

IDYLLWILD OFFICE PARK FILING NO. 2

A REPLAT OF LOTS 4 AND 5, IDYLLWILD OFFICE PARK FILING NO. 1

ALSO BEING A PORTION OF THE SE1/4 OF SEC. 7 AND THE SW1/4 OF SEC. 8, T12S, R66W 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:

LOTS 4 AND 5 OF "IDYLLWILD PARK FILING NO. 1", AS RECORDED AT RECEPTION NO. 206712431 OF THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO;
CONTAINING A CALCULATED AREA OF 207,037 SQUARE FEET OR 4.753 ACRES, MORE OR LESS.

DEDICATION:

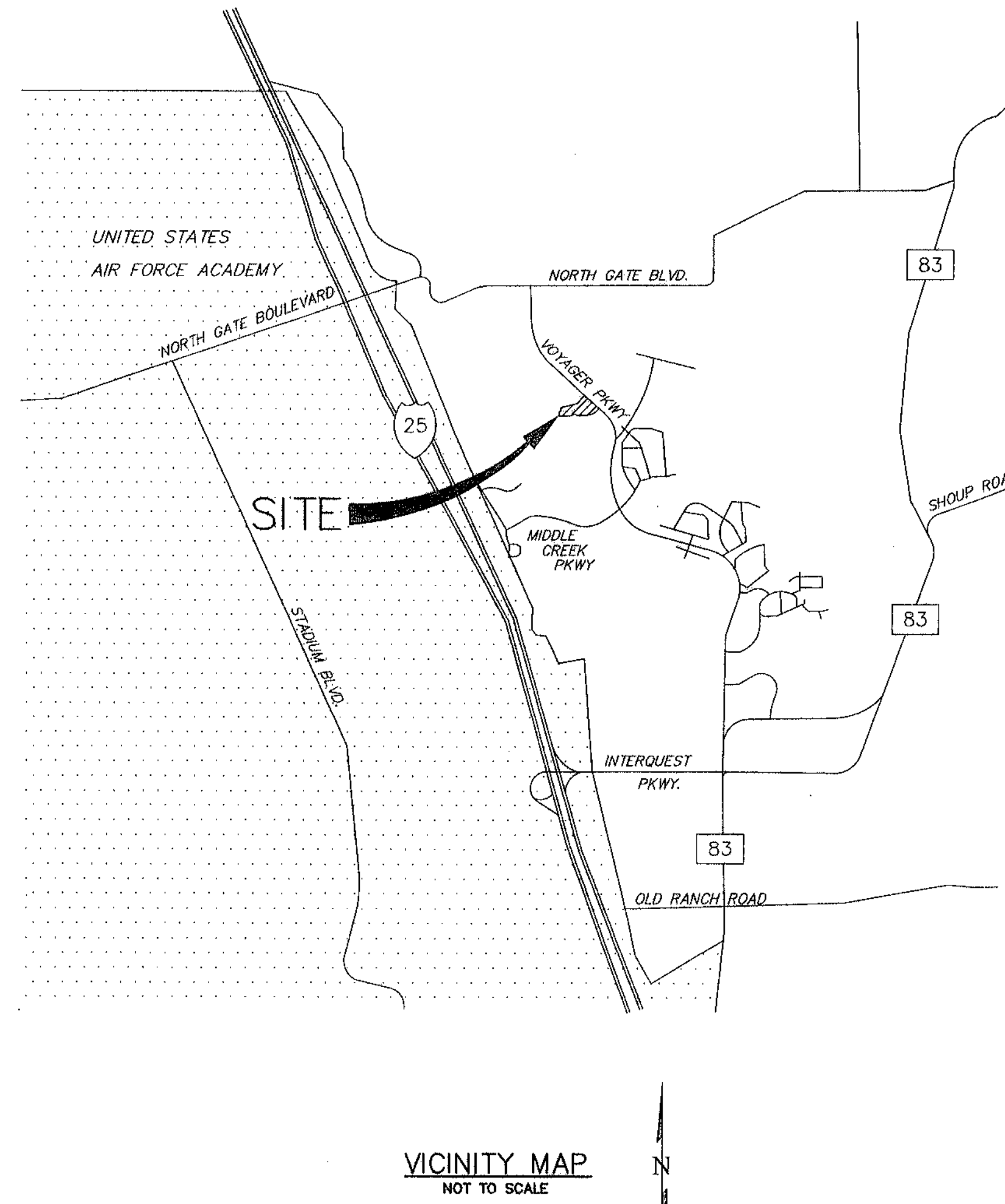
THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF 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. 2" IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

GENERAL NOTES:

- 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.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO.
- 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.
- 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.
- 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.
- 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, EFFECTIVE DATE MARCH 17, 1997.
- BASIS OF BEARINGS:** THE WESTERLY LINE OF "IDYLLWILD OFFICE PARK FILING NO. 1", RECORDED AT RECEPTION NO. 206712431, BEING MONUMENTED AT THE NORTHERLY END BY A NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502", AND AT THE SOUTHERLY END BY A CHISLED "X" IN THE TOP-BACK OF CURB, ASSUMED TO BEAR S48°56'16"E A DISTANCE OF 391.61 FEET.
- 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 OPC 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.
- ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 207044873 OF THE RECORDS OF EL PASO COUNTY, COLORADO (EXCEPT FOR DUAL EASEMENTS AS DEFINED IN 7.7.607 OF THE CITY CODE).
- ALL ACCESS DRIVEWAYS, DRIVES, AISLE WAYS, AND MANEUVERING AND PARKING AREAS EXCEPT FOR PRIVATE LOADING AREAS WITHIN THIS PLATTED AREA SHALL BE FOR THE COMMON USE AND MAINTENANCE OF ALL USERS, PUBLIC AND PRIVATE, AND OWNERS OF THIS PLANNED DEVELOPMENT. ACCESS EASEMENTS FOR INGRESS AND EGRESS EXIST BETWEEN LOTS 1, 2, 3, 4, AND 5, IDYLLWILD OFFICE PARK FILING NO. 2, SPECIFICALLY, VEHICULAR AND PEDESTRIAN MOVEMENTS SHALL BE PROVIDED FOR AND PERMITTED ACROSS ALL PROPERTY LINES AT ALL TIMES REGARDLESS OF FUTURE OWNERSHIP AND PLATTING ACTIONS.
- LAST FIELD INSPECTION OF THIS SITE WAS ON SEPTEMBER 5, 2007.
- THE APPROVAL FOR THIS REPLAT VACATES ALL PRIOR PLATS OF THE AREA DESCRIBED BY THIS REPLAT.

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.



NOTARIAL:

Rickly 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 30th DAY OF November, 2007 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: 4-7-2010

Karla R. West
NOTARY PUBLIC

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, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AMENDED, HAVE BEEN MET 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. 2" IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO.

Richard J. ...
FOR THE: CITY ENGINEER
John ...
CITY CLERK



12/04/2007
DATE
12/5/07
DATE
12/6/07
DATE

RECORDING:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

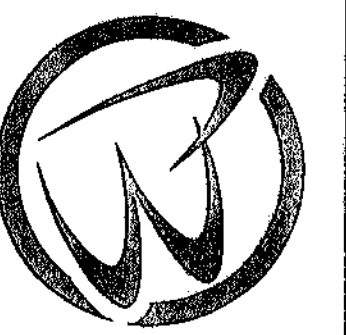
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 11:18 O'CLOCK A.M., THIS 12th DAY OF DECEMBER, 2007 A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 207712718 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
SURCHARGE: \$1.00 ROBERT C. BALINK, RECORDER
FEE: \$20.00 BY: *Sarah R. Mann* DEPUTY

FEES:

SCHOOL FEE: n/a
BRIDGE FEE: n/a
PARK FEE: n/a
DRAINAGE FEE: n/a

NO.	REVISIONS	DESCRIPTION	DATE
1	REVISED PER CITY COMMENTS		10/29/07
2	ADDED EASEMENT NOTE PER CITY COMMENTS		11/20/07

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



IDYLLWILD OFFICE PARK FILING NO. 2
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	RJS
CHECKED BY	JLS
H-SCALE	N/A
JOB NO.	500.03
DATE CREATED	09/13/07
DATE ISSUED	11/20/07
SHEET NO.	1 OF 2

LINE	LENGTH	BEARING
L1	20.95	N28°34'27"W
L2	15.00	S54°28'53"W
L3	8.00	N35°31'07"W
L4	15.00	N54°28'53"E
L5	8.00	S35°31'07"E
L6	23.77	N07°31'03"E
L7	8.00	N18°28'13"E
L8	15.00	S74°34'47"E
L9	8.00	S18°28'13"W
L10	15.00	N74°34'47"W

IDYLLWILD OFFICE PARK FILING NO. 2

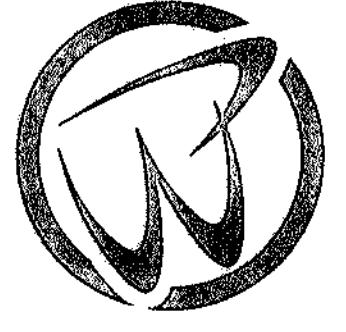
FINAL PLAT

LEGEND:

- SET NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502"
- FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "EDWARD-JAMES PLS 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

NO.	REVISIONS	DESCRIPTION	DATE
1		REVISED PER CITY COMMENTS	10/18/07

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



IDYLLWILD OFFICE PARK FILING NO. 2
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	RJS/RJS
CHECKED BY	JLS
H-SCALE	1"=30'
JOB NO.	500.03
DATE CREATED	09/13/07
DATE ISSUED	11/20/07
SHEET NO.	2 OF 2

