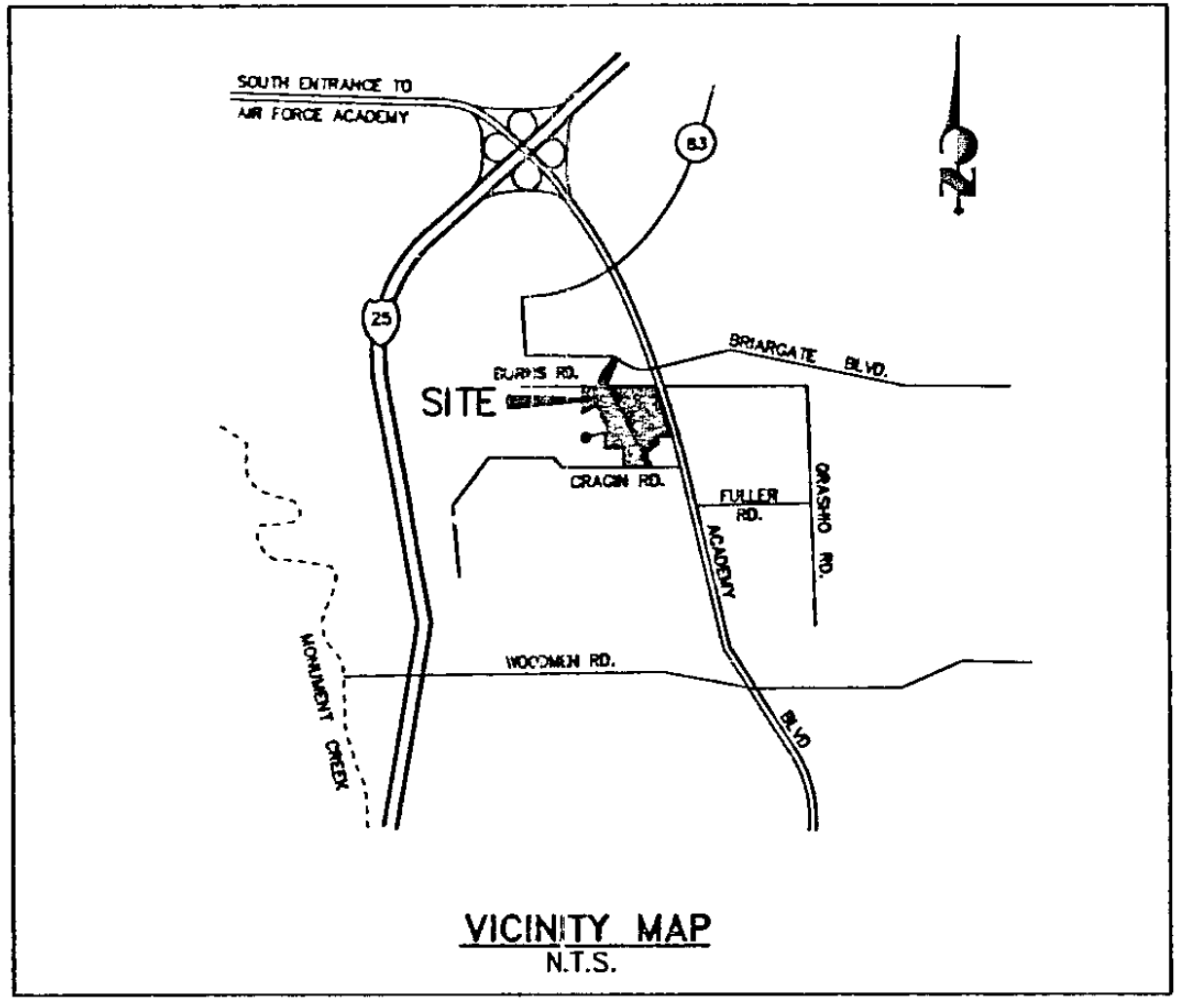


MARKET AT CHAPEL HILLS WEST

A REPLAT OF LOTS 1, 2 AND 3 BLOCK 5; LOTS 1 AND 2 BLOCK 6; LOTS 8, 9, 12 AND 13 BLOCK 7; A PORTION OF VACATED BURNS ROAD, A PORTION OF VACATED TURNER ROAD, A PORTION OF VACATED CRAGIN ROAD AND VACATED HEATH DRIVE IN THE REFILEING OF FALCON ESTATES NO.2; AND A PORTION OF LOT 2 BLOCK 1, IN A VACATION AND REPLAT OF LOTS 7 AND 8 BLOCK 1, CHAPEL HILLS TECHNOLOGICAL CENTER BEING A PORTION OF THE SOUTH HALF 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, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING LOT 1, PTNS. OF 243, BLK 5; LOTS 1 AND 2, BLOCK 6; LOTS 8, 9, 12, AND A PORTION OF 13, BLOCK 7; HEATH DRIVE; A PORTION OF BURNS ROAD, A PORTION OF CRAGIN ROAD, AND A PORTION OF TURNER ROAD AS PLATTED IN REFILEING OF FALCON ESTATES NO. 2 AS RECORDED IN PLAT BOOK C-2 AT PAGE 16 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND A PORTION OF LOT 2, BLOCK 1, OF A VACATION AND REPLAT OF LOTS 7 AND 8, BLOCK 1, CHAPEL HILLS TECHNOLOGICAL CENTER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EASTERLY LINE OF BLOCKS 5 AND 6, REFILEING OF FALCON ESTATES NO. 2 AS RECORDED IN PLAT BOOK C-2 AT PAGE 16 OF THE EL PASO COUNTY RECORDS IS ASSUMED TO BEAR N14°38'24"W.

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 2, BLOCK 6 IN SAID REFILEING OF FALCON ESTATES NO. 2, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF BLOCK 6 AND ALONG THE EASTERLY LINE OF LOT 2, BLOCK 5, S14°38'24"E, A DISTANCE OF 648.58 FEET; THENCE N 87°33'23"W, A DISTANCE OF 303.56 FEET TO AN IRON PIPE; THENCE S13°23'22"E, A DISTANCE OF 89.31 FEET TO AN IRON PIPE; THENCE S 51°36'53"W, A DISTANCE OF 256.75 FEET TO THE SOUTHEASTERLY CORNER OF LOT 3, BLOCK 5; THENCE S55°26'40"W, A DISTANCE OF 30.00 FEET, THENCE S34°33'20"E ON THE CENTERLINE OF VACATED HEATH DRIVE, A DISTANCE OF 195.64 FEET; THENCE S32°28'44"E, A DISTANCE OF 138.08 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N09°49'07"E, HAVING A DELTA OF 09°57'07", A RADIUS OF 220.00 FEET, A DISTANCE OF 38.21 FEET; THENCE S89°52'00"W ON THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 13, BLOCK 7, A DISTANCE OF 173.21 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N38°04'48"E, HAVING A DELTA OF 11°26'52", A RADIUS OF 280.00 FEET, A DISTANCE OF 55.94 FEET; THENCE S89°52'00"W ALONG THE CENTERLINE OF SAID CRAGIN ROAD, A DISTANCE OF 251.08 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N66°33'19"W, HAVING A DELTA OF 192°02'28", A RADIUS OF 50.00 FEET, A DISTANCE OF 167.59 FEET, SAID LINE BEING THE NORTHERLY LINE OF THE TRACT OF LAND DESCRIBED IN BOOK 6508 AT PAGE 526 OF THE SAID RECORDS; THENCE S89°52'00"W ALONG THE SOUTHERLY LINE OF LOT 13, BLOCK 7, A DISTANCE OF 111.00 FEET; THENCE N01°45'11"E, ON THE WESTERLY LINE OF SAID LOT 13, A DISTANCE OF 325.69 FEET; THENCE N89°20'14"W ON THE SOUTHERLY LINE OF LOT 12, BLOCK 7, A DISTANCE OF 0.00 FEET; THENCE N01°45'52"E, ALONG THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 142.65 FEET; THENCE N66°15'09"E ALONG THE SOUTHERLY LINE OF TURNER ROAD, A DISTANCE OF 286.50 FEET; THENCE NORTHWESTERLY ACROSS TURNER ROAD ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N58°41'52"E, HAVING A DELTA OF 01°17'33", A RADIUS OF 2679.09 FEET, A DISTANCE OF 60.44 FEET; THENCE S66°15'09"W ON THE NORTHWESTERLY LINE OF TURNER ROAD, A DISTANCE OF 223.96 FEET; THENCE N22°53'00"W ON THE SOUTHWESTERLY LINE OF LOT 9, BLOCK 7, A DISTANCE OF 340.25 FEET; THENCE S66°09'15"W ON THE SOUTHERLY LINE OF LOT 8, BLOCK 7, A DISTANCE OF 320.30 FEET; THENCE N00°01'10"W ON THE WESTERLY LINE OF SAID LOT 8, A DISTANCE OF 378.68 FEET; THENCE N89°58'50"E ON THE SOUTHERLY LINE OF BURNS ROAD, A DISTANCE OF 415.51 FEET; THENCE NORTHWESTERLY ACROSS BURNS ROAD ON THE ARC OF TWO CURVES TO THE RIGHT, THE RADIUS POINT OF THE FIRST CURVE BEARS N71°06'39"E, HAVING A DELTA OF 01°00'08", A RADIUS OF 2679.09 FEET, A DISTANCE OF 46.86 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUE NORTHWESTERLY ON THE ARC OF THE SECOND CURVE TO THE RIGHT, WHOSE CENTER BEARS N72°06'47"E, HAVING A DELTA OF 47°32'23", A RADIUS OF 280.00 FEET, A DISTANCE OF 232.32 FEET; THENCE N29°39'10"E, A DISTANCE OF 216.95 FEET; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT AND ALONG THE SOUTHERLY LINE OF KELLY JOHNSON BOULEVARD, WHOSE CENTER BEARS S04°24'48"W, HAVING A DELTA OF 10°44'46", A RADIUS OF 350.00 FEET, A DISTANCE OF 65.64 FEET; THENCE S19°31'38"W ALONG THE EASTERLY LINE OF SAID LOT 2, BLOCK 1, IN THE VACATION AND REPLAT OF LOTS 7 AND 8, BLOCK 1, CHAPEL HILLS TECHNOLOGICAL CENTER, A DISTANCE OF 409.96 FEET; THENCE N89°58'50"E ALONG THE NORTHERLY LINE OF BLOCK 6, A DISTANCE OF 996.88 FEET TO THE POINT OF BEGINNING, CONTAINING 27.613 ACRES.

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE REPLATTED INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY GRANT INTO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS, TRACTS A AND B AND THE 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. GODDARD STREET, TRACTS A AND B ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE. TRACT C IS RESERVED FOR FUTURE DEVELOPMENT WITH OWNERSHIP AND MAINTENANCE BY WOODLAND PARADISE CORPORATION AND/OR FALCON ESTATES COMMERCIAL VENTURE AND/OR ASSIGNS. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "MARKET AT CHAPEL HILLS WEST" IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

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. THE RESIDENTIAL LOTS ARE NUMBERED 3 THROUGH 15 INCLUSIVE. LOTS 1 AND 2 ARE FOR COMMERCIAL PURPOSES AND EASEMENTS ARE AS SHOWN ON SHEET 2 OF 2.

OWNER:

THE AFOREMENTIONED, FALCON ESTATES COMMERCIAL VENTURE, HAS EXECUTED THIS INSTRUMENT THIS 19th DAY OF JULY, 1995, A.D.

J. C. Martin III
J. C. MARTIN III
PRESIDENT

STATE OF COLORADO }
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF JULY, 1995, 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: 12/31/99
Lillian Spurlin
NOTARY PUBLIC Lillian Spurlin
118 North Tejon #402 Cos CO 80903
ADDRESS

GENERAL NOTES:

1. THE BASIS OF BEARINGS IS THE EASTERLY LINE OF BLOCKS 5 AND 6, REFILEING OF FALCON ESTATES NO. 2 AS RECORDED IN PLAT BOOK C-2 AT PAGE 16 OF THE EL PASO COUNTY RECORDS IS ASSUMED TO BEAR N14°38'24"W.
2. THE DATE OF PREPARATION IS APRIL 28, 1995.
3. THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS AND ALL PRIOR EASEMENTS WITHIN THE AREA DESCRIBED BY THIS REPLAT.
4. * INDICATES AREA NOT A PART OF THIS SUBDIVISION.
5. FLOODPLAIN STATEMENT:
A PORTION OF TRACT A AND GODDARD STREET, MARKET AT CHAPEL HILLS WEST ARE WITHIN A SPECIAL FLOOD HAZARD AREA INUNDAED BY 100-YEAR FLOOD, ZONE AO, AS DETERMINED BY GRAPHIC INTERPRETATION. FLOODPLAIN INFORMATION WAS OBTAINED FROM F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 080059 0154C, MAP REVISED MARCH 2, 1989.
6. TRACT A IS FOR DRAINAGE PURPOSES WITH OWNERSHIP AND MAINTENANCE BY THE CITY OF COLORADO SPRINGS.
7. TRACT B IS FOR ADDITIONAL RIGHT-OF-WAY FOR ACADEMY BOULEVARD.
8. TRACT C IS RESERVED FOR FUTURE DEVELOPMENT WITH OWNERSHIP AND MAINTENANCE BY WOODLAND PARADISE CORPORATION AND/OR FALCON ESTATES COMMERCIAL VENTURE AND/OR ASSIGNS.

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 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.

James R. Frick
JAMES R. FRICK
PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 3048
FOR AND ON BEHALF OF JR ENGINEERING, LTD.
DATE 7/18/95

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 WEST".

Jim Puff
MANAGER OF DEVELOPMENT SERVICES
DATE 7-24-95

Clay R. Holmes
CITY ENGINEER
DATE 7-26-95

James E. Zimmerman for Colloforn
DIRECTOR OF PUBLIC UTILITIES
DATE 7-27-95

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 21st DAY OF JULY, 1995, A.D.

BY: *[Signature]*
MAYOR OF COLORADO SPRINGS

ATTEST:

[Signature]
CITY CLERK

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 10:22 O'CLOCK A.M. THIS 16 DAY OF August, 1995, A.D., AND DULY RECORDED IN PLAT BOOK 113 AT PAGE 48

RECORDER: ARDIS W. SCHMITT
DEPUTY: *Cynthia J. Bell*

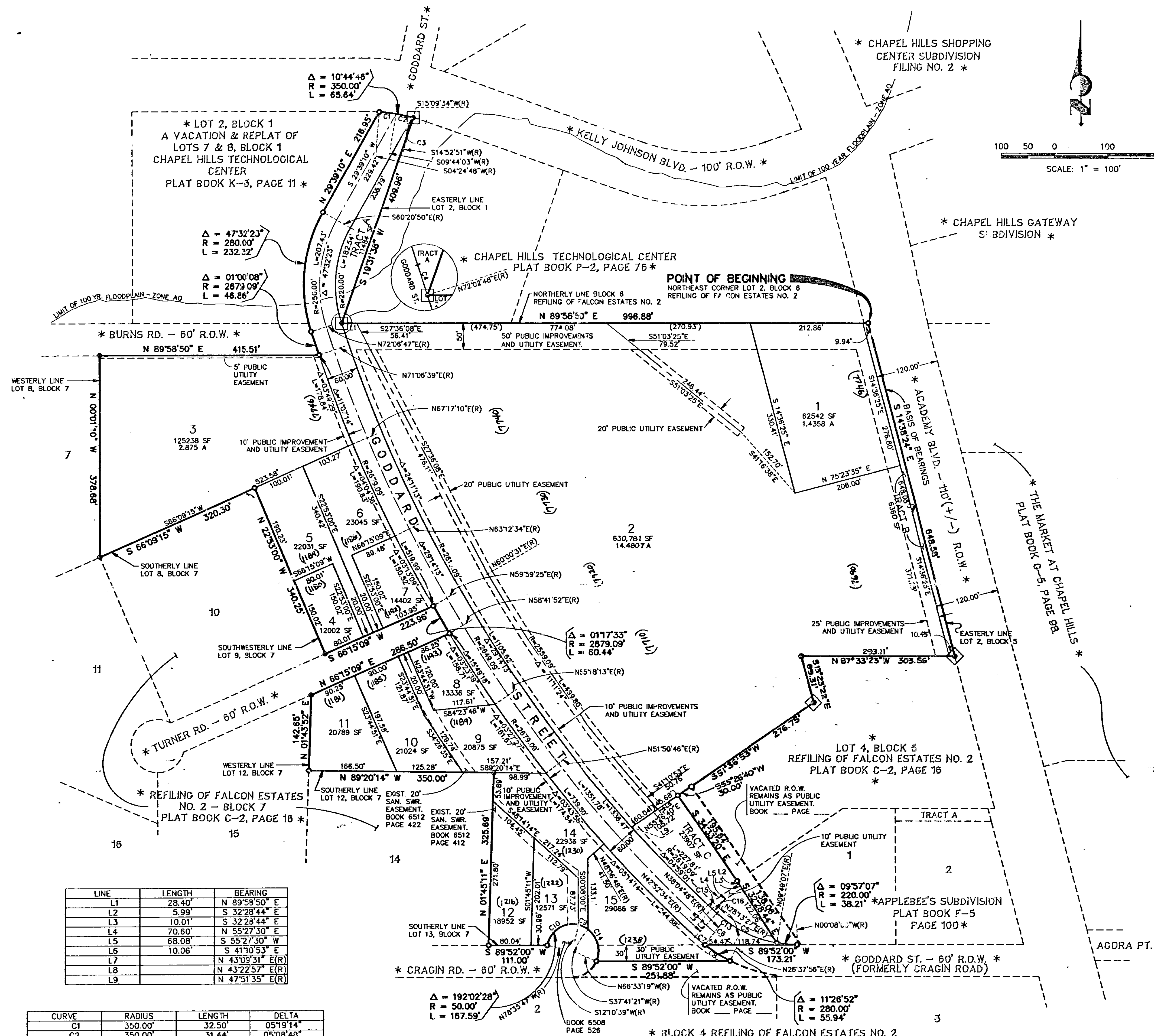
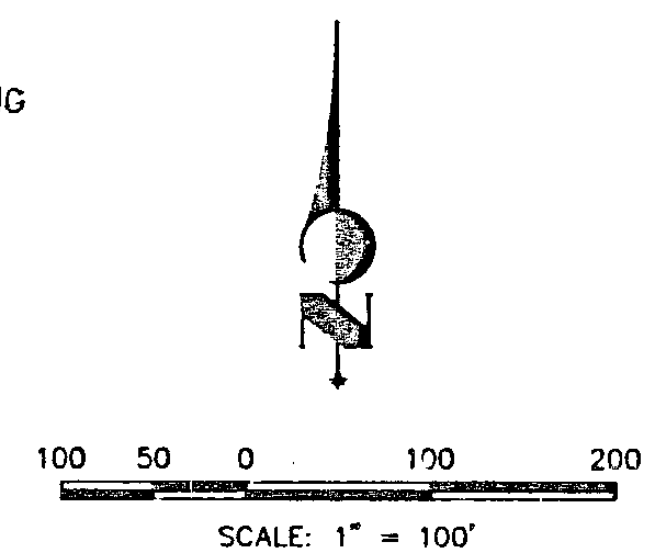
RECEPTION NO.: 9507 1855
FEE: 20.00 + 1.00 Schg
SCHOOL FEE: NA
BRIDGE FEE: NA
PARK FEE: NA
DRAINAGE FEE: NA

MARKET AT CHAPEL HILLS WEST
MAY 23, 1995 SHEET 1 OF 2
REVISED 7/28/95

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

FILE 183350\183350P1.DWG
DATE 07/14/95
PLOT SCALE 1"=100'

SK DRL



LINE	LENGTH	BEARING
L1	28.40'	N 89°58'50" E
L2	5.99'	S 32°28'44" E
L3	10.01'	S 32°28'44" E
L4	70.60'	N 55°27'30" E
L5	68.08'	S 55°27'30" W
L6	10.06'	S 41°10'53" E
L7	50.00'	N 43°09'31" E(R)
L8	50.00'	N 43°22'57" E(R)
L9	2619.09'	N 47°51'35" E(R)

CURVE	RADIUS	LENGTH	DELTA
C1	350.00'	32.50'	05°19'14"
C2	350.00'	31.44'	05°08'48"
C3	350.00'	1.70'	00°16'44"
C4	2619.09'	3.03'	00°03'59"
C5	220.00'	126.93'	33°03'27"
C6	250.00'	63.93'	14°39'07"
C7	280.00'	23.44'	04°47'46"
C8	280.00'	79.38'	16°14'38"
C9	50.00'	22.26'	25°30'42"
C10	50.00'	79.22'	90°46'26"
C13	220.00'	165.14'	43°00'34"
C14	50.00'	66.11'	75°45'20"
C15	2619.09'	10.23'	00°13'26"
C16	2619.09'	12.91'	00°16'57"

- LEGEND**
- INDICATES RECOVERED 1-1/2" ALUMINUM SURVEYORS CAP STAMPED PLS2595 LWA.
 - ◆ INDICATES RECOVERED 3/4" (INSIDE DIAMETER) IRON PIPE
 - INDICATES RECOVERED 1/2" (INSIDE DIAMETER) IRON 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.
 - A INDICATES AREA IN ACRES.
 - SF INDICATES SQUARE FOOTAGE.

MARKET AT CHAPEL HILLS WEST
 MAY 23, 1995 SHEET 2 OF 2
 REVISED 7/28/95

JR Engineering, Ltd.
 4935 North 30th Street
 Colorado Springs, Colorado 80919
 (719) 593-2503 • FAX (719) 528-6613

FILENAME: 833530P2.DWG DATE: 7/14/95