

IDYLLWILD OFFICE PARK FILING NO. 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7 AND THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 12S, RANGE 66W OF THE 6TH P.M. CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT NORTHGATE PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE FOLLOWING TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 7 AND THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WESTERLY RIGHT-OF-WAY LINE OF "VOYAGER PARKWAY", AS PLATTED IN "NORTHGATE FILING NO. 7", RECORDED UNDER RECEPTION NO. 200095536 OF THE RECORDS OF SAID EL PASO COUNTY, BEING MONUMENTED AT THE NORTHERLY END BY A NO. 5 REBAR AND A 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 17502" AND AT THE SOUTHERLY END BY A NO. 5 REBAR AND A 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 17502", ASSUMED TO BEAR N48°56'16"W, A DISTANCE OF 900.00 FEET.

COMMENCING AT THE SOUTHWESTERLY END OF SAID PORTION OF THE WESTERLY RIGHT-OF-WAY LINE OF "VOYAGER PARKWAY", THENCE ON SAID RIGHT-OF-WAY N48°56'16"W A DISTANCE OF 264.67 FEET TO THE NORTHEASTERLY CORNER OF "STOUT ROAD" AS PLATTED IN "NORTHGATE FILING NO. 11", AS RECORDED UNDER RECEPTION NO. 203092009 OF THE RECORDS OF SAID EL PASO COUNTY, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID "STOUT ROAD", THE FOLLOWING SEVEN (7) COURSES:

1. S03°56'16"E, A DISTANCE OF 44.16 FEET;
2. S41°03'44"W, A DISTANCE OF 22.59 FEET TO A POINT OF CURVE
3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 47°51'04", A RADIUS OF 310.00 FEET, A DISTANCE OF 258.90 FEET TO A POINT OF TANGENT;
4. S88°54'48"W, A DISTANCE OF 184.78 FEET TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 38°44'22", A RADIUS OF 65.00 FEET, A DISTANCE OF 43.95 FEET TO A POINT OF REVERSE CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 64°41'30", A RADIUS OF 60.00 FEET, A DISTANCE 67.74 FEET TO A POINT OF TANGENT;
7. S62°57'40"W, A DISTANCE OF 59.20 TO A POINT ON THE NORTHERLY BOUNDARY LINE OF THAT TRACT OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED UNDER RECEPTION NO. 200141905;

THENCE ON SAID NORTHERLY BOUNDARY LINE; THE FOLLOWING TWO (2) COURSES:

1. S88°51'02"W, A DISTANCE OF 339.66 FEET;
2. N46°24'51"W, A DISTANCE OF 191.44 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF TRACT B AS DESCRIBED IN THAT WARRANTY DEED RECORDED UNDER RECEPTION NO. 204137731;

THENCE ON SAID SOUTHERLY BOUNDARY LINE, THE FOLLOWING FIVE (5) COURSES:

1. CONTINUING ON THE LAST STATED COURSE, N46°24'51"W A DISTANCE OF 25.20 FEET;
2. N36°38'07"E A DISTANCE OF 177.75 TO A POINT ON A CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S36°39'33"E, HAVING A DELTA OF 33°01'41", A RADIUS OF 693.09 FEET, A DISTANCE OF 399.53 FEET TO A POINT ON CURVE;
4. N68°54'51"E A DISTANCE OF 88.12 FEET;
5. N54°31'49"E A DISTANCE OF 138.84 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF "VOYAGER PARKWAY";

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S48°56'16"E A DISTANCE OF 540.22 FEET TO THE POINT OF BEGINNING;

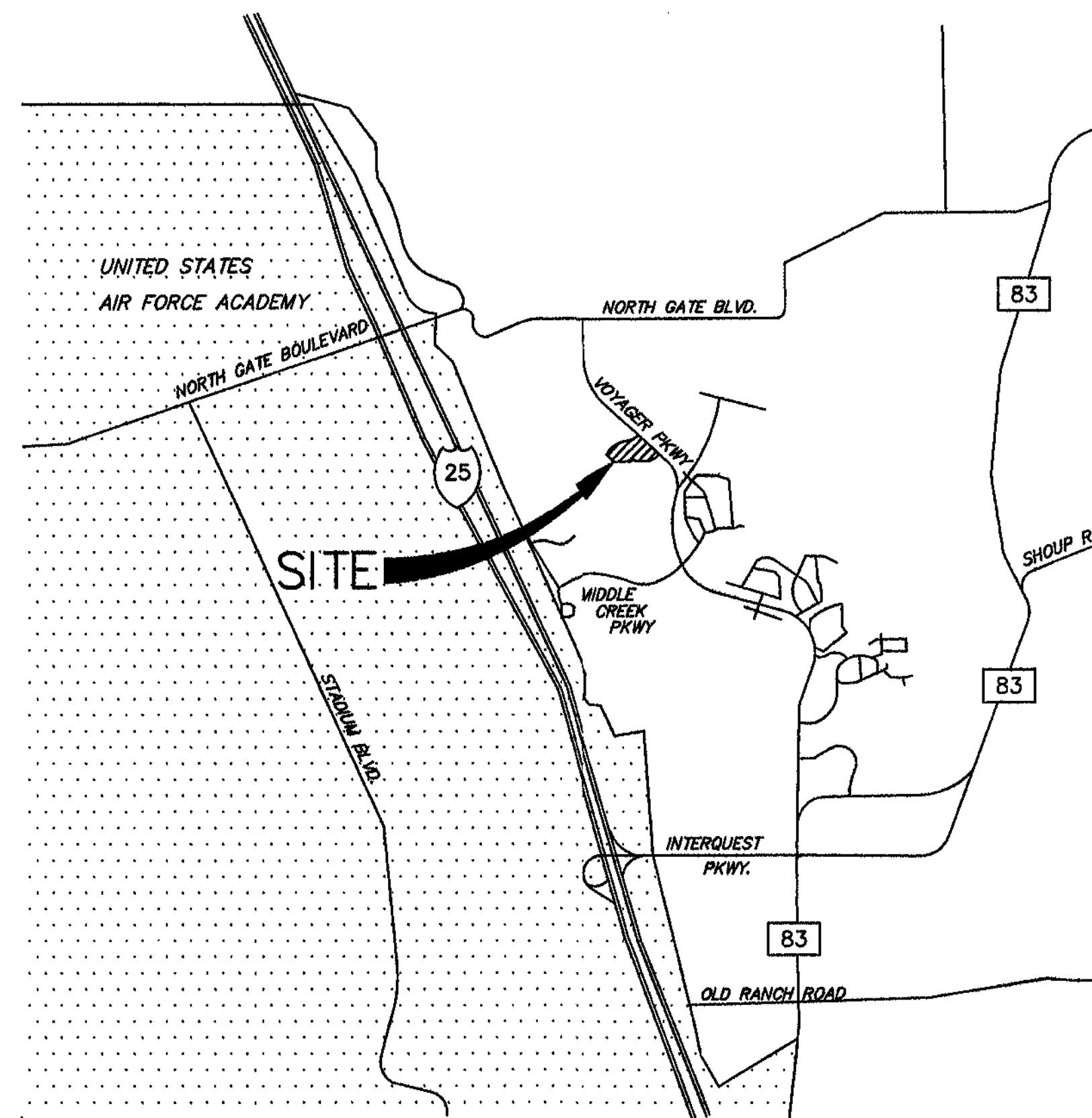
CONTAINING A CALCULATED AREA OF 8.530 ACRES OR 371,585 SQUARE FEET.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AS SHOWN 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. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "IDYLLWILD OFFICE PARK FILING NO. 1" IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

GENERAL NOTES:

1. THIS LAND SURVEY WAS CREATED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR TITLE INSURANCE POLICY. A TITLE INSURANCE COMMITMENT OR TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS SURVEY. 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 COMPATIBILITY WITH ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.
2. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO.
3. 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.
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. THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED 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, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.
6. **FLOODPLAIN STATEMENT:** THIS PROPERTY INCLUDES ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A 500-YEAR FLOODPLAIN, PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANELS 08041C0290F AND 08041C0295F AS REVISED 08-08-06, EFFECTIVE DATE MARCH 17, 1997.
7. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY KUMAR AND ASSOCIATES. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE CPC DP 06-150 OF THE CITY OF COLORADO SPRINGS DEVELOPMENT SERVICES DIVISION. CONTACT DEVELOPMENT SERVICES DIVISION, 30 SOUTH NEVADA AVENUE SUITE 301, COLORADO SPRINGS, COLORADO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
8. LAST FIELD INSPECTION OF THIS SITE WAS ON MARCH 9, 2006.



VICINITY MAP
NOT TO SCALE

OWNER:

R. Christian
RICKLY CHRISTIAN, GENERAL PARTNER
CHAPTER TWO INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF September 2006 A.D., BY RICKLY CHRISTIAN, GENERAL PARTNER, CHAPTER TWO INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 10/20/07

Supra re Debra
NOTARY PUBLIC

EASEMENTS:

ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTILITY PURPOSES. ALL OTHER EASEMENTS ARE AS SHOWN HEREON. RESPONSIBILITY FOR MAINTENANCE OF ALL PUBLIC EASEMENTS SHALL RESIDE 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.



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

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 "IDYLLWILD OFFICE PARK FILING NO. 1" IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO.

John W. R...
MANAGER OF CITY PLANNING

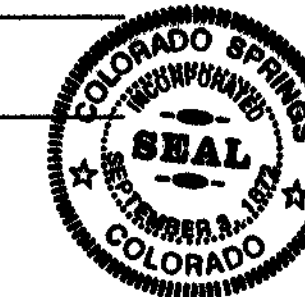
9/25/06
DATE

Janita...
CITY ENGINEER

9/26/06
DATE

Robert C. Balink
CITY CLERK

9/26/06
DATE



RECORDING:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 10:03 O'CLOCK A.M., THIS 28th DAY OF September, 2006 A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 206712431 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

SURCHARGE: \$1.00 ROBERT C. BALINK, RECORDER

FEES: \$20.00 BY: *Roman...* (DEPUTY)

FEES:

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

REVISIONS	NO.	DESCRIPTION	DATE
	1	REVISED PER CITY COMMENTS	7-25-06
	2	REVISED OWNER	9-13-06

EDWARD-JAMES SURVEYING, INC.
2764 JANITELL ROAD
COLORADO SPRINGS, COLORADO 80906
PHONE: (719) 576-1216 FAX: (719) 576-1206



IDYLLWILD OFFICE PARK FILING NO. 1
FINAL PLAT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7 AND THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 12S, RANGE 66W OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

DRAWN BY: CEB
CHECKED BY: JLS

H-SCALE: N/A

JOB NO.: 500.03

DATE CREATED: 04/24/06

DATE ISSUED: 09/13/06

SHEET NO. 1 OF 2

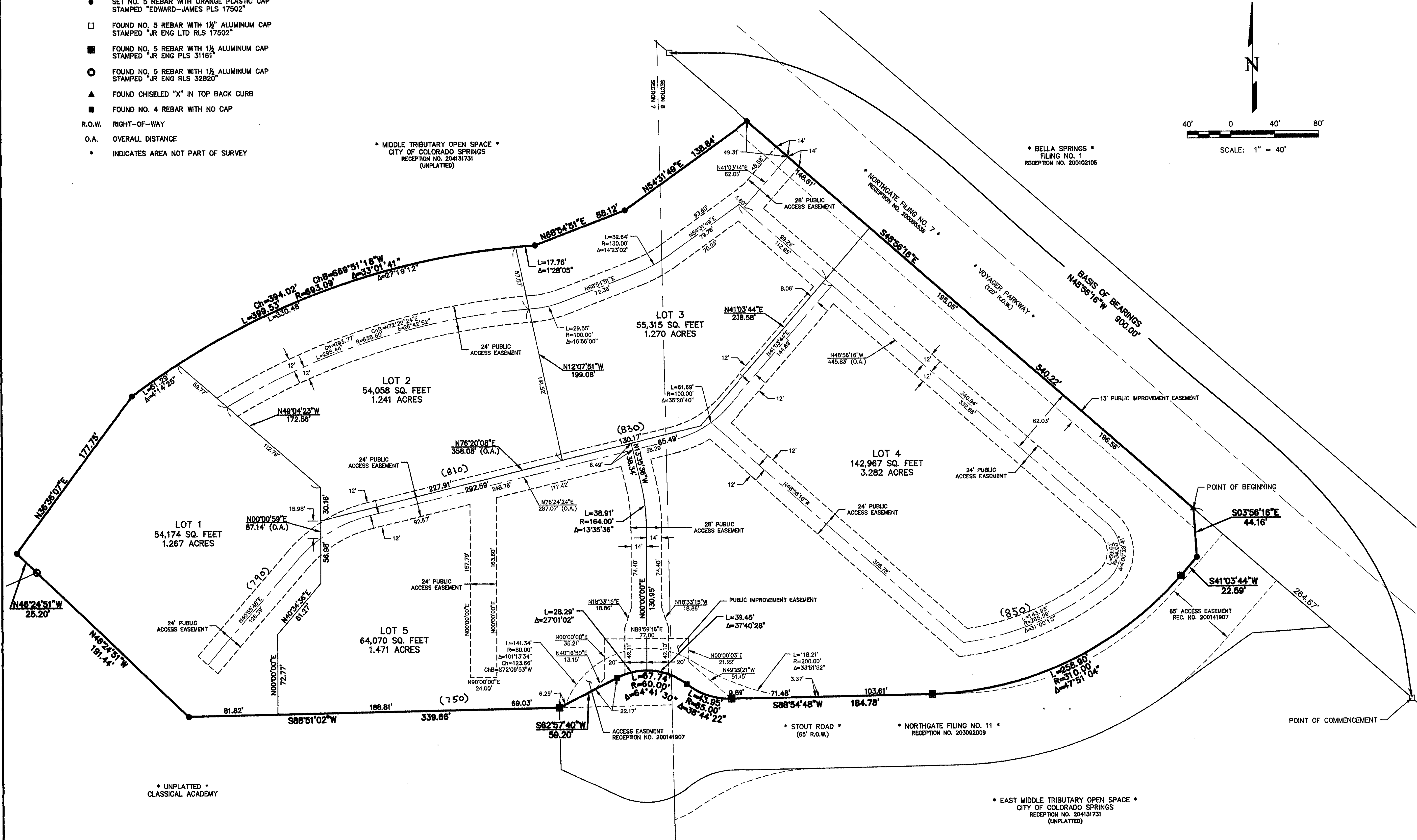
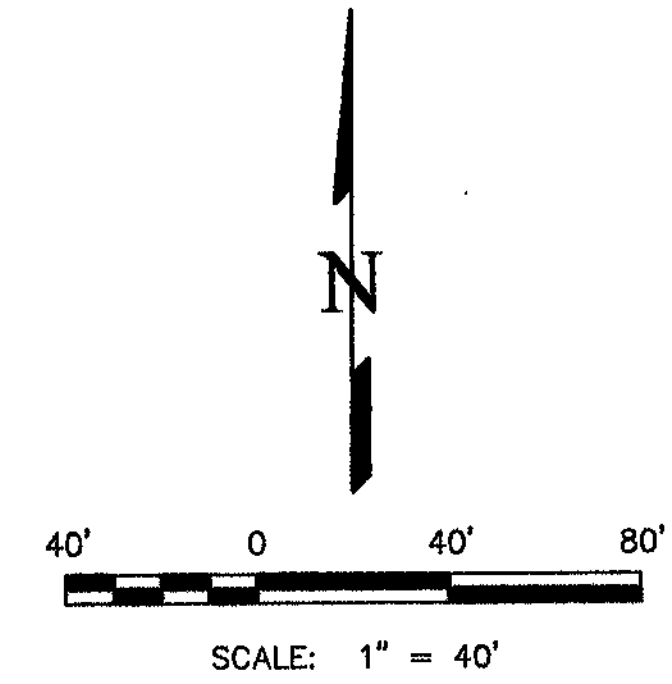
IDYLLWILD OFFICE PARK FILING NO. 1

LEGEND:

- SET NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502"
- FOUND NO. 5 REBAR WITH 1/2" ALUMINUM CAP STAMPED "JR ENG LTD RLS 17502"
- FOUND NO. 5 REBAR WITH 1/2" ALUMINUM CAP STAMPED "JR ENG PLS 31161"
- FOUND NO. 5 REBAR WITH 1/2" ALUMINUM CAP STAMPED "JR ENG RLS 32820"
- ▲ FOUND CHISELED "X" IN TOP BACK CURB
- FOUND NO. 4 REBAR WITH NO CAP
- R.O.W. RIGHT-OF-WAY
- O.A. OVERALL DISTANCE
- * INDICATES AREA NOT PART OF SURVEY

* MIDDLE TRIBUTARY OPEN SPACE *
CITY OF COLORADO SPRINGS
RECEPTION NO. 204131731
(UNPLATTED)

* BELLA SPRINGS *
FILING NO. 1
RECEPTION NO. 200102105



* UNPLATTED *
CLASSICAL ACADEMY

* EAST MIDDLE TRIBUTARY OPEN SPACE *
CITY OF COLORADO SPRINGS
RECEPTION NO. 204131731
(UNPLATTED)

REVISIONS	NO.	DESCRIPTION	DATE
	1	REVISED PER CITY COMMENTS	7-25-06
	2	REVISED PER CITY COMMENTS	9-07-06
	3	REVISED LOT LAYOUT	9-13-06

EDWARD-JAMES SURVEYING, INC.
2764 JANITELL ROAD
COLORADO SPRINGS, COLORADO 80906
PHONE (719) 576-1216 FAX (719) 576-1206



**IDYLLWILD OFFICE PARK FILING NO. 1
FINAL PLAT**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7 AND THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 12S, RANGE 66W OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

DRAWN BY	CEB/RJS
CHECKED BY	JLS
H-SCALE	1"=40'
JOB NO.	500.03
DATE CREATED	04/24/06
DATE ISSUED	09/13/06
SHEET NO.	2 OF 2