CENTENNIAL GLEN FILING NO. 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT THE BEBE GROUP, LLC, A COLORADO LIMITED LIABILITY CORPORATION, BEING THE OWNER OF THE FOLLOWING TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY TERMINUS OF THE COURSE ON THE EASTERLY BOUNDARY LINE OF CENTENNIAL BOULEVARD SUBDIVISION FILING NO. 2, AS RECORDED IN PLAT BOOK R-3 AT PAGE 57 OF THE EL PASO COUNTY RECORDS, SAID LINE ASSUMED TO BEAR N35°18'05"W A DISTANCE OF 385.92 FEET;

THENCE ON SAID EASTERLY BOUNDARY LINE ON A CURVE OF ARC TO THE LEFT WITH A RADIUS OF 766.80 FEET, WHOSE CENTER BEARS S54°41'55"W, WITH A CENTRAL ANGLE OF 6°04'18" AND AN ARC LENGTH OF 81.26 FEET (CHORD BEARS N38°20'14"W A DISTANCE OF 81.22 FEET);

THENCE N54°33'22"E A DISTANCE OF 132.89 FEET; THENCE S80°26'38"E A DISTANCE OF 133.30 FEET; THENCE S35°26'38"E A DISTANCE OF 95.27 FEET; THENCE S09°33'22"W A DISTANCE OF 44.03 FEET; THENCE S35°26'38"E A DISTANCE OF 150.76 FEET; THENCE S01°34'25"W A DISTANCE OF 78.37 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ORCHARD VALLEY ROAD FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 99015211 OF THE RECORDS OF EL PASO COUNTY;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE ON A CURVE OF ARC TO THE LEFT WITH A RADIUS OF 332.50 FEET, WHOSE CENTER BEARS S01°34'25"W, WITH A CENTRAL ANGLE OF 27°32'34" AND AN ARC LENGTH OF 159.84 FEET (CHORD BEARS S77°48'08"W A DISTANCE OF 158.30 FEET) TO THE EASTERLY LINE OF SAID CENTENNIAL BOULEVARD SUBDIVISION FILING NO. 2;

THENCE ON SAID EASTERLY BOUNDARY LINE N35°18'05"W A DISTANCE OF 290.40 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 78,457 SQUARE FEET, OR 1.801 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED OWNER DOES HEREBY GRANT UNTO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS SHOWN ON THE PLAT OR DESCRIBED HEREIN, AND FURTHER RESTRICTS THE USE OF ALL UTILITY AND DRAINAGE 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 EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "CENTENNIAL GLEN FILING NO. 2" IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

EASEMENTS:

AS SHOWN HEREON, WITH SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE VESTED IN THE PROPERTY OWNER.

GEOLOGIC HAZARD DISCLOSURE STATEMENT:

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF A GEOLOGICAL HAZARD REPORT PREPARED BY ENTECH ENGINEERING, DATED MAY, 2004. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE NO. CPC PUD 04-193 OF THE CITY OF COLORADO SPRINGS. CONTACT THE CITY OF COLORADO SPRINGS, DEVELOPMENT SERVICES DIVISION, 30 S. NEVADA AVENUE, SUITE 301, COLORADO SPRINGS, COLORADO, IF YOU WOULD LIKE TO REVIEW SAID REPORT

OWNER

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

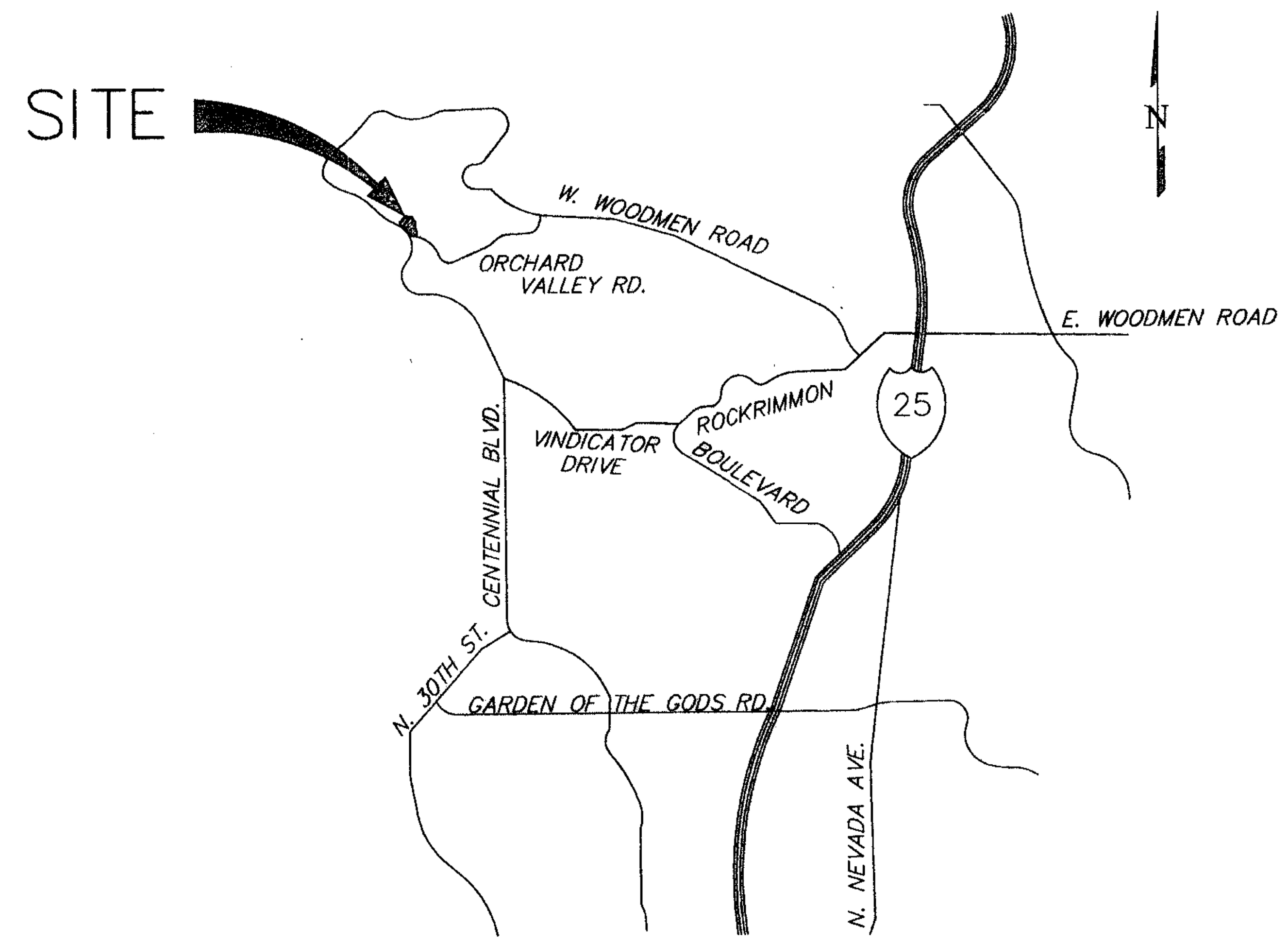
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS______DAY OF____________, 2004 A.D., BY PETER MARTZ, MANAGER OF THE BEBE GROUP, LLC, A COLORADO LIMITED LIABILITY CORPORATION.

Peter R. Martz
PETER MARTZ
THE BEBE GROUP, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:__________

NOTARY PUBLIC



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO: DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON TITLE COMMITMENT NO. SC55001371, PREPARED BY LAND AMERICA LAWYERS TITLE, DATED 11-19-2004.
2. THE CLIENT DID NOT WISH EASEMENTS OR RIGHTS-OF-WAY RESEARCHED AND DID NOT PROVIDE EDWARD-JAMES SURVEYING, INC. WITH TITLE INFORMATION; THEREFORE, EASEMENTS AND RIGHTS-OF-WAYS HAVE NOT BEEN RESEARCHED OR SHOWN EXCEPT AS NOTED.
3. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, COLORADO.
4. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
5. <u>BASIS OF BEARINGS:</u> THE BASIS OF BEARINGS IS THE LINE ACROSS CENTENNIAL BOULEVARD WHERE THE R.O.W. TRANSITIONS FROM 100 FEET TO 80 FEET, BEING MONUMENTED AT THE NORTHEASTERLY END BY A NO. 5 REBAR WITH 1 ½" ALUMINUM CAP STAMPED "JR 30118" AND AT THE SOUTHWESTERLY END BY A NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "17665", ASSUMED TO BEAR S54°41'55"W A DISTANCE OF 100.00 FEET.
6. THIS PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF A 500-YEAR FLOOD PLAIN, AS DETERMINED BY THE FEDERAL INSURANCE RATE MAP, FIRM PANEL 08041C0484F, EFFECTIVE DATE MARCH 17, 1997.
7. RESIDING IN OR NEAR WILD LAND INTERFACE OR INTERMIX AREAS INVOLVES INCREASED FIRE RISKS THAT MAY NOT APPLY IN URBAN OR MORE URBANIZED TYPES OF DEVELOPED COMMUNITIES.
8. ALL LOTS WITHIN THIS DEVELOPMENT ARE SUBJECT TO FUELS MANAGEMENT REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE BUILDER TO IMPLEMENT THE FUELS MANAGEMENT PROCEDURES AS DEFINED IN SECTION 105 IN PART 1 OF ARTICLE 4 OF CHAPTER 20 OF THE CITY CODE FOR EACH LOT. APPROVAL INSPECTION MUST BE OBTAINED FROM THE CITY ZONING ADMINISTRATION OFFICE PRIOR TO FINAL INSPECTION BY THE BUILDING DEPARTMENT AND/OR ALLOWING OCCUPANCY OF THE RESIDENCE. THE INITIAL FUELS MANAGEMENT INSPECTION MUST BE REQUESTED FROM THE CITY ZONING ADMINISTRATION OFFICE PRIOR TO FRAMING INSPECTION WITH SUBSEQUENT APPROVAL OBTAINED PRIOR TO BUILDING FINAL.
9. <u>NOTICE:</u> 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 UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES. THIS NOTICE SHALL RUN WITH THE LAND.
10. ACCESS IS RESTRICTED TO A SHARED COMMON DRIVEWAY AS SHOWN ON THE APPROVED DEVELOPMENT PLAN FOR CENTENNIAL GLEN FILING NO. 2.
11. THE HOME-OWNERS ASSOCIATION IS TO MAINTAIN THE ABOVE-GROUND FEATURES SUCH AS ASPHALT DRIVE, WALL, CURB AND GUTTER, FENCE, SWALE, AND LANDSCAPING IN THE 26' PRIVATE DRAINAGE AND INGRESS/EGRESS EASEMENT, THE 15' PRIVATE LANDSCAPE EASEMENTS, AND THE 15' AND 20' PRIVATE DRAINAGE AND LANDSCAPE EASEMENTS, AS PROVIDED IN THE HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED UNDER RECEPTION NO. 204209827.
12. 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.
13. LAST FIELD INSPECTION OF THIS SITE WAS ON OCTOBER 4, 2004.

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, AS AMENDED 2001.

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, INCLUDING BUT NOT LIMITED TO PUBLIC DRAINAGE, STREETS, UTILITIES, AND EROSION CONTROL, AND ALL PRIVATE DRAINAGE IMPROVEMENTS HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

SURVEYOR'S STATEMENT:

I, JAMES L. SINCOVEC, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AS AMENDED, AND THAT THIS PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACTS OF LAND AND THE SUBDIVISION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

James L. Sincovec
JAMES L. SINCOVEC
COLORADO P.L.S. NO. 17502
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR JAMES L. SINCOVEC 17502 12-15-04

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 CERTIFICATION SHOWN HEREON.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT FOR "CENTENNIAL GLEN FILING NO. 2" IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO.

MANAGER OF CITY PLANNING — DATE 12.20.04
David R. Littlebirds CITY ENGINEER — DATE 12.21.04
Cindy N. Conway Deputy CITY CLERK — DATE 12/21/04

RECORDING:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 4:35 O'CLOCK P.M., THIS 28th DAY OF December, 2004 A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 204210390 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

SURCHARGE: ~~20.00~~ 1.00 — ROBERT C. BALINK, RECORDER

FEE: 20.00 — BY: D. Graybill DEPUTY

11885

SCHOOL FEE: DUE @ B.P.
BRIDGE FEE: PAID
PARK FEE: LAND DEDICATION
DRAINAGE FEE: PAID

REVISIONS NO.	DESCRIPTION	DATE
1	REVISED PER COMMENTS DATED 7-14-2004	8-17-04
2	REVISED EASEMENTS	9-13-04
3	REVISED EASEMENTS	12-15-04

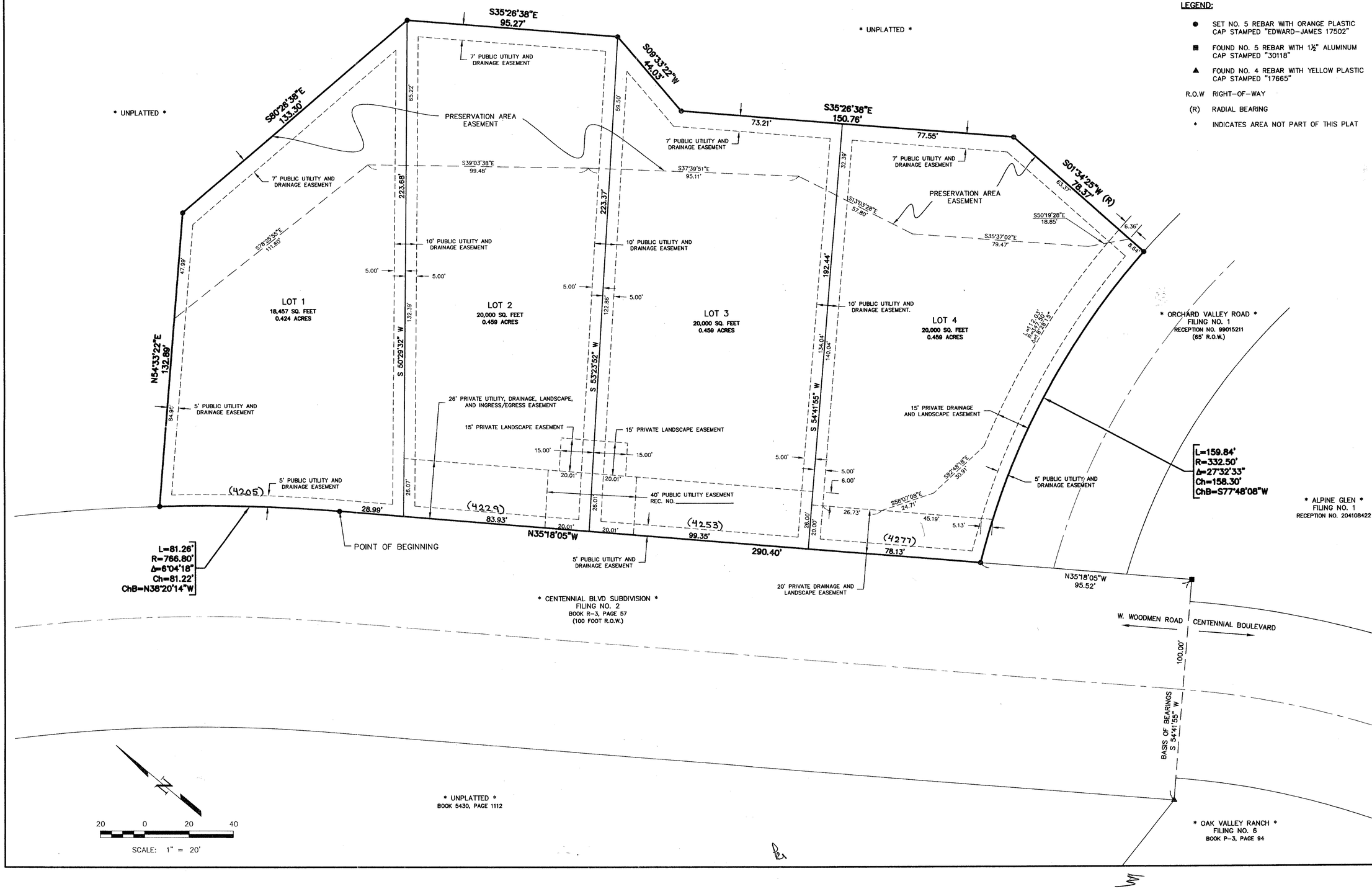
EDWARD-JAMES SURVEYING, INC.
1233 LAKE PLAZA DRIVE, SUITE C
COLORADO SPRINGS, COLORADO 80906
PHONE: (719)576-1216 FAX: (719)576-1206

CENTENNIAL GLEN FILING NO. 2
FINAL PLAT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	RJS
CHECKED BY	JLS
H-SCALE	1" = 20'
JOB NO.	330.00
DATE CREATED	06/03/04
DATE ISSUED	12/15/04
SHEET NO.	1 OF 2

CENTENNIAL GLEN FILING NO. 2
FINAL PLAT



LEGEND:

- ● SET NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "EDWARD-JAMES 17502"
- ■ FOUND NO. 5 REBAR WITH 1½" ALUMINUM CAP STAMPED "30118"
- ▲ FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "17665"
- R.O.W RIGHT-OF-WAY
- (R) RADIAL BEARING
- * INDICATES AREA NOT PART OF THIS PLAT

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CHECKED BY	JLS
H-SCALE	1" = 20'
JOB NO.	330.00
DATE CREATED	06/03/04
DATE ISSUED	12/15/04
SHEET NO.	2 OF 2