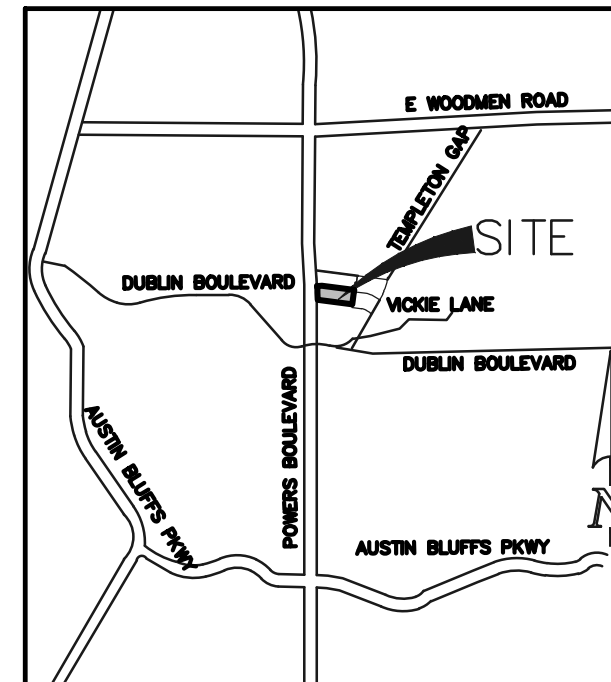


FOURSQUARE COLLECTION AT PATHWAYS FILING NO. 2

A PARCEL OF LAND BEING A PORTION OF SECTION 7, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO



VICINITY MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS:

THAT ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY OF A PARCEL OF LAND DEPICTED ON A LAND SURVEY PLAT DEPOSITED UNDER RECEPTION NO. 211900097 RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR AND 1-1/2 ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" AND AT THE EASTERLY END BY A NO. 4 REBAR WITH A RED PLASTIC SURVEYORS CAP STAMPED "PLS 19586" IS ASSUMED TO BEAR S82°42'29"E, A DISTANCE OF 1572.62 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DEPICTED ON A LAND SURVEY PLAT DEPOSITED UNDER RECEPTION NO. 211900097 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO THE NORTHWESTERLY CORNER OF FOURSQUARE COLLECTION AT PATHWAYS FILING NO. 1 RECORDED UNDER RECEPTION NO. 221714696 SAID POINT BEING ALSO ON THE EASTERLY RIGHT OF WAY LINE OF POWERS BOULEVARD RECORDED IN BOOK 5462 AT PAGE 582;

THENCE S06°49'43"E, ON THE WESTERLY BOUNDARY OF TRACT A AS PLATTED IN SAID FOURSQUARE COLLECTION AT PATHWAYS FILING NO. 1, AND THE EASTERLY RIGHT OF WAY LINE OF POWERS BOULEVARD A DISTANCE OF 72.00 FEET TO A POINT ON CURVE SAID POINT BEING ON THE WESTERLY BOUNDARY OF SAID TRACT A AND THE EASTERLY RIGHT OF WAY LINE OF POWERS BOULEVARD;
THENCE ON THE WESTERLY BOUNDARY OF SAID TRACT A AND THE EASTERLY RIGHT OF WAY LINE OF POWERS BOULEVARD ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S83°06'06"W, HAVING A DELTA OF 06°02'47", A RADIUS OF 2575.00 FEET AND A DISTANCE OF 271.74 FEET TO A POINT ON CURVE SAID POINT BEING ON THE WESTERLY BOUNDARY OF SAID TRACT A, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID FOURSQUARE COLLECTION AT PATHWAYS FILING NO. 1 THE FOLLOWING TWO (2) COURSES:

- N89°08'53"E, A DISTANCE OF 100.89 FEET;
- S82°42'29"E, A DISTANCE OF 715.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE COOL BREEZE DRIVE AS PLATTED IN MIDTOWN COLLECTION AT PATHWAYS FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 221714684;

THENCE S07°17'31"W, ON THE WESTERLY RIGHT OF WAY LINE OF SAID COOL BREEZE DRIVE, A DISTANCE OF 42.00 FEET;
CONTINUING S07°17'31"W, A DISTANCE OF 273.00 FEET;
THENCE N82°42'29"W, A DISTANCE OF 769.10 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID POWERS BOULEVARD;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID POWERS BOULEVARD THE FOLLOWING THREE (3) COURSES:

- N02°34'52"W, A DISTANCE OF 152.74 FEET;
- N00°02'06"W, A DISTANCE OF 119.84 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S89°51'09"W, HAVING A DELTA OF 00°42'17", A RADIUS OF 2575.00 FEET AND A DISTANCE OF 31.67 FEET TO A POINT ON CURVE SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5.729 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 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 LOTS, STREETS, TRACTS AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC STREETS AND PUBLIC EASEMENTS, AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUITCLAIM ALL OR ANY SUCH DEDICATED PUBLIC STREETS AND PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "FOURSQUARE COLLECTION AT PATHWAYS FILING NO. 2", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE.

OWNER:

ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION, HAS EXECUTED THIS INSTRUMENT THE ____ DAY OF _____, 20____, A.D.

BY: _____ AS _____ OF

ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION

STATE OF COLORADO }
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D., BY _____, AS _____ OF ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

GENERAL NOTES:

- THE DATE OF PREPARATION IS AUGUST 24, 2021.
- FLOODPLAIN STATEMENT: THIS SITE, FOURSQUARE COLLECTION AT PATHWAYS FILING NO. 2, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C05376, EFFECTIVE DATE OF DECEMBER 7, 2018. (ZONE X)
- THE ARTICLES OF INCORPORATION OF FOURSQUARE COLLECTION AT PATHWAYS HOMEOWNERS ASSOCIATION, INC. WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NO. 20198021718. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR FOURSQUARE COLLECTION AT PATHWAYS ARE RECORDED UNDER RECEPTION NO. 221035480 RECORDS OF EL PASO COUNTY, COLORADO, AND AS AMENDED.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES 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.
- THE 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.
- 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 212684 ISSUED BY CAPSTONE TITLE, DATED AUGUST 24, 2021 AT 8:00 A.M.
- ALL BUILDINGS SHALL BE ADDRESSED FROM SUMMER DREAM DRIVE.
- ALL EASEMENTS SHOWN OR 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.
- TRACTS A THRU D ARE FOR PRIVATE ACCESS, OPEN SPACE, PARKING, LANDSCAPING, PUBLIC UTILITIES, PUBLIC DRAINAGE, PUBLIC IMPROVEMENTS, PUBLIC ACCESS, TRAILS, FENCES, WALLS, MAIL BOXES AND SIGNAGE. TO BE OWNED AND MAINTAINED BY THE FOURSQUARE COLLECTION AT PATHWAYS HOMEOWNERS ASSOCIATION. OWNERSHIP OF SAID TRACTS TO BE CONVEYED BY SEPARATE INSTRUMENT.
- THERE SHALL BE NO VEHICULAR ACCESS FROM ANY LOT OR TRACT TO POWERS BOULEVARD.

EASEMENTS:

EASEMENTS ARE AS SHOWN, WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

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 "FOURSQUARE COLLECTION AT PATHWAYS 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

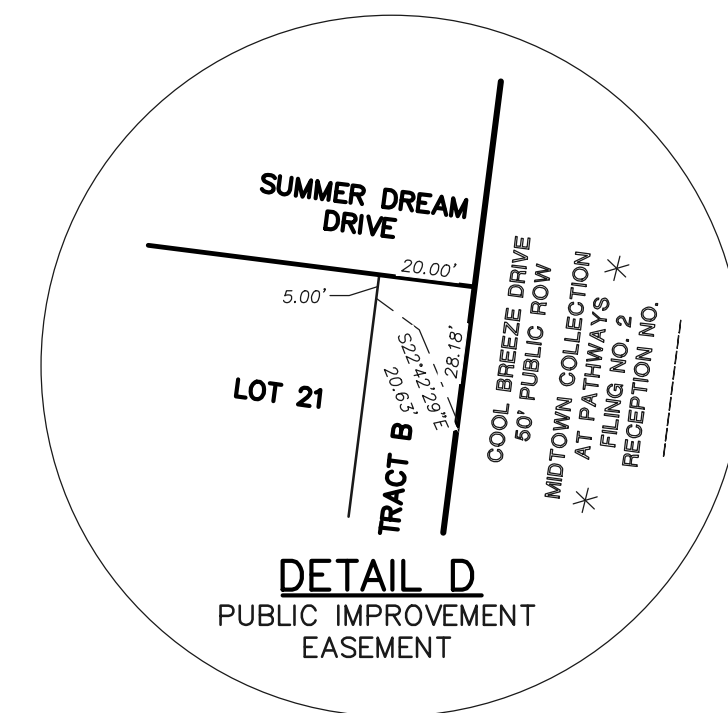
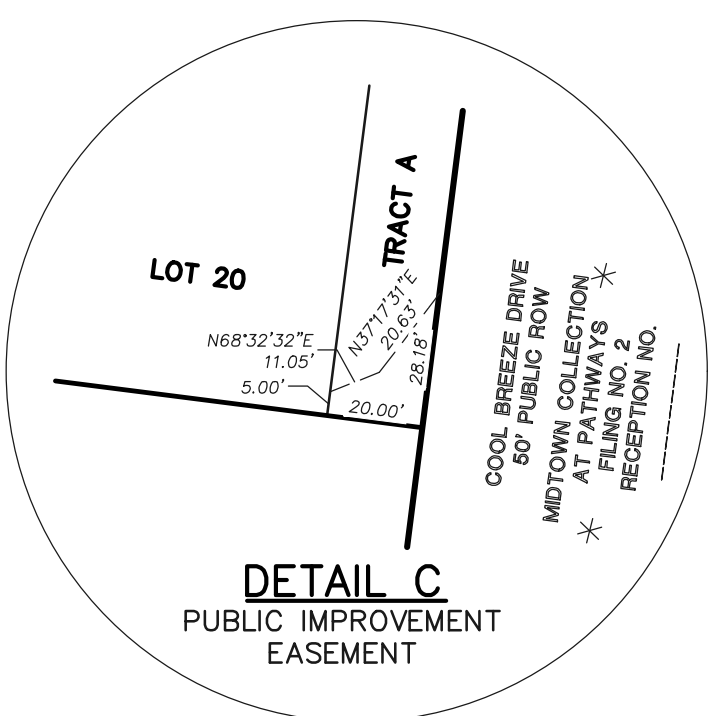
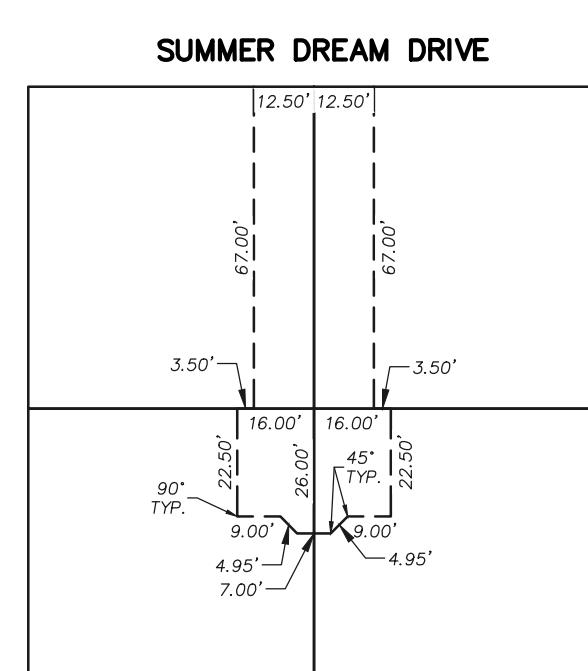
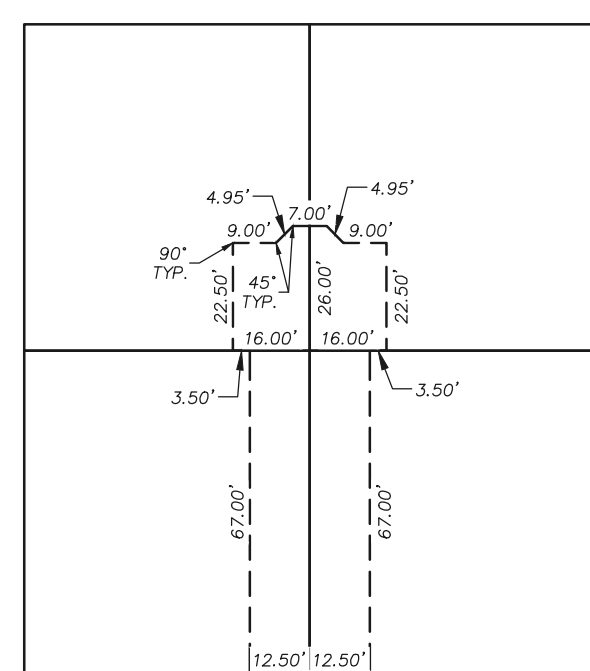
BY: _____ DEPUTY
FEE: _____
SURCHARGE: _____
SCHOOL FEE: _____
BRIDGE FEE: _____
PARK FEE: _____
DRAINAGE FEE: _____

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

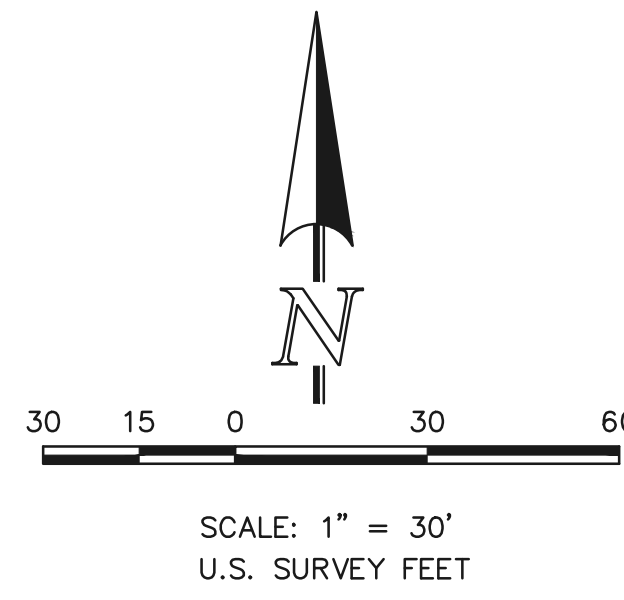
FOURSQUARE COLLECTION AT
PATHWAYS FILING NO. 2
JOB NO. 1247.30
AUGUST 24, 2021
SHEET 1 OF 2



FOURSQUARE COLLECTION AT PATHWAYS FILING NO. 2



- LEGEND**
- △ NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED FLUSH WITH GROUND
 - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH WITH GROUND
 - NO. 4 REBAR AND 1" RED PLASTIC SURVEYORS CAP STAMPED "ROCKWELL PLS 19586" RECOVERED FLUSH WITH GROUND
 - (XXXX) ADDRESS
 - * NOT PART OF THIS PLAT
 - (R) RADIAL BEARING
 - 80.00' PARTIAL DIMENSION
 - SF SQUARE FEET
 - P.I.E. PUBLIC IMPROVEMENT EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.D.E. PUBLIC DRAINAGE EASEMENT



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

FOURSQUARE COLLECTION AT PATHWAYS FILING NO. 2
JOB NO. 1247.30
AUGUST 24, 2021
SHEET 2 OF 2

