

FINANCIAL CENTER FILING NO. 8

A TRACT OF LAND LOCATED IN THE NORTH 1/2 OF THE NORTHWEST QUARTER OF SECTION 32 IN T14S, R66W OF THE 6TH P.M. CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS

THAT ALAN E. MANLEY, AN INDIVIDUAL, IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 32 IN T14S, R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 32, T14S, R66W OF THE 6TH P.M., FROM WHICH THE N 1/4 CORNER OF SAID SECTION 32 BEARS N89°24'39"E A DISTANCE OF 2623.05 FEET, THENCE N89°24'39"E A DISTANCE OF 594.13 FEET ON THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 32 TO THE SOUTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN DEED RECORDED IN BOOK 2296 AT PAGE 171 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE S68°04'20"E A DISTANCE OF 113.88 FEET ON THE SOUTHERLY LINE OF THAT TRACT AS DESCRIBED IN SAID BOOK 2296 AT PAGE 171 TO THE MOST WESTERLY CORNER OF PARCEL NO. 22 CONVEYED TO THE MYRON STRATTON HOME AS DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 2361 AT PAGE 954 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S68°04'30"E A DISTANCE OF 296.50 FEET ON THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 2361 AT PAGE 954; THENCE S80°57'30"E A DISTANCE OF 369.30 FEET ON THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 2361 AT PAGE 954; THENCE S86°54'30"E A DISTANCE OF 150.64 FEET ON THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 2361 AT PAGE 954 TO THE MOST WESTERLY CORNER OF LOT 2 OF PLATO PROPERTIES ONE, A SUBDIVISION RECORDED IN PLAT BOOK B-3 AT PAGE 59 OF THE COUNTY OF EL PASO, STATE OF COLORADO; THENCE S50°45'28"E A DISTANCE OF 82.10 ON THE SOUTHWESTERLY LINE OF SAID LOT 2 TO THE NORTHERLY CORNER OF FINANCIAL CENTER FILING NO. 6, A SUBDIVISION IN PLAT BOOK T-3 AT PAGE 64 OF THE COUNTY OF EL PASO, STATE OF COLORADO; THENCE S39°14'32"W A DISTANCE OF 155.01 FEET ON THE NORTHWESTERLY LINE OF SAID FINANCIAL CENTER FILING NO. 6 TO THE MOST WESTERLY CORNER THEREOF; THENCE S50°45'28"E A DISTANCE OF 192.00 FEET ON THE SOUTHWESTERLY LINE OF SAID FINANCIAL CENTER FILING NO. 6 TO THE NORTHWESTERLY LINE OF COPPER TREE OFFICE PARK, A SUBDIVISION RECORDED IN PLAT BOOK O-3 AT PAGE 3 OF THE COUNTY OF EL PASO, STATE OF COLORADO; THENCE S39°14'32"W A DISTANCE OF 241.38 FEET ON THE NORTHWESTERLY LINE OF SAID COPPER TREE OFFICE PARK TO THE NORTHEASTERLY LINE OF THE SUMMIT, A SUBDIVISION RECORDED IN PLAT BOOK T-3 AT PAGE 84 OF THE COUNTY OF EL PASO, STATE OF COLORADO; THENCE N45°27'53"W A DISTANCE OF 94.79 FEET ON THE NORTHEASTERLY LINE OF SAID THE SUMMIT; THENCE N45°19'36"W A DISTANCE OF 256.41 FEET ON THE NORTHEASTERLY LINE OF SAID THE SUMMIT; THENCE N45°39'53"W A DISTANCE OF 96.47 FEET ON THE NORTHEASTERLY LINE OF SAID THE SUMMIT; THENCE N45°31'11"W A DISTANCE OF 291.87 FEET ON THE NORTHEASTERLY LINE OF SAID THE SUMMIT; THENCE NORTHWESTERLY 264.34 FEET ON THE NORTHEASTERLY LINE OF SAID THE SUMMIT AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST TO THE POINT OF BEGINNING, SAID ARC HAVING A RADIUS OF 1322.50 FEET, A CENTRAL ANGLE OF 11°27'08", AND BEING SUBTENDED BY A CHORD THAT BEARS N58°19'10"W A DISTANCE OF 263.90 FEET.

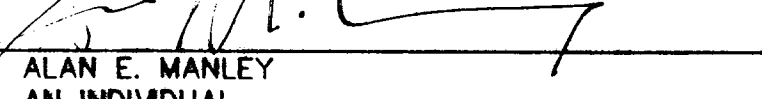
THE DESCRIBED TRACT CONTAINS A CALCULATED AREA OF 172,431 SQUARE FEET OR 3.958 ACRES, MORE OR LESS.

DEDICATION

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO BLOCKS, LOTS, AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED OWNER DOES HEREBY GRANT UNTO THE CITY OF COLORADO SPRINGS THOSE 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 "FINANCIAL CENTER FILING NO. 8" IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

OWNER

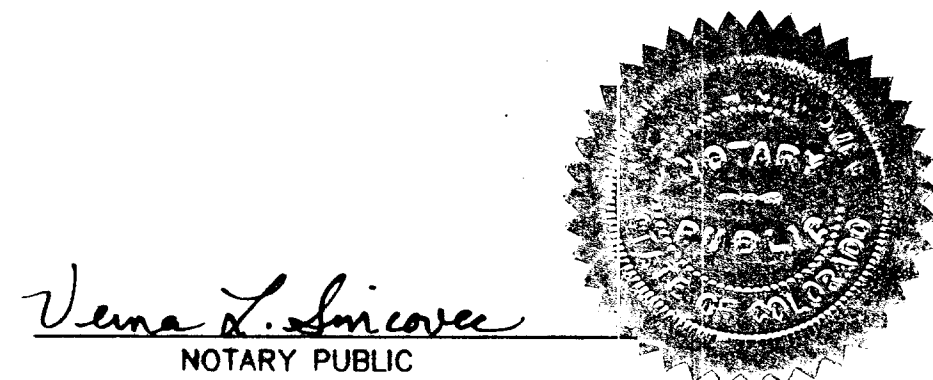
THE AFORESAID, ALAN E. MANLEY, AN INDIVIDUAL, HAS EXECUTED THIS INSTRUMENT THIS 18th DAY OF November, 2003

BY: 
ALAN E. MANLEY
AN INDIVIDUAL

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

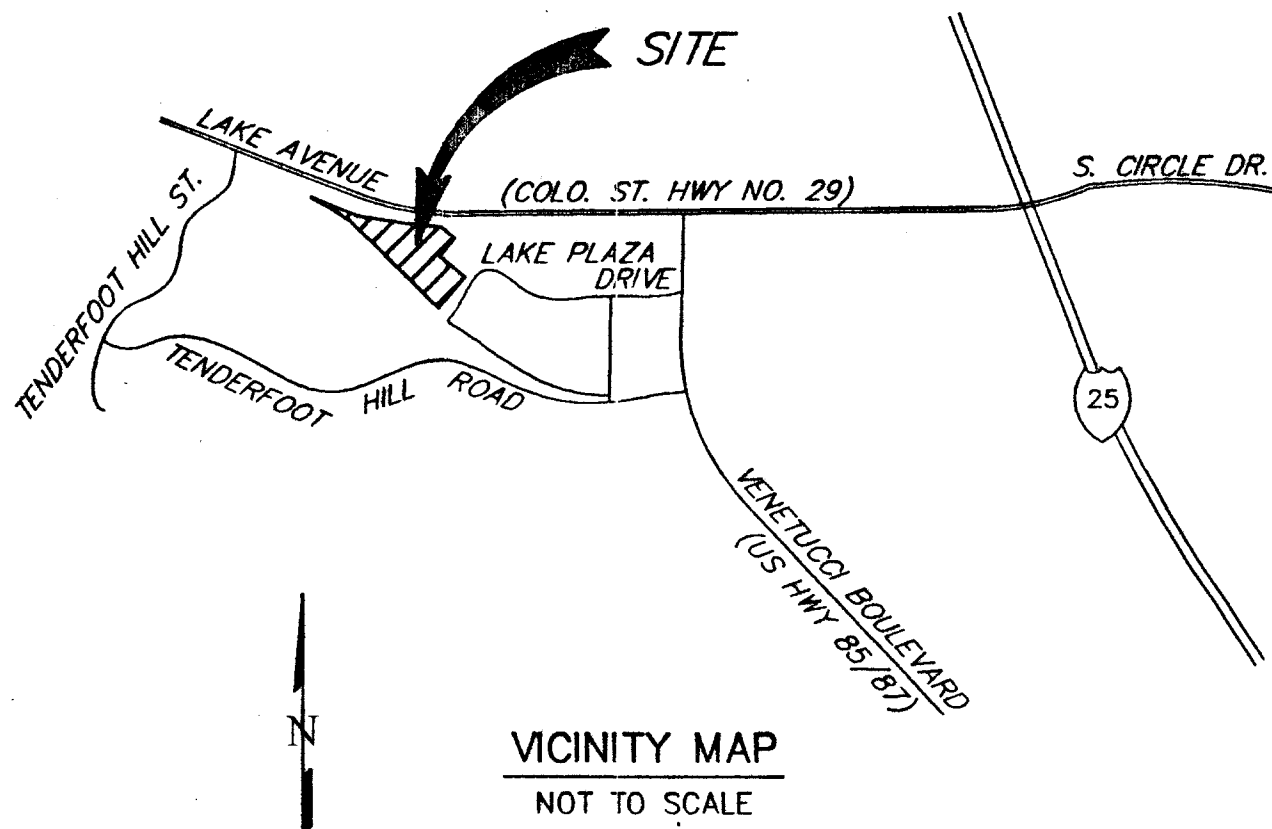
WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 08/21/2007



GENERAL NOTES

- BASIS OF BEARINGS:**
BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE NORTH LINE OF THE NW 1/4 OF SECTION 32, T14S, R66W OF THE 6TH P.M., BEING MONUMENTED BY A 50' WITNESS CORNER TO THE NW CORNER OF SECTION 32 BY A 2" I.P. WITH A 2 1/2" ALUMINUM CAP STAMPED P.L.S. 25955 AND AT THE NORTH 1/4 CORNER OF SECTION 32 BY A 2 1/2" ALUMINUM CAP STAMPED DREXEL BARREL & CO P.L.S. 22573. THIS LINE WAS ASSUMED TO BEAR N89°24'39"E A DISTANCE OF 2,623.05'.
- FLOODPLAIN STATEMENT:**
THIS SITE, "FINANCIAL CENTER FILING NO. 8", IS NOT LOCATED WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 08041C0741F, DATED MARCH 17, 1997.
- THE OWNER OF THIS PROPERTY IS AS FOLLOWS:**
ALAN E. MANLEY
1411 N. TEJON STREET
COLORADO SPRINGS, CO 80903
- ANY PERSONS WHO KNOWINGLY REMOVES, ALTERS, OR DISPLACES 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.
- THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF A GEOLOGIC HAZARD STUDY PREPARED BY ENTECH ENGINEERING, INC., DATED FEBRUARY 8, 2001. A COPY OF SAID REQUEST HAS BEEN PLACED WITHIN FILE NO. AR DPA 00-719 OF THE CITY OF COLORADO SPRINGS DEVELOPMENT SERVICES DIVISION. CONTACT DEVELOPMENT SERVICES DIVISION, 30 S. NEVADA AVENUE, SUITE 301, COLORADO SPRINGS, COLORADO IF YOU WOULD LIKE TO REVIEW SAID REQUEST.



EASEMENTS

UNLESS SHOWN OTHERWISE ALL SIDE LOT LINES ARE PLATTED WITH A 5' PUBLIC UTILITY EASEMENT AND ALL REAR LOT LINES ARE PLATTED WITH A 7' PUBLIC UTILITY AND DRAINAGE EASEMENT WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNER.


NOTICE IS HEREBY GIVEN:

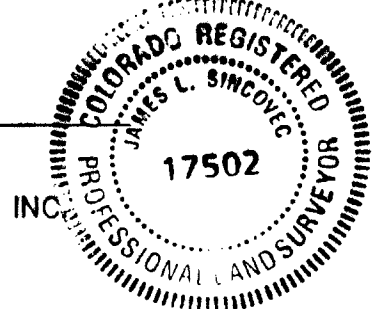
THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, AS AMENDED 2001.

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 AND THE REQUIREMENTS OF CHAPTER 136, C.R.S., AS AMENDED, HAVE ALL BEEN ACCOMPLISHED.


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



11-18-03
DATE

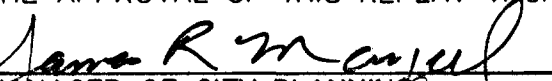


NOTICE:

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 CERTIFICATION SHOWN HEREON.

CITY APPROVAL

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING REPLAT FOR "FINANCIAL CENTER FILING NO. 8"

THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.


MANAGER OF CITY PLANNING

CITY ENGINEER

CITY CLERK

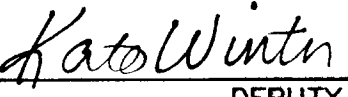
11-20-03
DATE
11/21/03
DATE
11/24/03
DATE

RECORDING:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 1:34 O'CLOCK P.M., THIS 21 DAY OF NOVEMBER, 2003 A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 203277919 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

SURCHARGE: 1.00 ROBERT C. BALINK, RECORDER

FEES: 20.00 BY: 
DEPUTY

SCHOOL FEE: N/A
BRIDGE FEE: N/A
PARK FEE: N/A
DRAINAGE FEE: N/A

| NO. | REVISIONS | DESCRIPTION | DATE |
|-----|-----------|-------------|------|
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EDWARD-JAMES SURVEYING, INC.
1233 LAKE PLAZA DRIVE, SUITE C
COLORADO SPRINGS, COLORADO 80906
PHONE: (719) 576-1216 FAX: (719) 576-1206



FINANCIAL CENTER FILING NO. 8
FINAL PLAT
A TRACT OF LAND LOCATED IN THE NORTH 1/2 OF THE NORTHWEST QUARTER
OF SECTION 32 IN T14S, R66W OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

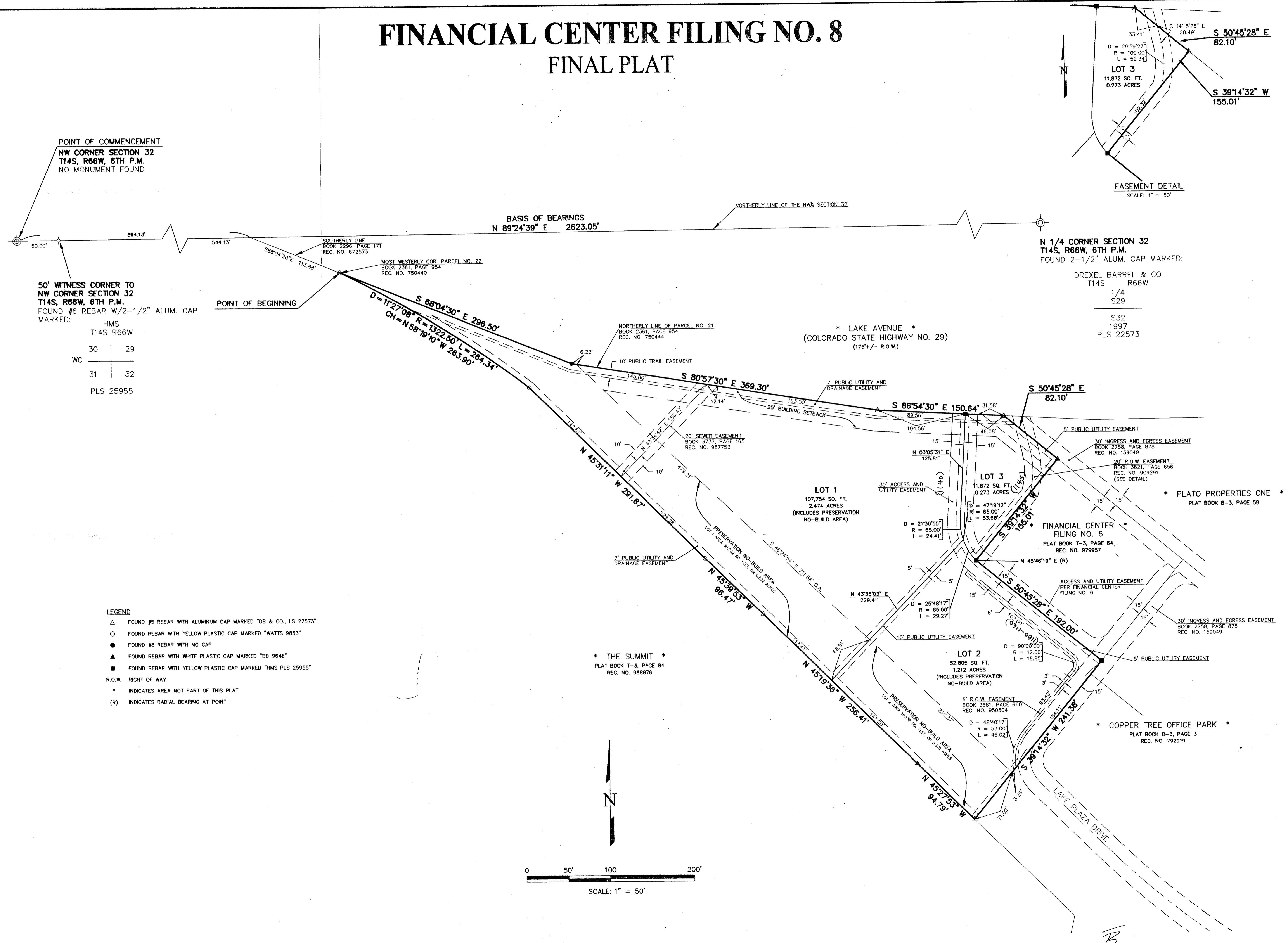
DRAWN BY: RJS
CHECKED BY: JLS

H-SCALE 1" = 50'

JOB NO. 324.00
DATE ISSUED 10-09-03
SHEET NO. 1 OF 2

FINAL PLAT

FINANCIAL CENTER FILING NO. 8 FINAL PLAT



| REVISIONS NO. | DESCRIPTION | DATE |
|---------------|-------------|------|
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| | | |
| | | |

EDWARD-JAMES SURVEYING, INC.
1233 LAKE PLAZA DRIVE, SUITE 6
COLORADO SPRINGS, COLORADO 80905
PHONE: (719) 576-1216 FAX: (719) 576-1206



**FINANCIAL CENTER FILING NO. 8
FINAL PLAT**

A TRACT OF LAND LOCATED IN THE N 1/2 OF THE NW 1/4 OF SECTION 32 IN T14S, R66W OF THE 6TH P.M. CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY RJS
CHECKED BY JLS

H-SCALE 1" = 50'

JOB NO. 0324.00
DATE ISSUED 10-09-03
SHEET NO. 2 OF 2