

MARKET AT CHAPEL HILLS WEST SUBDIVISION NO. 2

A REPLAT OF LOT 4, PORTIONS OF LOTS 2 AND 3, BLOCK 5 AND A PORTION OF VACATED HEATH DRIVE IN THE RE-PLATING OF FALCON ESTATES NO.2; AND TRACT C AND LOTS 2 AND 15, MARKET AT CHAPEL HILLS WEST, BEING PORTIONS 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 WOODLAND PARADISE CORPORATION, A COLORADO CORPORATION, AND RYBERG CONSTRUCTION INC., BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND, TO WIT:

LEGAL DESCRIPTION:

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, BEING TRACT C AND LOTS 2 AND 15 AS PLATTED IN MARKET AT CHAPEL HILLS WEST, RECORDED IN PLAT BOOK H-5 AT PAGE 48 OF THE EL PASO COUNTY RECORDS, LOT 4 AND PORTIONS OF LOTS 2 AND 3, BLOCK 5 AS PLATTED IN RE-PLATING OF FALCON ESTATES NO. 2, RECORDED IN PLAT BOOK C-2 AT PAGE 16 OF THE EL PASO COUNTY RECORDS; A PORTION OF HEATH DRIVE, VACATED IN BOOK 6720 AT PAGE 1092 OF THE EL PASO COUNTY RECORDS, LYING ADJACENT TO SAID LOT 4; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE LINE BETWEEN THE NORTHEASTERLY CORNER OF TRACT A AND THE NORTHERLY ANGLE POINT OF LOT 1 AS PLATTED IN APPLEBEE'S SUBDIVISION, RECORDED IN PLAT BOOK F-5 AT PAGE 100 OF THE EL PASO COUNTY RECORDS, BEING MONUMENTED BY NO. 5 REBAR WITH YELLOW PLASTIC SURVEYOR'S CAPS MARKED "ENGR. SERV. CO. LS 27609", IS ASSUMED TO BEAR S89°48'56"W, A DISTANCE OF 276.72 FEET.

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 4, BLOCK 5, RE-PLATING OF FALCON ESTATES NO. 2, SAID POINT BEING THE MOST WESTERLY CORNER OF LOT 1, APPLEBEE'S SUBDIVISION, RECORDED IN PLAT BOOK F-5 AT PAGE 100, SAID POINT BEING THE POINT OF BEGINNING; THENCE S55°32'46"W, A DISTANCE OF 30.00 FEET TO AN ANGLE POINT ON THE EASTERLY BOUNDARY OF TRACT C, MARKET AT CHAPEL HILLS WEST; THENCE S32°28'44"E, ON THE EASTERLY BOUNDARY OF SAID TRACT C, A DISTANCE OF 138.06 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GODDARD STREET AS PLATTED IN SAID MARKET AT CHAPEL HILLS WEST; THENCE, ON SAID RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

- ON THE ARC OF A CURVE RIGHT, WHOSE CENTER BEARS N09°49'07"E, HAVING A DELTA OF 33°03'27", A RADIUS OF 220.00 FEET, A DISTANCE OF 125.93 FEET, MEASURED ON THE ARC, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE RIGHT, WHOSE CENTER BEARS N42°52'34"E, HAVING A DELTA OF 29°10'14", A RADIUS OF 2619.09 FEET, A DISTANCE OF 1,333.44 FEET, MEASURED ON THE ARC, TO THE NORTHWESTERLY CORNER OF LOT 2, MARKET AT CHAPEL HILLS WEST;

THENCE, ON THE NORTHERLY AND EASTERLY LINES OF SAID LOT 2, MARKET AT CHAPEL HILLS WEST, THE FOLLOWING FOUR (4) COURSES:

- N89°58'50"E, A DISTANCE OF 774.08 FEET;
- S14°36'25"E, A DISTANCE OF 330.41 FEET;
- N75°23'35"E, A DISTANCE OF 206.00 FEET;
- S14°36'25"E, A DISTANCE OF 371.23 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 2;

THENCE S87°33'23"E, ON THE BOUNDARY OF MARKET AT CHAPEL HILLS WEST, A DISTANCE OF 10.45 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 4, BLOCK 5; THENCE, ON THE EASTERLY AND SOUTHERLY LINES OF SAID LOT 4, THE FOLLOWING THREE (3) COURSES:

- S14°38'24"E, A DISTANCE OF 294.21 FEET;
- S89°48'56"W, A DISTANCE OF 287.04 FEET;
- S55°23'08"W, A DISTANCE OF 213.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.293 ACRES (796,848 SQUARE FEET), ALSO LOT 15, MARKET AT CHAPEL HILLS WEST, CONTAINING 0.668 ACRES (29,086 SQUARE FEET) THE TOTAL LAND REPLATTED IS 18.961 ACRES (825,934 SQUARE FEET).

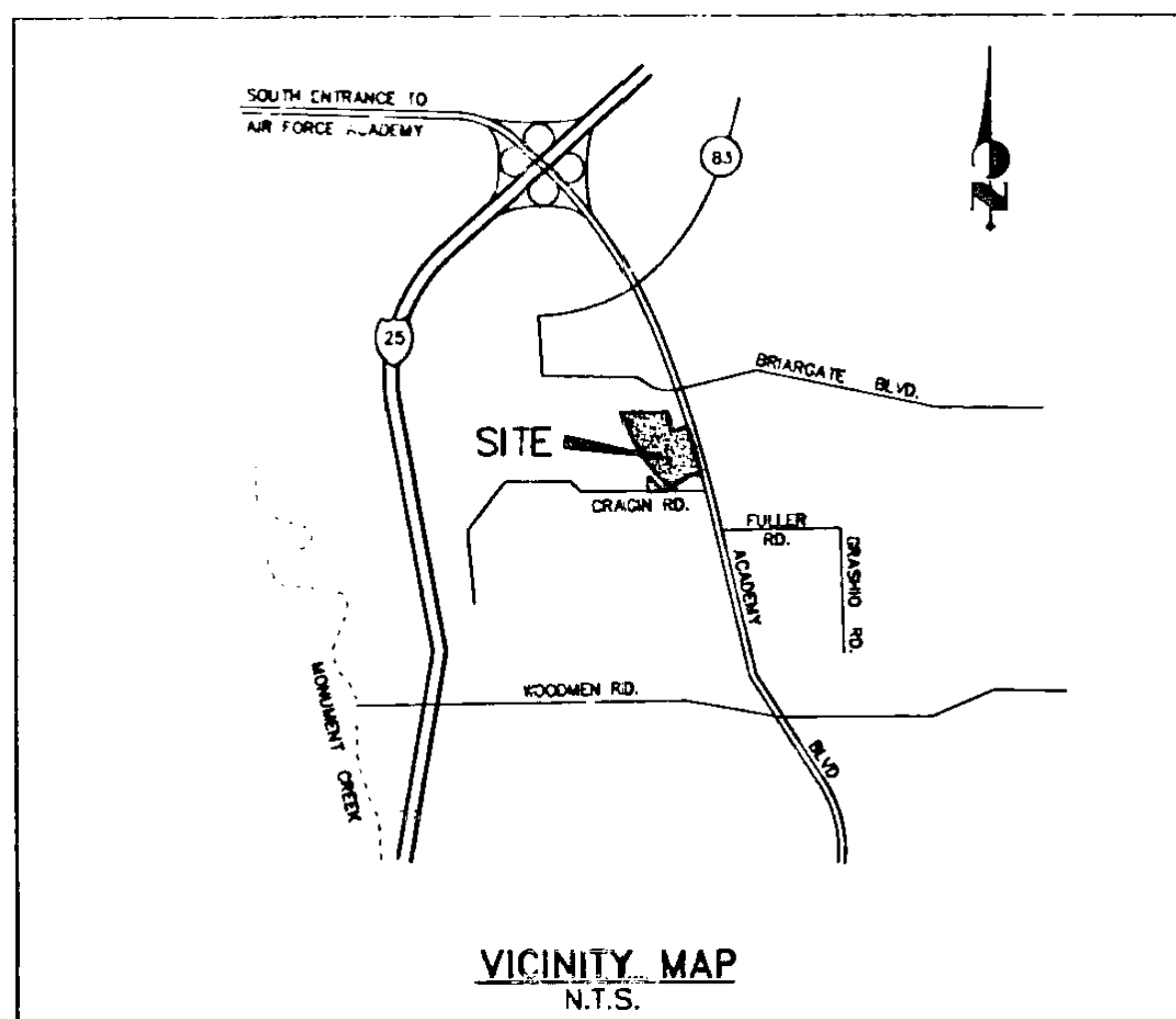
DEDICATION:

THE ABOVE OWNERS HAVE CAUSED SAID TRACTS OF LAND TO BE REPLATTED INTO LOTS, A TRACT, A STREET, AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DO HEREBY GRANT UNTO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS, THE STREET, AND TRACT A 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. THE STREET IS HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE. TRACT A IS HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "MARKET AT CHAPEL HILLS WEST SUBDIVISION NO. 2" IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

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.



OWNER:

THE AFOREMENTIONED, WOODLAND PARADISE CORPORATION, A COLORADO CORPORATION AND RYBERG CONSTRUCTION INC. HAVE EXECUTED THIS INSTRUMENT THIS 8th DAY OF NOVEMBER, 1995, A.D.

WOODLAND PARADISE CORPORATION, A COLORADO CORPORATION
RYBERG CONSTRUCTION INC., COMPANY

Jay A. Rosenbaum
JAY A. ROSENBAUM
PRESIDENT

Ernie Ryberg, Pres.
ERNIE RYBERG
PRESIDENT

STATE OF COLORADO }
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF NOVEMBER, 1995, A.D. BY JAY A. ROSENBAUM, PRESIDENT, FOR AND ON BEHALF OF WOODLAND PARADISE CORPORATION, AND ERNIE RYBERG FOR RYBERG CONSTRUCTION INC., COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 05-03-1999

William Spunkin
NOTARY PUBLIC

118 North Tejon #403
ADDRESS
Colorado Springs, CO 80903

EASEMENTS:

AS SHOWN ON PLAT

GENERAL NOTES:

- THE BASIS OF BEARINGS IS THE LINE BETWEEN THE NORTHEASTERLY CORNER OF TRACT A AND THE NORTHERLY ANGLE POINT OF LOT 1 AS PLATTED IN APPLEBEE'S SUBDIVISION, RECORDED IN PLAT BOOK F-5 AT PAGE 100 OF THE EL PASO COUNTY RECORDS, BEING MONUMENTED BY NO. 5 REBAR WITH YELLOW PLASTIC SURVEYOR'S CAPS MARKED "ENGR. SERV. CO. LS 27609", IS ASSUMED TO BEAR S89°48'56"W, A DISTANCE OF 276.72 FEET.
- THE DATE OF PREPARATION IS AUGUST 17, 1995.
- THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS AND ALL PRIOR EASEMENTS WITHIN THE AREA DESCRIBED BY THIS REPLAT, EXCEPT THOSE SHOWN HEREON.
- * - INDICATES AREA NOT A PART OF THIS SUBDIVISION.
- FLOODPLAIN STATEMENT:
NO PORTION OF THIS SITE, MARKET AT CHAPEL HILLS WEST SUBDIVISION NO. 2 IS WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD, 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.
- TRACT A IS TO BE USED FOR PEDESTRIAN AND BICYCLE PATHWAY.

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. Fricker
JAMES R. FRICKER, PROFESSIONAL LAND SURVEYOR
COLORADO PLAT # 1177
FOR AND ON BEHALF OF JR ENGINEERING, LTD.

11/7/95
DATE

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 SUBDIVISION NO. 2".

Jim Lee (P)
MANAGER OF DEVELOPMENT SERVICES

11-22-95
DATE

Ray P. Harper
CITY ENGINEER

November 30, 1995
DATE

Phillip H. Tolleson
DIRECTOR OF PUBLIC UTILITIES

Nov. 30, 1995
DATE

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 8th DAY OF NOVEMBER, 1995, A.D.

BY: Pat McNamee
MAYOR OF COLORADO SPRINGS

ATTEST:

Patricia McNamee
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 1:20 O'CLOCK P.M. THIS 8th DAY OF JAN., 1996, A.D., AND DULY RECORDED IN PLAT BOOK H-5 AT PAGE 168.

RECORDER: ARDIS W. SCHMITT

BY: Elaine L. Kaiser
DEPUTY

RECEPTION NO.: 96000582

FEE: \$20.00 + \$1.00 SUR CHG.

SCHOOL FEE: N/A COMM.

BRIDGE FEE: N/A 1995

PARK FEE: N/A COMM.

DRAINAGE FEE: PER SPEC. SUB. AND
ADDITIONAL AGREEMENT

MARKET AT CHAPEL HILLS WEST SUBDIVISION NO. 2
AUGUST 17, 1995 SHEET 1 OF 2
REVISED: NOVEMBER 07, 1995

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

JOB NO. 8335.35

DRL

9273

LOT 2, BLOCK 1
A VACATION & REPLAT OF
LOTS 7 & 8, BLOCK 1
CHAPEL HILLS TECHNOLOGICAL
CENTER
PLAT BOOK K-3, PAGE 11

BURNS RD. - 60' R.O.W.
REFILING OF FALCON ESTATES FILING NO. 2
PLAT BOOK C-2, PAGE 16

MARKET AT CHAPEL HILLS WEST
PLAT BOOK H-5, PAGE 48

TURNER RD. - 60' R.O.W.
REFILING OF FALCON ESTATES NO. 2
PLAT BOOK C-2, PAGE 16

MARKET AT CHAPEL HILLS WEST
PLAT BOOK H-5, PAGE 48

* CRAGIN RD. - 60' R.O.W. *

BLOCK 4 REFILING OF FALCON ESTATES NO. 2
PLAT BOOK C-2, PAGE 16

CHAPEL HILLS SHOPPING
CENTER SUBDIVISION
FILING NO. 2

CHAPEL HILLS GATEWAY
SUBDIVISION

LOT 1 MARKET
AT CHAPEL
HILLS WEST
PLAT BOOK
H-5, PAGE 48

THE MARKET AT CHAPEL HILLS
PLAT BOOK G-5, PAGE 88

NORTHEASTERLY CORNER LOT 4, BLOCK 5
REFILING OF FALCON ESTATES NO. 2

BOUNDARY OF MARKET AT
CHAPEL HILLS WEST

EASTERLY LINE OF LOT 4, BLOCK 5
REFILING OF FALCON ESTATES NO. 2

SOUTHERLY LINES OF LOT 4, BLOCK 5
REFILING OF FALCON ESTATES NO. 2

BASIS OF BEARINGS
(276.72')

NORTHERLY ANGLE POINT OF LOT 1

NORTHEASTERLY CORNER OF TRACT A

POINT OF BEGINNING
SOUTHERLY CORNER OF LOT 4, BLOCK 5
REFILING OF FALCON ESTATES NO. 2

APPLEBEE'S SUBDIVISION
PLAT BOOK F-5
PAGE 100

EASTERLY BOUNDARY OF TRACT C

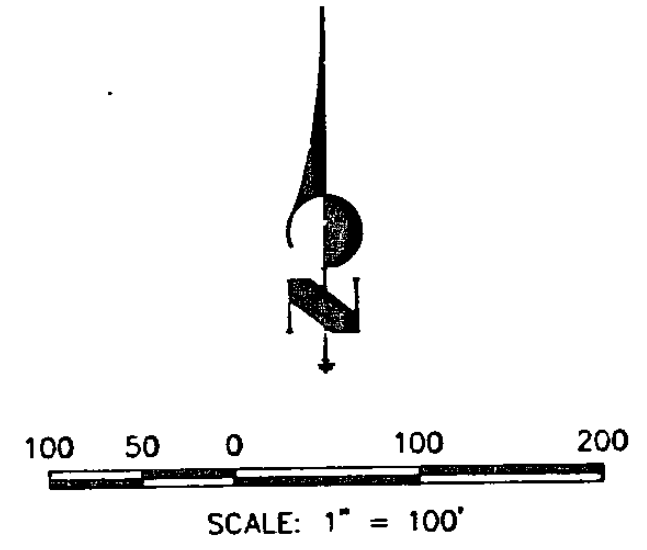
* GOLDFORD ST. - 60' R.O.W. *

(FORMERLY CRAGIN ROAD)

RUBY TUESDAY SUBDIVISION
PLAT BOOK H-5, PAGE 49

MARKET AT CHAPEL HILLS WEST SUBDIVISION NO. 2
AUGUST 17, 1995 SHEET 2 OF 2
REVISED: NOVEMBER 17, 1995

JR Engineering, Ltd.
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Colorado Springs, Colorado 80919
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JOB NO 8335.35



LINE	LENGTH	BEARING
L1	69.34'	N 55°27'30" E
L2	11.00'	S 32°28'44" E
L3	127.95'	S 32°28'44" E
L4	28.33'	N 89°58'50" E
L5	280.00'	N 34°38'19" E (R)
L6	50.00'	N 66°33'19" W (R)
L7	50.00'	S 89°52'00" W (R)

CURVE	RADIUS	LENGTH	DELTA
C1	2619.09'	18.04'	00°23'40"
C2	2619.09'	1315.40'	28°46'34"
C3	280.00'	40.25'	08°14'15"
C4	280.00'	39.13'	08°00'23"
C5	50.00'	20.58'	23°34'41"
C6	50.00'	45.53'	52°10'39"

LEGEND

- RECOVERED #5 REBAR WITH YELLOW PLASTIC SURVEYORS CAP STAMPED "ENGSURV LS 27609"
- RECOVERED 1-1/2" ALUMINUM SURVEYORS CAP STAMPED PLS25955 LWA.
- ◆ RECOVERED 3/4" (INSIDE DIAMETER) IRON PIPE
- RECOVERED #5 REBAR AND 1 1/2" ALUMINUM SURVEYORS CAP. CAPS ARE STAMPED JR ENG LTD RLS 10377.
- #5 REBAR AND 1 1/2" ALUMINUM SURVEYORS CAP TO BE SET. CAPS ARE STAMPED JR ENG LTD RLS 10377.
- * AREA NOT PART OF THIS SUBDIVISION.
- (R) RADIAL BEARING.
- A AREA IN ACRES.
- SF SQUARE FOOTAGE.
- ** VACATED R.O.W. REMAINS AS PUBLIC UTILITY EASEMENT. BOOK 6720 PAGE 1092.
- *** A CROSS-ACCESS EASEMENT IS HEREBY GRANTED FROM THIS PROPERTY TO PARCELS ADJACENT THAT ARE ZONED P. B. C.

Handwritten initials and signature DRL