

WIDEFIELD INDUSTRIAL PARK FILING NO. 1

IN THE CITY OF FOUNTAIN, EL PASO COUNTY, STATE OF COLORADO

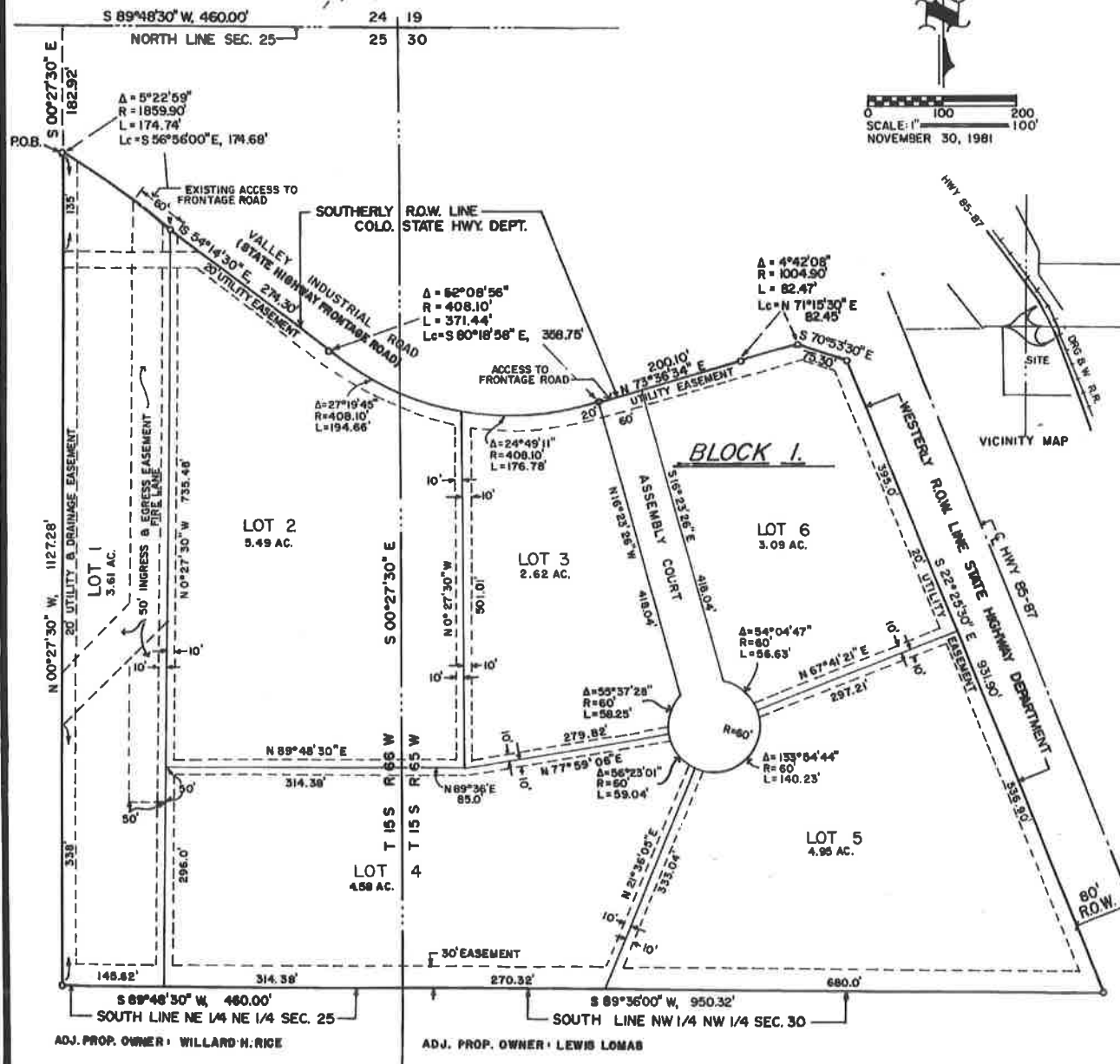
NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 25, AS SHOWN.
2. UTILITY EASEMENTS MAY BE USED FOR DRAINAGE EASEMENTS AS REQUIRED.
3. ACCESS TO LOTS 1 & 2 FROM STATE HIGHWAY FRONTAGE ROAD.
4. ACCESS TO LOTS 3, 4, 5 AND 6 TO BE FROM ASSEMBLY COURT. THERE WILL BE NO DIRECT ACCESS FOR LOTS 5 AND 6 FROM HIGHWAY 85-87.
5. ASSEMBLY COURT TO BE CONSTRUCTED TO THE CITY OF FOUNTAIN, COLORADO SPECIFICATIONS AND WILL BE MAINTAINED BY THE CITY OF FOUNTAIN AFTER ACCEPTANCE.
6. 1" BOUNDARY MARKERS ARE 5/8" REBAR W/CAP COLORADO R.L.S. NO. 7228.
7. LOT 1 IS A RESERVED LOT.
8. THE MAINTENANCE OF ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. THE UNDERSIGNED ADJACENT PROPERTY OWNERS HAVE REVIEWED AND APPROVED THE DRAINAGE PLAN FOR THIS SUBDIVISION.

Willard H. Rice *Lewis Lomas*
 WILLARD H. RICE LEWIS LOMAS

STATE OF COLORADO) S.S.
 COUNTY OF EL PASO)
 THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF MAY A.D. 1982
 THE ADJACENT PROPERTY OWNERS, WILLARD H. RICE AND LEWIS LOMAS.

WITNESS MY HAND AND SEAL
 MY COMMISSION EXPIRES May 4 1984 NOTARY PUBLIC



KNOW ALL MEN BY THESE PRESENTS:

THAT WIDEFIELD HOMES, INC., A COLORADO CORPORATION, JULES H. WATSON, PRESIDENT; FRANK C. WATSON, SECRETARY, AND THAT COLORADO SPRINGS AUTO AUCTION, INC., A COLORADO CORPORATION, VERNIE HOUTCHENS, PRESIDENT; GARY NANNINGA, VICE-PRESIDENT, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

A TRACT OF LAND IN THE NORTHEAST ONE-QUARTER NORTHWEST ONE-QUARTER SECTION 25, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND IN THE NORTHWEST ONE-QUARTER SECTION 30, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SITUATE IN EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE S 89°48'30" W ALONG THE NORTH LINE OF SAID SECTION 25, 460.00 FEET; THENCE S 00°27'30" E, 1127.28 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY DEPARTMENT, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; (THE FOLLOWING SEVEN (7) COURSES ARE ALONG SAID SOUTHERLY AND THE WESTERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY DEPARTMENT); (1) SOUTHEASTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 5°22'58", A RADIUS OF 1859.90 FEET, AN ARC LENGTH OF 174.74 FEET (THE CHORD TO SAID CURVE BEARS S 56°36'00" E, 174.68 FEET); (2) S 54°14'30" E, 274.30'; (3) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 52°08'56", A RADIUS OF 408.10 FEET, AN ARC LENGTH OF 371.44 FEET (THE CHORD TO SAID CURVE BEARS S 60°18'58" E, 358.75 FEET); (4) N 73°36'34" E, 200.10 FEET; (5) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 4°42'08", A RADIUS OF 1004.50 FEET, AN ARC LENGTH OF 82.47 FEET (THE CHORD TO SAID CURVE BEARS N 71°15'30" E, 82.45 FEET); (6) S 70°53'30" E, 75.30 FEET; (7) S 22°25'30" E, 93.90 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER NORTHWEST ONE-QUARTER SECTION 30; THENCE S 89°36'00" W ALONG SAID SOUTH LINE, 950.32 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER NORTHWEST ONE-QUARTER SECTION 30; THENCE S 89°48'30" W ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER NORTHWEST ONE-QUARTER SECTION 25, 460.00 FEET; THENCE N 00°27'30" E, 1127.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.6597 ACRES OF LAND, MORE OR LESS.

DEDICATION:

THE ABOVE MENTIONED OWNERS HAVE CAUSED SAID TRACT TO BE SUBDIVIDED INTO LOTS, A BLOCK, EASEMENTS, DRIVE LANE AND A STREET, UNDER THE NAME AND STYLE OF "WIDEFIELD INDUSTRIAL PARK FILING NO. 1", AND DOES HEREBY DEDICATE THE STREET, DRAINAGE UTILITY EASEMENTS AND PRELIMINARIES SHOWN, TO THE CITY OF FOUNTAIN, FOR DRAINAGE AND UTILITY PURPOSES.

IN WITNESS WHEREOF:

THE UNDERSIGNED HAVE EXECUTED THESE PRESENTS THIS 13th DAY OF MAY A.D., 1982
 WIDEFIELD HOMES, INC. COLORADO SPRINGS AUTO AUCTION, INC.
Jules H. Watson *Vernie Houtchens*
 JULES H. WATSON, PRESIDENT VERNIE HOUTCHENS, PRESIDENT
Frank C. Watson *Gary Nanninga*
 FRANK C. WATSON, SECRETARY GARY NANNINGA, VICE-PRESIDENT

STATE OF COLORADO) S.S.
COUNTY OF EL PASO) S.S.

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF MAY A.D. 1982, BY JULES H. WATSON, PRESIDENT AND FRANK C. WATSON, SECRETARY, PRESIDENT OF COLORADO SPRINGS AUTO AUCTION, INC., IN BEHALF OF SAID CORPORATIONS, AND HAVE AFFIXED THEIR CORPORATE SEALS HERETO, WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES May 4 1984 NOTARY PUBLIC

FILING APPROVALS:

THE ATTACHED PLAT OF "WIDEFIELD INDUSTRIAL PARK FILING NO. 1", IN THE CITY OF FOUNTAIN, COLORADO, IS APPROVED FOR FILING THIS 14th DAY OF MAY A.D. 1982

THE ATTACHED PLAT OF "WIDEFIELD INDUSTRIAL PARK FILING NO. 1", IN THE CITY OF FOUNTAIN, COLORADO, IS APPROVED FOR FILING THIS 14th DAY OF MAY A.D. 1982

ATTEST: *Conrad Spangher* *Harold D. Thompson*
 CITY CLERK MAYOR OF THE CITY OF FOUNTAIN, COLO.

RECORDING
STATE OF COLORADO) S.S.
COUNTY OF EL PASO) S.S.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 1:56 O'CLOCK P.M. THIS 13th DAY OF MAY A.D. 1982 AND WAS DULY RECORDED IN PLAT BOOK P-1 AT PAGE 90

RECEPTION NUMBER 00870043 ARDIS W. SCHMITT, RECORDER
 FEE \$ 10.00 BY: *Sus. Bullen* DEPUTY

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION 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.

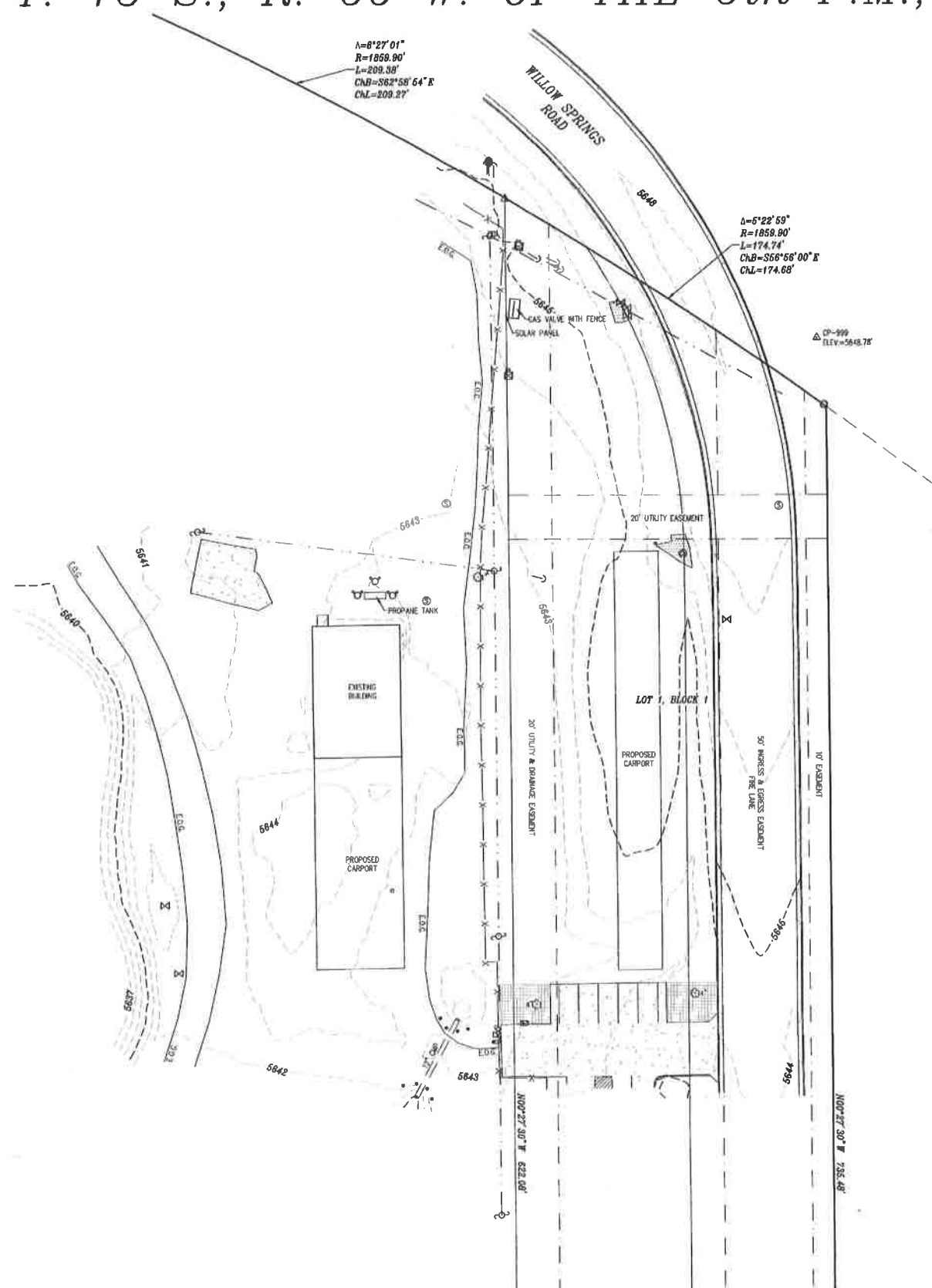
Richard Cox
 RICHARD COX, R.L.S. NO. 7228

PREPARED BY:
 COX SURVEYING COMPANY
 3017 DELTA DRIVE
 COLORADO SPRINGS, COLO.

TOPOGRAPHIC MAP

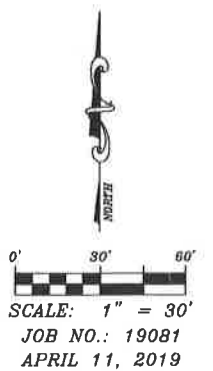
WIDEFIELD WATER & SANITATION DISTRICT AND A PORTION
OF LOT 1, BLOCK 1, WIDEFIELD INDUSTRIAL PARK FILING NO. 1
NE1/4 OF SEC. 25, T. 15 S., R. 66 W. OF THE 6th P.M., EL PASO COUNTY, COLORADO

WIDEFIELD WASTEWATER
TREATMENT PLANT



LEGEND:

- ⊙ FOUND REBAR AND RED CAP STAMPED "COX"
- ⊙ FOUND 5/8" REBAR (NO CAP)
- ⊙ FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "CDOT PLS 29034"
- ⊙ FOUND REBAR AND 3-1/4" ALUMINUM CAP STAMPED "CDOT PLS 29034"
- ⊙ SURVEY CONTROL POINT
- ⊙ POWER/UTILITY POLE
- GUY WIRE
- ☐ CONTROL BOX
- ☐ TELEPHONE PEDESTAL
- ⊙ SANITARY SEWER MANHOLE
- ⊙ GAS VALVE
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- BOLLARD
- E.O.G. EDGE OF GRAVEL
- ⊙ DECIDUOUS TREE (SIZE VARIES)
- X — WIRE FENCE
- — — OVERHEAD ELECTRIC / O.H. UTILITY LINE
- — — STORM LINE
- ▭ CONCRETE
- ▭ ASPHALT
- ▭ MULCH



BENCHMARK: SURVEY CONTROL POINT AS SHOWN HEREON. ALL ELEVATIONS ARE BASED UPON NAVD88 VERTICAL DATUM AND NAD 1983 STATEPLANE COLORADO CENTRAL FIPS 0502 FEET HORIZONTAL DATUM. (DESIGNATION-CS 201)

ALL PROPERTY LINES SHOWN HEREON SHALL BE CONSIDERED AS APPROXIMATE ONLY. NO BOUNDARY SURVEY OR LAND SURVEY PLAT WAS COMPLETED AS PART OF THIS SERVICE. ALL LOT LINE DIMENSIONS SHOWN HEREON ARE PLATTED ONLY.



TOPO - WIDEFIELD WATER & SANITATION DISTRICT AND A PORTION OF LOT 1, BLOCK 1, WIDEFIELD INDUSTRIAL PARK FILING NO. 1, NE1/4 OF SEC. 25, T. 15 S., R. 66 W. OF THE 6th P.M., EL PASO COUNTY, CO

RAMPART SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

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