MARKET AT CHAPEL HILLS

A REPLAT OF LOTS 1, 2, AND 3, BLOCK 1; LOTS 1, 2, 3, 4, 8, 9, AND 10 BLOCK 2; LOTS 1, 2, AND 3 BLOCK 3; A PORTION OF VACATED TURNER ROAD, AND A PORTION OF VACATED CRAGIN ROAD IN THE REFILING OF FALCON ESTATES NO. 2, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

KNOW ALL MEN BY THESE PRESENTS:

THAT FALCON ESTATES COMMERCIAL VENTURE, RUTH SCHNEEBECK,GERALDINE L.NELLE TRUSTEE OF THE 1984 NELLA FAMILY TRUST, DATED AUGUST 8, 1984, BARBARA G. AND JAMES M. RHEA, AND DIAL REALTY CORPORATION, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO AND BEING ALL OF LOTS 1, 2, AND 3, BLOCK 1; LOTS 1, 2, 3, 4, 8, 9, AND 10, BLOCK 2; LOTS 1, 2, AND 3, BLOCK 3; PORTIONS OF VACATED TURNER ROAD AND VACATED CRAGIN ROAD LYING EASTERLY OF ACADEMY BOULEVARD, ALL AS SHOWN ON THE PLAT OF REFILING OF FALCON ESTATES NO. 2 AS RECORDED IN PLAT BOOK C-2 AT PAGE 16 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EASTERLY RIGHT-OF-WAY LINE OF ACADEMY BOULEVARD AS PLATTED IN REFILING OF FALCON ESTATES NO. 2 AS RECORDED IN PLAT BOOK C-2 AT PAGE 16 OF THE EL PASO COUNTY RECORDS, BEING ASSUMED TO BEAR N14°36'25"W.

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK 3, AS PLATTED IN SAID REFILING OF FALCON ESTATES NO. 2, SAID POINT BEING THE POINT OF BEGINNING; THENCE N14°36'25"W AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ACADEMY BOULEVARD AS PLATTED IN SAID REFILING OF FALCON ESTATES NO. 2, A DISTANCE OF 1486.76 FEET TO THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 1, AS PLATTED IN SAID REFILING OF FALCON ESTATES FILING NO. 2; THENCE N89°58'57"E AND ALONG THE NORTHERLY LINE OF BLOCK 1, A DISTANCE OF 1098.05 FEET TO THE NORTHEASTERLY CORNER OF LOT 3, BLOCK 1; THENCE S00°14'43"W ON THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 309.28 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 3; THENCE S14°45'17"E, A DISTANCE OF 62.04 FEET TO THE NORTHERLY LINE OF BLOCK 2; THENCE N89°59'47"E ALONG THE NORTHERLY LINE OF SAID BLOCK 2, A DISTANCE OF 376.29 FEET TO THE NORTHEASTERLY CORNER OF LOT 4 IN SAID BLOCK 2; THENCE S00°14'21"W ON THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 350.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 4; THENCE S89°55'14"W ON THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 300.09 FEET TO THE NORTHEASTERLY CORNER OF LOT 8, BLOCK 2; THENCE S00°14'35"W ON THE EASTERLY LINE OF SAID LOT 8, A DISTANCE OF 356.58 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 8; THENCE S89°50'48"W ON THE SOUTHERLY LINE OF SAID LOT 8, A DISTANCE OF 110.95 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT WHOSE CENTER BEARS S53°17'00"E, HAVING A DELTA OF 73°44'23", A RADIUS OF 50.00 FEET, A DISTANCE OF 64.35 FEET AS MEASURED ALONG THE ARC TO THE NORTHERLY LINE OF BLOCK 3; THENCE N89°50'48"E ON THE NORTHERLY LINE OF SAID BLOCK 3, A DISTANCE OF 358.33 FEET TO THE NORTHEASTERLY CORNER OF LOT 3, BLOCK 3; THENCE S00°13'25"W ON THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 299.69 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 3; THENCE S89°48'06"W ON THE SOUTHERLY LINE OF BLOCK 3, A DISTANCE OF 1057.19 FEET TO THE POINT OF BEGINNING,

CONTAINING 36.1864 ACRES.

DEDICATION:

THE ABOVE OWNERS HAVE CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY GRANT UNTO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AND STREETS 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 RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. TRACTS A, B, C AND D ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE AS PUBLIC STREETS. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "MARKET AT CHAPEL HILLS" IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

OWNER:

THE AFOREMENTIONED, FALCON ESTATES COMMERCIAL VENTURE, HAS EXECUTED THIS INSTRUMENT THIS [illegible] DAY OF [illegible], 1994 A.D.

J. C. Martin III — J. C. Martin III

J. C. MARTIN III
PRESIDENT

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

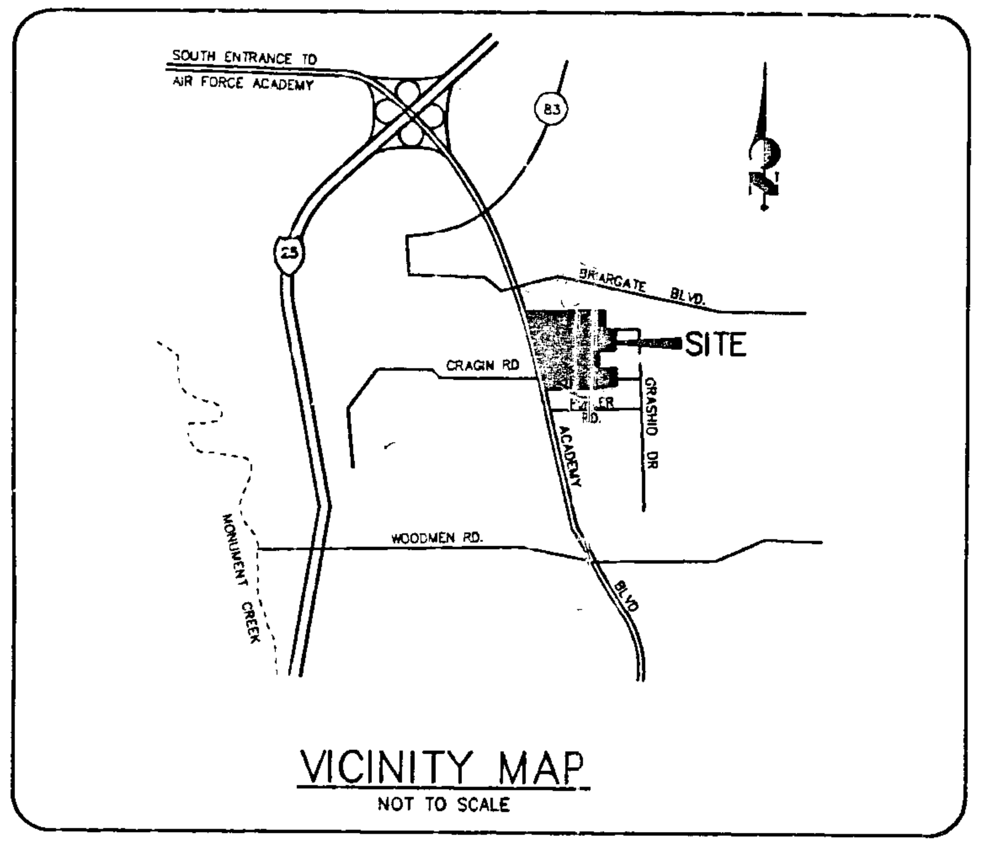
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS [illegible] DAY OF [illegible], 1994, A.D. BY J. C. MARTIN III PRESIDENT, FOR AND ON BEHALF OF FALCON ESTATES COMMERCIAL VENTURE.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: [illegible]

[illegible signature]
NOTARY PUBLIC

[illegible]
ADDRESS [illegible] CO 80903



VICINITY MAP
NOT TO SCALE

OWNER:

THE AFOREMENTIONED, RUTH SCHNEEBECK, HAS EXECUTED THIS INSTRUMENT THIS 14 DAY OF December 1994 A.D.

Ruth Schneebeck
RUTH SCHNEEBECK

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF December, 1994 A.D. BY RUTH SCHNEEBECK.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 3-21-97

[signature]
NOTARY PUBLIC

111 S. Tejon #214
ADDRESS Colo Spgs Co 80903

OWNER:

THE AFOREMENTIONED,GERALDINE L.NELLE,TRUSTEE, HAS EXECUTED THIS INSTRUMENT THIS 21 DAY OF Nov, 1994 A.D.

Geraldine L. Nelle
GERALDINE L. NELLE
TRUSTEE

STATE OF California)
) ss
COUNTY OF Santa Barbara)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF November, 1994, A.D. BY GERALDINE L.NELLE,TRUSTEE, FOR AND ON BEHALF OF THE 1984 NELLE FAMILY TRUST, DATED AUGUST 28, 1984.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: March 7, 1997
Commission # 986995

[signature]
NOTARY PUBLIC

1106 Coast Village Road
ADDRESS Santa Barbara CA 93108

OWNER:

THE AFOREMENTIONED, BARBARA G. RHEA AND JAMES M. RHEA, HAS EXECUTED THIS INSTRUMENT THIS 1st DAY OF DECEMBER, 1994 A.D.

Barbara G. Rhea — James M. Rhea
BARBARA G. RHEA — JAMES M. RHEA

STATE OF)
) ss
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF Dec., 1994 A.D. BY BARBARA G. RHEA AND JAMES M. RHEA.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 8/29/98

Carol L. Salisbury
NOTARY PUBLIC

25 E. CACHE LA POUDRE #101
ADDRESS CSC 80903

* AS Member of Dial Realty - North Academy, L.L.C. a Nebraska limited liability Company

OWNER:

THE AFOREMENTIONED, DIAL REALTY CORPORATION,* A NEBRASKA CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS 2nd DAY OF DECEMBER, 1994 A.D.

Ronald E. Grothe
RONALD E. GROTHE
VICE-PRESIDENT

STATE OF Nebraska)
) ss
COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF DECEMBER, 1994, A.D. BY RONALD G. GROTHE, VICE-PRESIDENT, FOR AND ON BEHALF OF DIAL REALTY CORPORATION, A NEBRASKA CORPORATION, a member of Dial Realty-North Academy, L.L.C. a Nebraska limited liability company
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: [illegible], 1996

[signature]
NOTARY PUBLIC

11506 Nicholas St Suite 200
ADDRESS Omaha, NE 68154

GENERAL NOTES:

1. THE BASIS OF BEARINGS IS THE EASTERLY RIGHT-OF-WAY LINE OF ACADEMY BOULEVARD AS PLATTED IN REFILING OF FALCON ESTATES NO. 2 AS RECORDED IN PLAT BOOK C-2 AT PAGE 16 OF THE EL PASO COUNTY RECORDS, BEING ASSUMED TO BEAR N14°36'25"W.
2. THE DATE OF PREPARATION IS JUNE 13, 1994.
3. ○ INDICATES NO. 5 REBAR AND 1½" ALUMINUM SURVEYOR'S CAP STAMPED JR ENG LTD RLS 10377 TO BE SET.
4. ▣ INDICATES RECOVERED ¾" INCH PIPE.
5. ⊠ INDICATES RECOVERED SURVEYOR'S CAP STAMPED LS 5838.
6. ◈ INDICATES RECOVERED ½" INCH PIPE.
7. THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS AND ALL EASEMENTS WITHIN THE AREA DESCRIBED BY THIS REPLAT.
8. ✳ INDICATES AREA NOT A PART OF THIS SUBDIVISION.
9. FLOODPLAIN STATEMENT:

   THIS SITE, MARKET AT CHAPEL HILLS IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080059 0154C, MAP REVISED MARCH 2, 1989.
10. TRACT E IS DESIGNATED FOR THE PURPOSE OF LANDSCAPE BUFFER, UTILITIES AND ACCESS TRACT. TRACT E SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 14.
11. LOTS 6, 7, 10, AND 11 WILL REQUIRE PUMPS FOR SANITARY SEWER SERVICE.

EASEMENTS:

UNLESS SHOWN OTHERWISE, ALL RESIDENTIAL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES AND ALL REAR RESIDENTIAL LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 1980, 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 AND PRIVATE IMPROVEMENTS HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING; 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.

James R. Fraker — DATE 11/15/94
JAMES R. FRAKER, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 10377
FOR AND ON BEHALF OF JR ENGINEERING, LTD.

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.

APPROVAL:

THE UNDERSIGNED HEREBY APPROVES FOR FILING THE ACCOMPANYING PLAT OF "MARKET AT CHAPEL HILLS".

[signature] — MANAGER OF DEVELOPMENT SERVICES — DATE 12-14-94

Gary R. Haynes — CITY ENGINEER — DATE December 16, 1994

Phillip H. Tollefson — DIRECTOR OF PUBLIC UTILITIES — DATE 12/15/94

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF COLORADO SPRINGS, COLORADO, AUTHORIZED THE PLATTING OF THE ABOVE DESCRIBED TRACT OF LAND AS SET FORTH IN THIS PLAT, AND AT THE SAME TIME AUTHORIZED THE UNDERSIGNED TO ACKNOWLEDGE THE SAME WHICH IS DONE ACCORDINGLY ON BEHALF OF THE CITY OF COLORADO SPRINGS, THIS 15th DAY OF December, 1994 A.D.

BY: [signature]
MAYOR OF COLORADO SPRINGS

ATTEST: [signature]
CITY CLERK

CLERK AND RECORDER:

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 3:32 O'CLOCK P.M. THIS 15 DAY OF December, 1994 A.D., AND DULY RECORDED IN PLAT BOOK G-5 AT PAGE 98.

RECORDER: ARDIS W. SCHMITT — BY: Carmen Y. Bell, DEPUTY

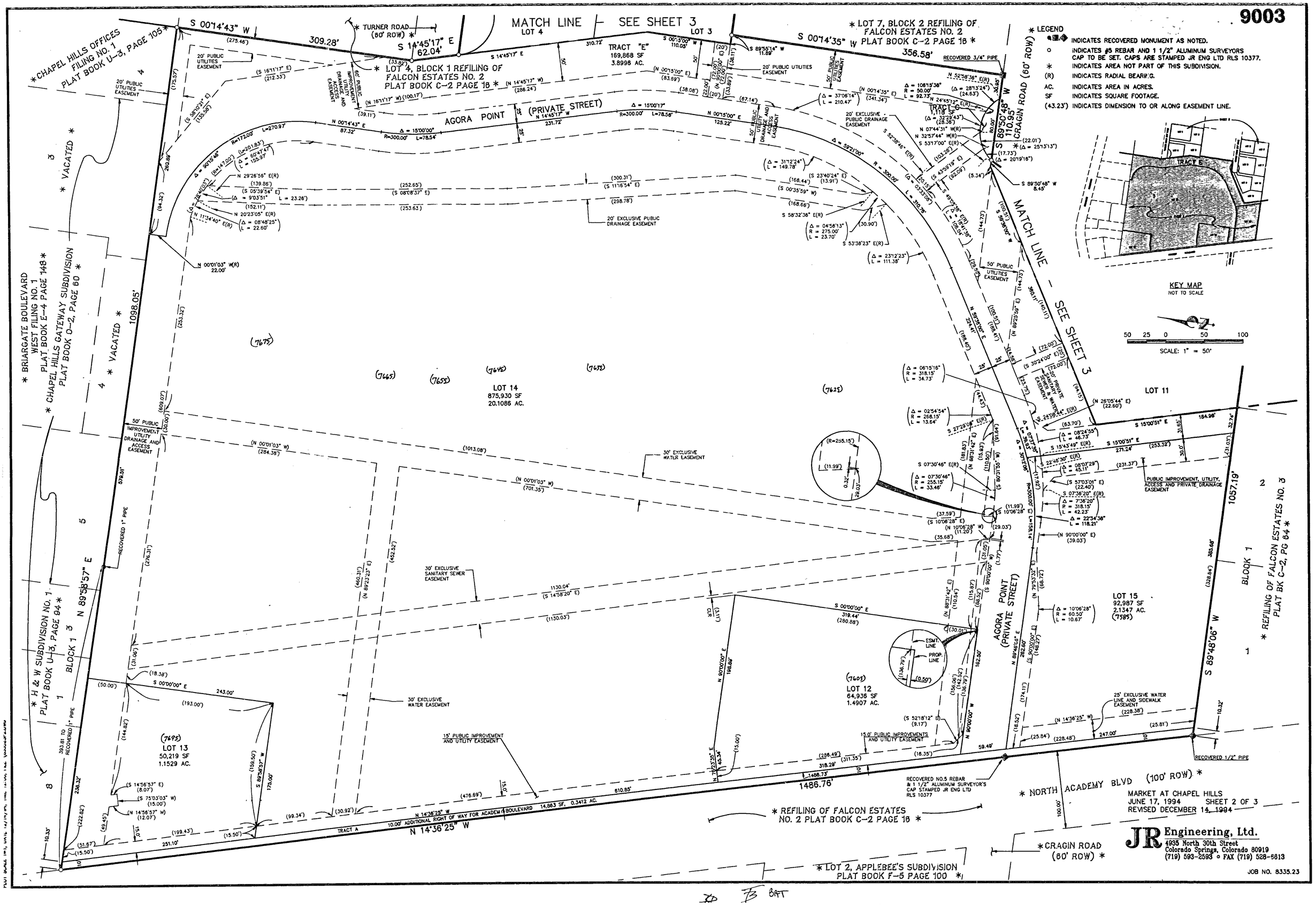
RECEPTION NO.: 94166254
FEE: $30.00

SCHOOL FEE: DUE IF APPLICABLE (RESIDENTIAL LOTS)
BRIDGE FEE: N/A PER ANNEX. AGREE.
PARK FEE: DUE IF APPLICABLE (RESIDENTIAL LOTS)
DRAINAGE FEE: N/A PER ANNEX. AGREE.

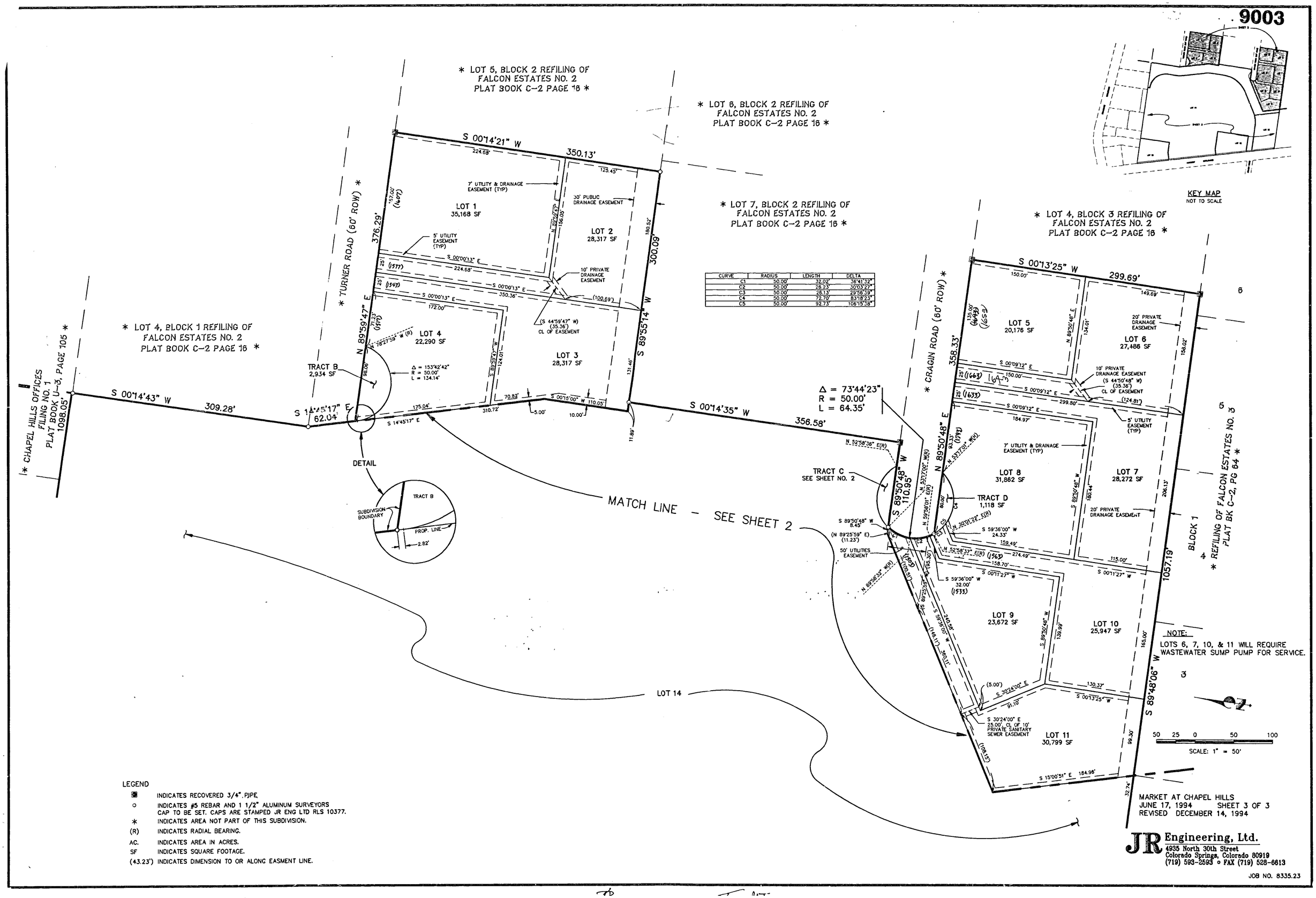
MARKET AT CHAPEL HILLS
JUNE 14, 1994 SHEET 1 OF 3
REVISED OCTOBER 10, 1994
REVISED OCTOBER 24, 1994
REVISED NOVEMBER 14, 1994

JR Engineering, Ltd.
4935 North 30th Street
Colorado Springs, Colorado 80919
(719) 593-2593 • FAX (719) 528-6613

JOB NO. 8335.23


MATCH LINE — SEE SHEET 3
LOT 4
LOT 3
* TURNER ROAD (60' ROW) *
S 00°14'43" W
309.28'
S 14°45'17" E 62.04'
* LOT 4, BLOCK 1 REFILING OF FALCON ESTATES NO. 2 PLAT BOOK C-2 PAGE 18 *
* LOT 7, BLOCK 2 REFILING OF FALCON ESTATES NO. 2 PLAT BOOK C-2 PAGE 18 *
S 00°14'35" W 356.58'
* CHAPEL HILLS OFFICES FILING NO. 1 PLAT BOOK U-3, PAGE 105 *
TRACT "E" 169,868 SF 3.8998 AC.
AGORA POINT (PRIVATE STREET)
TRACT G 1,118 SF
S 89°50'48" W 110.95'
CRAGIN ROAD (60' ROW)
RECOVERED 3/4" PIPE
20' PUBLIC UTILITIES EASEMENT
20' EXCLUSIVE PUBLIC DRAINAGE EASEMENT
20' EXCLUSIVE - PUBLIC DRAINAGE EASEMENT
50' PUBLIC UTILITIES EASEMENT
50' PUBLIC IMPROVEMENT UTILITY DRAINAGE AND ACCESS EASEMENT
60' PUBLIC IMPROVEMENT UTILITY DRAINAGE AND ACCESS EASEMENT
* VACATED *
* BRIARGATE BOULEVARD WEST FILING NO. 1 PLAT BOOK E-4 PAGE 148 *
* CHAPEL HILLS GATEWAY SUBDIVISION PLAT BOOK O-2, PAGE 60 *
1098.05'
N 89°58'57" E
* H & W SUBDIVISION NO. 1 PLAT BOOK U-3, PAGE 84 *
BLOCK 1
LOT 14 875,930 SF 20.1086 AC.
LOT 11
LOT 15 92,987 SF 2.1347 AC. (7585)
LOT 12 64,936 SF 1.4907 AC. (7605)
LOT 13 50,219 SF 1.1529 AC. (7695)
30' EXCLUSIVE WATER EASEMENT
30' EXCLUSIVE SANITARY SEWER EASEMENT
15' PUBLIC IMPROVEMENT AND UTILITY EASEMENT
15.0' PUBLIC IMPROVEMENTS AND UTILITY EASEMENT
25' EXCLUSIVE WATER LINE AND SIDEWALK EASEMENT
PUBLIC IMPROVEMENT, UTILITY, ACCESS AND PRIVATE DRAINAGE EASEMENT
RECOVERED 1" PIPE
RECOVERED 1/2" PIPE
RECOVERED NO.5 REBAR & 1 1/2" ALUMINUM SURVEYOR'S CAP STAMPED JR ENG LTD RLS 10377
1486.76'
N 14°36'25" W
TRACT A 10.00' ADDITIONAL RIGHT OF WAY FOR ACADEMY BOULEVARD 14,863 SF, 0.3412 AC.
* REFILING OF FALCON ESTATES NO. 2 PLAT BOOK C-2 PAGE 18 *
* NORTH ACADEMY BLVD (100' ROW) *
* CRAGIN ROAD (60' ROW) *
* LOT 2, APPLEBEE'S SUBDIVISION PLAT BOOK F-5 PAGE 100 *
* REFILING OF FALCON ESTATES NO. 3 PLAT BK C-2, PG 64 *
1057.19'
S 89°48'06" W
* LEGEND
INDICATES RECOVERED MONUMENT AS NOTED.
INDICATES #5 REBAR AND 1 1/2" ALUMINUM SURVEYORS CAP TO BE SET. CAPS ARE STAMPED JR ENG LTD RLS 10377.
INDICATES AREA NOT PART OF THIS SUBDIVISION.
(R) INDICATES RADIAL BEARING.
AC. INDICATES AREA IN ACRES.
SF INDICATES SQUARE FOOTAGE.
(43.23') INDICATES DIMENSION TO OR ALONG EASEMENT LINE.
KEY MAP
NOT TO SCALE
SCALE: 1" = 50'
MATCH LINE — SEE SHEET 3
MARKET AT CHAPEL HILLS
JUNE 17, 1994 SHEET 2 OF 3
REVISED DECEMBER 14, 1994
JR Engineering, Ltd.
4935 North 30th Street
Colorado Springs, Colorado 80919
(719) 593-2593 • FAX (719) 528-6613
JOB NO. 8335.23

BAT



CURVE	RADIUS	LENGTH	DELTA
C1	50.00'	32.02'	36°41'32"
C2	50.00'	26.23'	30°03'27"
C3	50.00'	26.13'	29°56'39"
C4	50.00'	72.70'	83°18'23"
C5	50.00'	92.73'	106°15'38"

LEGEND

- ● INDICATES RECOVERED 3/4" PIPE.
- ○ INDICATES #5 REBAR AND 1 1/2" ALUMINUM SURVEYORS CAP TO BE SET. CAPS ARE STAMPED JR ENG LTD RLS 10377.
- * INDICATES AREA NOT PART OF THIS SUBDIVISION.
- (R) INDICATES RADIAL BEARING.
- AC. INDICATES AREA IN ACRES.
- SF INDICATES SQUARE FOOTAGE.
- (43.23') INDICATES DIMENSION TO OR ALONG EASMENT LINE.