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LEGEND

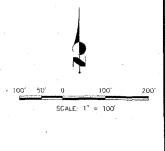
NO. 5 REBAR WITH 1-1/2" ALUMINIUM SURVEYORS CAP STAMPED "JR ENG. LTD RLS 17502" SET.

RECOVERED 3-1/4" ALUMINUM CAP STAMPED "JR ENG. LTD RLS 175D2" ALSO STAMPED

RECOVERED 3-1/4" DEPARTMENT OF INTERIOR BUREAU OF LAND MANAGEMENT BRASS CAP; SEC. COR + (R) - RADIAL BEARING

* - AREA NOT PART OF THIS SUBDIVISION

R.O.W. - RIGHT OF WAY



FINAL PLAT BBC NO. 16 JOB NO. 29502.80 REVISED: FEBRUARY 18, 2002 SHEET 2 OF 2 CPC-DP-01-134



J·R ENGINEERING A Subsidiary of Westrian

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FINAL PLAT **BRIARGATE BUSINESS CAMPUS FILING NUMBER 16**

A PORTION OF THE NORTHEAST QUARTER OF SECTION 32 & A PORTION OF THE NORTHWEST QUARTER OF SECTION 33. TOWNSHIP 12 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN. CITY OF COLORADO SPRINGS. EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT LP47, A COLORADO LIMITED LIABILITY COMPANY, DOING BUSINESS AS LA PLATA INVESTMENTS, BY SCOTT E. SMITH AND THOMAS S. KELLY, MANAGERS, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 32 AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS A PORTION OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 3-1/4" DEPARTMENT OF INTERIOR BUREAU OF LAND MANAGEMENT BRASS CAP AND AT THE SOUTH END BY A 3-1/4" ALUMINUM CAP STAMPED "UT ENG LID RLS 17502" ALSO STAMPED "WC35" BEING NORTH OF THE ACTUAL 1/4 CORNER POSITION, BEING ASSUMED TO BEAR SOUZI'2B'E, A DISTANCE OF 2614.85 FEET;

COMMENCING AT A POINT ON THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, SAID POINT BEING A 35.00 FOOT WITNESS CORNER TO THE WEST QUARTER CORNER OF SAID SECTION 33; THENCE 553/47/23'E, A DISTANCE OF 153.07 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TELSTAR DRIVE, AS PLATTED IN BRIARGATE BUSINESS CAMPUS FILING NO. 13, RECORDED IN LE PASO COUNTY UNDER RECEPTION NO. 30145881, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

S78/39'48'W, A DISTANCE OF 410.25 FEET; TO A POINT OF CURVE; ON THE ARC OF A CURVE TO THE LEFT; HAVING A DELTA OF 1472'77", A RADIUS OF 560.00 FEET, A DISTANCE OF 138.44 FEET TO A POINT ON CURVE;

RADIUS OF 560.00 FEET, A DISTANCE OF 138.84 FEET TO A POINT ON CURVE; THENCE S09'39'29'W, A DISTANCE OF 723.68 FEET; THENCE NB9'39'29'E, A DISTANCE OF 233.62 FEET; THENCE N00'20'20'W, A DISTANCE OF 136.23 FEET; THENCE N00'20'20'W, A DISTANCE OF 136.23 FEET; THENCE N00'20'20'W, A DISTANCE OF 136.23 FEET; THENCE N00'20'20'W, A DISTANCE OF 511.78 FEET TO A POINT ON CURVE, CAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRIARGATE PARKWAY AS PLATTED IN BRIARGATE BUSINESS CAMPUS FILING NO. 10, AS RECORDED IN PLAT BOOK E-5 AT PAGE 55, RECORDS OF EL PASO COUNTY, COLORADO; THENCE N-SATERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BRIARGATE PARKWAY AND SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BRIARGATE PARKWAY AND SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BRIARGATE PARKWAY AND SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BRIARGATE PARKWAY AND SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BRIARGATE PARKWAY AND SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF EXPLORER DRIVE, AS: PLATTED IN SAND BRIARGATE BUSINESS CAMPUS FILING NO. 10, THE FOLLOWING NINE (9) COUNSES;

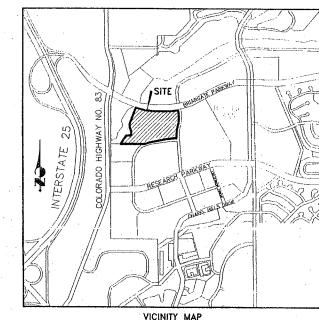
-) COURSES; ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N19'22'57"E, HAVING A DELTA OF 19'44'48", A RADIUS OF 1772.50 FEET, A DISTANCE OF 810.89 FEET, TO A POINT OF TANGENT; THENCE N89'38'10"E, A DISTANCE OF 312.89 FEET TO A POINT OF CURVE; ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 09'14'48", A RADIUS OF 2082.50 FEET, AND A DISTANCE OF 336.09 FEET TO A POINT ON CURVE, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY. LINE OF EXPLOYERT DRIVE, AS PLATTED IN BRIARGATE BUSINESS CAMPUS FILING NO. 10, RECORDED IN LE LASSO COUNTY PLAT E-5.PAGE-55; FILING NO. 10, RECORDED IN LE LASSO COUNTY PLAT E-5.PAGE-55; FILING NO. 10, RECORDED IN LE LASSO COUNTY PLAT E-5.PAGE-55; FILING NO. 10, RECORDED IN LE LASSO COUNTY PLAT E-5.PAGE-55; FILING NO. 10, RECORDED IN LE LASSO COUNTY PLAT E-5.PAGE-55; FILING NO. 10, RECORDED IN LE LASSO COUNTY PLAT E-5.PAGE-55; FILING NO. 10, RECORDED IN CLARSO F00.00 FEET, AND A DISTANCE OF 160.00 FEET TO A POINT OF TANGENT; HAVING A DELTA OF 10'10'23", A RADIUS OF 90.00 FEET, AND A DISTANCE OF 160.00 FEET TO A POINT OF TANGENT; SOT 740'37"E, A DISTANCE OF 90.21 FEET TO A POINT OF CURVE; ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 11'23'39", A RADIUS OF 453.35 FEET, AND A DISTANCE OF 90.18 FEET TO A POINT OF COMPOUND CURVE; 2.

- 7.
- RADIUS OF 453.35 FEET, AND A DISTANCE OF 90.16 FEET TO A POINT OF COMPOUND CURVE; ON THE ARC OF A CURVE TO THE RICHT, HAMING A DELTA OF 0700'56", A RADIUS OF 910.00 FEET, AND A DISTANCE OF 111.42 FEET TO A POINT OF REVERSE CURVE; ON THE ARC OF A CURVE TO THE LEFT, HAMING A DELTA OF 1736'46", A RADIUS OF 990.00 FEET, AND A DISTANCE OF 305.19 FEET TO A POINT OF TANCENT; S00'55'46", A DISTANCE OF 65.74 FEET TO A POINT ON THE NORTHERLY RICHT-OF-WAY LINE OF SAID TELSTAR DRIVE;

THENCE WESTERLY ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TELSTAR DRIVE, THE FOLLOWING THREE (3) COURSES:

S89'04'14"W, A DISTANCE OF 47.20 FEET TO A POINT OF CURVE; ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 10'24'26", A RADIUS OF 1905.00 FEET, A DISTANCE OF 346.02 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 29.1651 ACRES (1,270,431 SQUARE FEET.)



DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO A LOT, AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE. GRANT AND CONVEY TO THE COLORADO SPRINGS THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT. AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS SHOPON IS ASSIONS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM. ALL OR ANY SUCH PUBLIC EASEMENTS SHOLE HERMAN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "BRIARGATE BUSINESS CAMPUS FILING NO. 16", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLGRADO. ALL STREETS ARE HEREBY. DEDICATED IN THE CITY OF COLORADO SPRINGS FOR PUBLIC USE.

OWNER:

THE AFOREMENTIONED, LP47, LLC, A COLORADO LINITED LIABILITY COMPANY, DOING BUSINESS AS LA PLATA INVESTMENTS, SCOTT E. SMITH AND THOMAS S. KELLY, MANAGERS, HAS EXECUTED THIS INSTRUMENT THIS 21 DAY OF FEBRUARY, 2002 A.D. Dath Contact Structure Structure

SCOTT E. SMITH MANAGER

THOMAS S. KELLY MANAGER

STATE OF COLORADO) COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 St. DAY OF ELEMENT, 2002, A.D. BY SCOTT E. SMITH AND THOMAS S. KELLY, MANAGERS





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 MITHIN 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 GREDIT, CASH, SUBDIVISION BONDS, OR COMBINATIONS THEREOF, GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.



EASEMENTS:

ALL EASEMENTS ARE SHOWN DN SHEET 2 OF 2 WITH THE SOLE RESPONSELITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

GENERAL NOTES:

- 1. THE DATE OF PREPARATION IS JULY 20, 2001.
- 2. THE BASIS OF BEARINGS IS A PORTION OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANC. 26 W.J.TO FTHE EXTH PRINC-2 BERGINH, SENG MONUMENTED AT THE NORTHWEST CORNER BY A 3-1/4" DEPARTMENT OF INTERIOR BUREAU OF LAND MANAGEMENT BRASS CAP AND AT THE SOUTH END BY A 3-1/4" ALUMINUM CAP STAMPED "AR ENG LTD RLS 17502" ALSO STAMPED "WC35" BEING NORTH OF THE ACTUAL 1/4 CORNER POSITION, BEING ASSUMED TO BEAR SOO'21'28'E, A DISTANCE OF 2614.65 FEET.

3. FLOODPLAIN STATEMENT:

- THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080410D508F, EFFECTIVE MARCH 17, 1997.
- THE PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT FOR THE UNITED STATES AIR FORCE ACADEMY AIRPORT, RECORDED IN BOOK 5144 AT PAGE 1022 OF THE RECORDS OF EL PASO COUNTY, COLORADO, THIS EASEMENT ENCOMPASSES THE ENTRE SITE AND THEREFORE COULD NOT BE SHOWN

NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES.

- THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD EXEMPTION REPORT PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC. DATED MAY 30, 2001. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE: CPC-DP-01-134 OF THE CITY OF COLORADO SPRINGS DEVELOPMENT SERVICES DIVISION. CONTACT DEVELOPMENT SERVICES DIVISION, 30 SOUTH NEVADA AVENUE, SUITE 301, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
- IN REGARDS TO THE PRIVATE DRAINAGE EASEMENT SHOWN ON SHEET 2, OWNERSHIP AND MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER OF LOT 1 AND WILL BE EXECUTED BY SEPARATE DOCUMENT.
- RESTRICTIVE EASEMENT RECORDED JANUARY 30, 1992 IN BOOK 5930 AT PAGE 671 IS A HEIGHT RESTRICTION EASEMENT. NO STRUCTURES SHALL BE CONSTRUCTED ABOVE 6700 FEET ABOVE SEA LEVEL.

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SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADD, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE GHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF. JITLE 38 OF THE COLORADO REVSED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

Lamas F. Sixuares JAMES L. SINCOVEC, PROFESSIONAL LAND SURVICE COOPADO P.L.S. NO. 17502. FOR AND ON BEHALF OF JR ENGINEERING, LLC. 17502 2 22-02

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.

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT MITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERGISE OF REASINABLE DILIGENCE AND CONCERN SHOLD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER. BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "BRIARGATE BUSINESS CAMPUS FILING NO. 16".

MANAGER OF DEVELOPMENT SERVICES

3.4.0Z 3/6/02 DATE

34/02

CLERK AND RECORDER:

STATE OF COLORADO) COUNTY OF EL PASO) SS

J. PATRICK KELLY, RECORDER

BY: but A blanded 80.00 FEE: N/t SCHOOL FEE BRIDGE FEE N/A PARK FEE: N/A DRAINAGE FEE: N/A

FINAL PLAT BBC NO. 16 JOB NO. 29502.80 REVISED: FEBRUARY 18, 2002 SHEET 1 OF 2 CPC-DP-01-134



J·R ENGINEERING A Subsidiary of Westrian

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