 1 TO POWERS BOULEVARD.
- HE PROPERTY BEING PLATTED HEREIN IN ITS ENTIRETY IS SUBJECT TO AN AVIGATION EASEMENT FOR PUBLIC AVIGATION PURPOSES. SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- "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."**
- NO MAN-MADE OR NON-MAN-MADE OBSTRUCTIONS SHALL BE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.
- ALL EXTERIOR LIGHTING PLANS SHALL BE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.
- NO ELECTROMAGNETIC, LIGHT, OR ANY PHYSICAL EMISSIONS WHICH MIGHT INTERFERE WITH AIRCRAFT, AVIGATION, COMMUNICATION OR NAVIGATIONAL AIDS SHALL BE ALLOWED.
- ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES, SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER 100-N0023860-010-T02 ISSUED BY FIDELITY NATION TITLE, DATED AUGUST 29, 2019.
- ASHER HEIGHTS WITHIN LOT 1 IS A PRIVATE ROAD AND WILL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1.

**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 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 KNOWLEDGE AND BELIEF.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR DATE \_\_\_\_\_  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS, LLC

**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.

**CITY APPROVAL:**

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "BARNES CENTER APARTMENTS FILING NO. 2".

CITY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**CLERK AND RECORDER:**

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_ DEPUTY

FEE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

SCHOOL FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

PARK FEE: \_\_\_\_\_

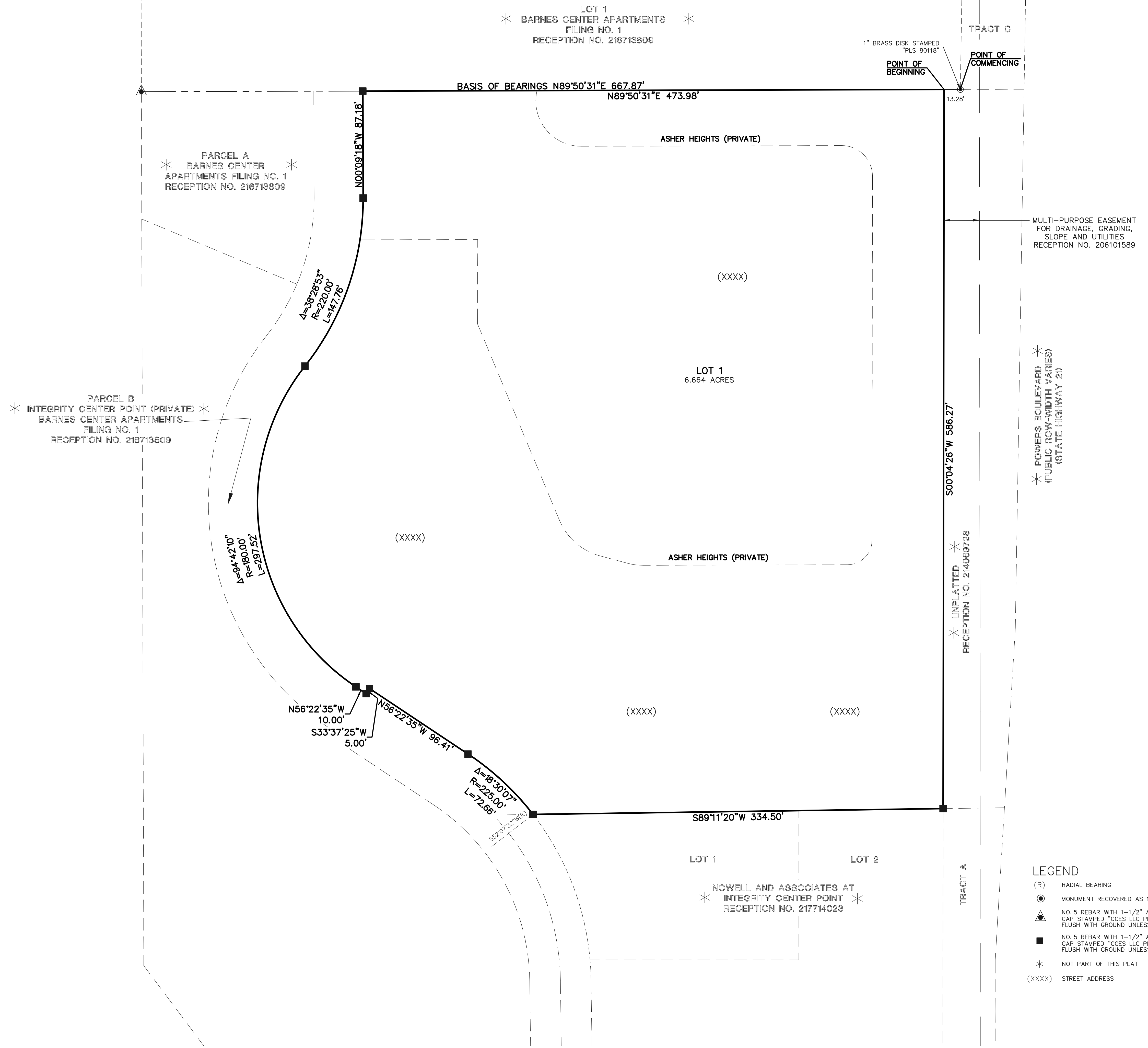
DRAINAGE FEE: \_\_\_\_\_

BARNES CENTER APARTMENTS  
FILING NO. 2  
JOB NO. 2451.41  
MARCH 11, 2020  
SHEET 1 OF 2

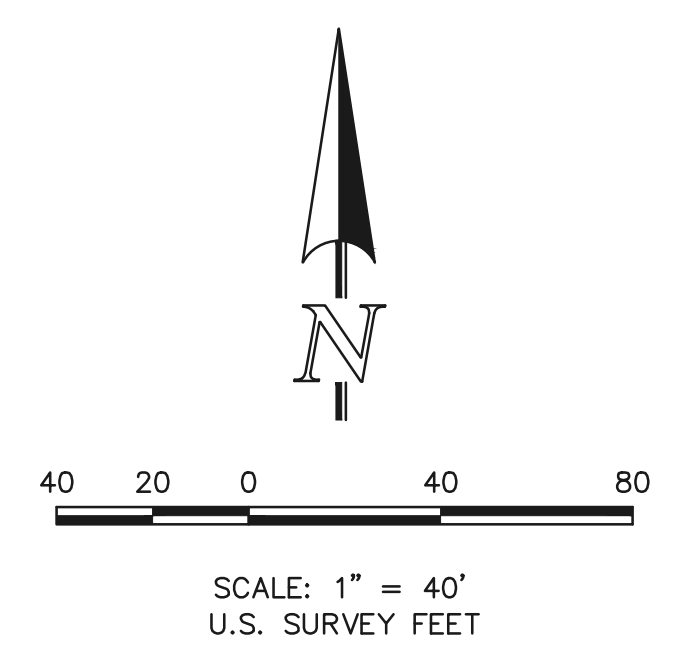
PRELIMINARY  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED



# BARNES CENTER APARTMENTS FILING NO. 2



**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED



**LEGEND**

- (R) RADIAL BEARING
- ⊙ MONUMENT RECOVERED AS NOTED
- ⚠ NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED FLUSH WITH GROUND UNLESS OTHERWISE NOTED
- NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED
- \* NOT PART OF THIS PLAT
- (XXXX) STREET ADDRESS

BARNES CENTER APARTMENTS  
FILING NO. 2  
JOB NO. 2451.41  
MARCH 11, 2020  
SHEET 2 OF 2



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

(719)785-0790  
(719)785-0799 (Fax)

N:\245141\DRAWINGS\BUREAU\PLAT\245141P2.dwg, 3/11/2020 9:48:32 AM, 1:1