

NORTHGATE POINT FILING NO. 1

A PORTION OF THE SW 1/4 OF SECTION 6 AND A PORTION OF THE NW 1/4 OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT CANON BLDRS., 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 SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 12S, RANGE 66W OF THE 6TH P.M., AS PLATTED IN "NORTH GATE AT FLYING HORSE NO. 1" AND RECORDED UNDER RECEPTION NO. 205030128 IN THE RECORDS OF SAID EL PASO COUNTY, BEING MONUMENTED AT THE WESTERLY END BY A 3/4" BLM BRASS CAP STAMPED "S5-S6-S7-S8" AND AT THE EASTERLY END BY A 3/4" ALUMINUM SURVEYOR'S CAP STAMPED "W1/16 S5-S8 JR ENG. PLS 10376", ASSUMED TO BEAR S89°46'12"E A DISTANCE OF 1320.22 FEET.

COMMENCING AT SAID CORNER OF SECTIONS 5, 6, 7, AND 8, THENCE S89°49'43"W A DISTANCE OF 2684.27 FEET TO THE SOUTHWESTERLY CORNER OF "NORTHGATE HIGHLANDS FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 200052752 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE ON THE WESTERLY BOUNDARY OF SAID "NORTHGATE HIGHLANDS FILING NO. 1", N10°00'12"W A DISTANCE OF 10.01 FEET TO THE POINT OF BEGINNING;

THENCE ON THE BOUNDARY OF "NORTH GATE BOULEVARD" AS RECORDED UNDER RECEPTION NO. 206024522 OF THE RECORDS OF SAID EL PASO COUNTY, THE FOLLOWING FOUR (4) COURSES:

1. S78°00'09"W, A DISTANCE OF 0.49 FEET TO A POINT OF CURVE;
2. ON A TANGENT ARC OF CURVE TO THE RIGHT HAVING A DELTA OF 53°05'48", A RADIUS OF 840.00 FEET, AND AN ARC LENGTH OF 778.44 FEET TO A POINT OF TANGENCY;
3. N48°54'04"W, A DISTANCE OF 18.08 FEET TO A POINT OF CURVE;
4. ON A TANGENT ARC OF CURVE TO THE LEFT HAVING A DELTA OF 08°14'00", A RADIUS OF 990.00 FEET, AND AN ARC LENGTH OF 142.26 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL A OF "SMITH CREEK OPEN SPACE" AS RECORDED IN A WARRANTY DEED FILED UNDER RECEPTION NO. 204131731 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE ON THE BOUNDARY OF SAID "SMITH CREEK OPEN SPACE", THE FOLLOWING FOUR (4) COURSES:

1. N47°25'47"E, A DISTANCE OF 234.96 FEET;
2. ON A MONTANGENT ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N00°45'49"E, HAVING A DELTA OF 34°20'59", A RADIUS OF 278.00 FEET, AND AN ARC LENGTH OF 186.67 FEET TO A POINT OF TANGENCY;
3. N58°24'50"E, A DISTANCE OF 81.28 FEET;
4. S33°35'10"E, A DISTANCE OF 30.00 FEET;

THENCE CONTINUING ON THE LAST STATED COURSE, S33°35'10"E A DISTANCE OF 8.39 FEET; THENCE S54°15'34"W, A DISTANCE OF 27.86 FEET; THENCE S14°53'19"E, A DISTANCE OF 365.44 FEET; THENCE N81°45'57"E, A DISTANCE OF 117.83 FEET; THENCE N40°37'14"E, A DISTANCE OF 138.08 FEET; THENCE N67°43'12"E, A DISTANCE OF 33.44 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "MEADOWGRASS DRIVE" AS PLATTED IN SAID "NORTHGATE HIGHLANDS FILING NO. 1";

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE OF "MEADOWGRASS DRIVE", THE FOLLOWING FOUR (4) COURSES:

1. ON AN ARC OF CURVE TO THE LEFT, WHOSE CENTER BEARS S80°30'09"E, HAVING A DELTA OF 90°30'50", A RADIUS OF 50.00 FEET, AND AN ARC LENGTH OF 78.99 FEET TO A POINT OF REVERSE CURVE;
2. ON AN ARC OF CURVE TO THE RIGHT, HAVING A DELTA OF 51°54'15", A RADIUS OF 22.00 FEET, AND AN ARC LENGTH OF 19.93 FEET TO A POINT OF COMPOUND CURVE;
3. ON AN ARC OF CURVE TO THE RIGHT, HAVING A DELTA OF 19°06'32", A RADIUS OF 600.00 FEET, AND AN ARC LENGTH OF 200.11 FEET TO A POINT OF TANGENCY;
4. S10°00'12"E, A DISTANCE OF 13.01 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 4.803 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 "NORTHGATE POINT FILING NO. 1" IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

OWNER:

Michael R. Reeg
MICHAEL R. REEG, MANAGER
CANON BLDRS., LLC, A COLORADO LIMITED LIABILITY COMPANY

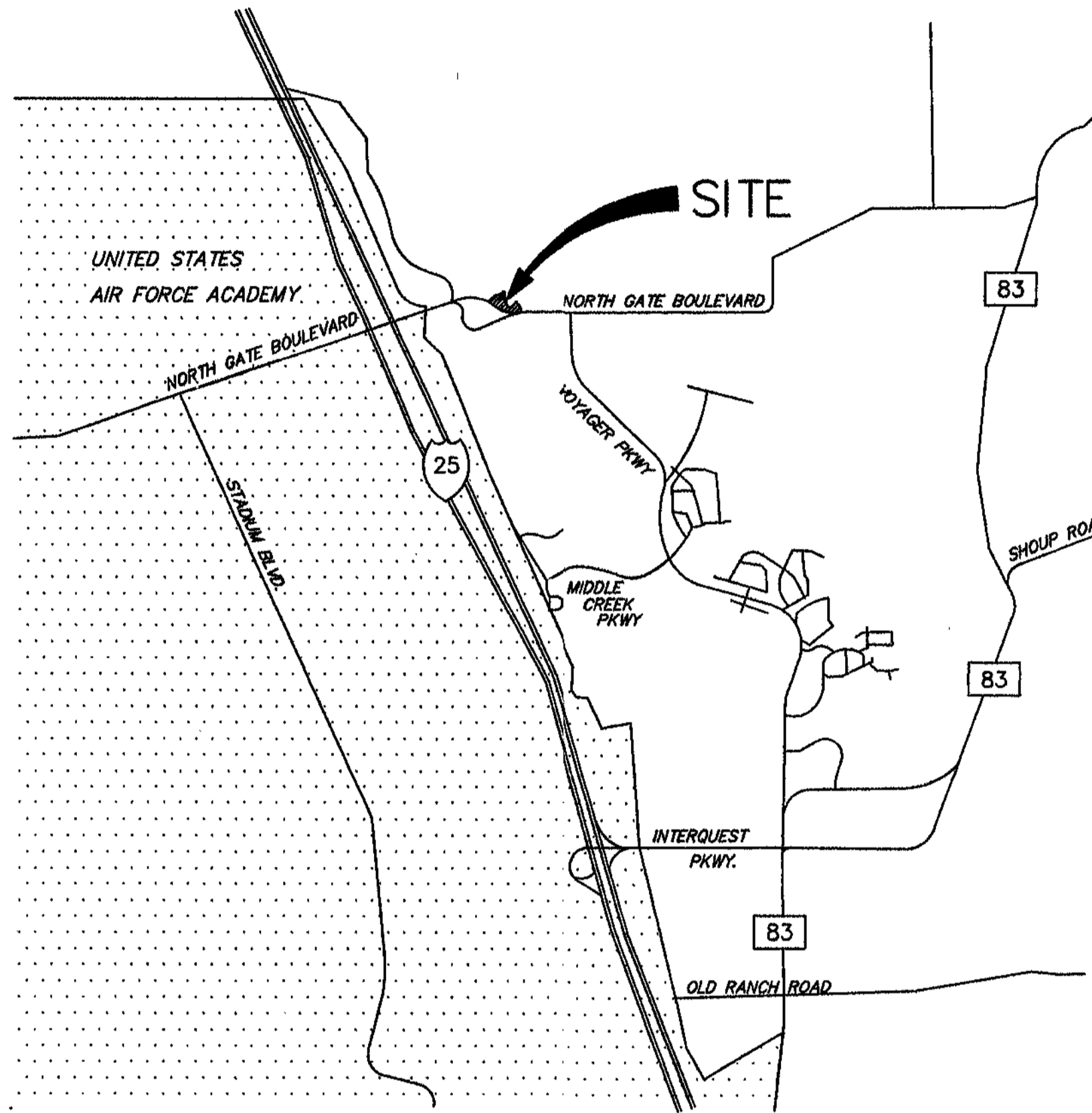
STATE OF COLORADO }
 } SS
COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF October, 2006 A.D., BY MICHAEL R. REEG, MANAGER OF CANON BLDRS., LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 05/25/2011

Tamara J. ...
NOTARY PUBLIC
STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

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 DEFACTS 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. **BASIS OF BEARINGS:** THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 12S, RANGE 66W OF THE 6TH P.M., AS PLATTED IN "NORTH GATE AT FLYING HORSE NO. 1" AND RECORDED UNDER RECEPTION NO. 205030128 IN THE RECORDS OF SAID EL PASO COUNTY, BEING MONUMENTED AT THE WESTERLY END BY A 3/4" BLM BRASS CAP STAMPED "S5-S6-S7-S8" AND AT THE EASTERLY END BY A 3/4" ALUMINUM SURVEYOR'S CAP STAMPED "W1/16 S5-S8 JR ENG. PLS 10376", ASSUMED TO BEAR S89°46'12"E A DISTANCE OF 1320.22 FEET.
6. THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER 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.
7. **FLOODPLAIN STATEMENT:** THIS PROPERTY INCLUDES ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A 500-YEAR FLOODPLAIN, PER VISUAL INSPECTION OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 08041C0280F, EFFECTIVE DATE MARCH 17, 1997.
8. 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 ARDP06-345 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.
9. THERE IS NO DIRECT VEHICULAR ACCESS FROM THIS PARCEL TO NORTH GATE BOULEVARD.
10. LAST FIELD INSPECTION OF THIS SITE WAS ON MARCH 9, 2006.

EASEMENTS:

ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT AND REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTILITY PURPOSES. RESPONSIBILITY FOR MAINTENANCE OF ALL PUBLIC EASEMENTS SHALL BE VESTED SOLELY 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
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 "NORTHGATE POINT FILING NO. 1" IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO.



Robert C. Balink
MANAGER OF CITY PLANNING
Robert C. Balink 10/16/06
CITY ENGINEER
Robert C. Balink 10/17/06
CITY CLERK

10-13-06
DATE

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 1:56 O'CLOCK P.M., THIS 18th DAY OF October, 2006 A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 200712446 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

SURCHARGE: 1.00 ROBERT C. BALINK, RECORDER

FEES: 20.00 BY: *Romana ...* 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		7-14-06
2	REVISED OWNER		10-02-06

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



NORTHGATE POINT FILING NO. 1
FINAL PLAT
A PORTION OF THE SW 1/4 OF SECTION 6 AND A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 12S, RANGE 66W OF THE 6TH P.M. CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY: CEB/RJS
CHECKED BY: JLS

H-SCALE: N/A

JOB NO. 573.00

DATE CREATED 03/28/06

DATE ISSUED 10/02/06

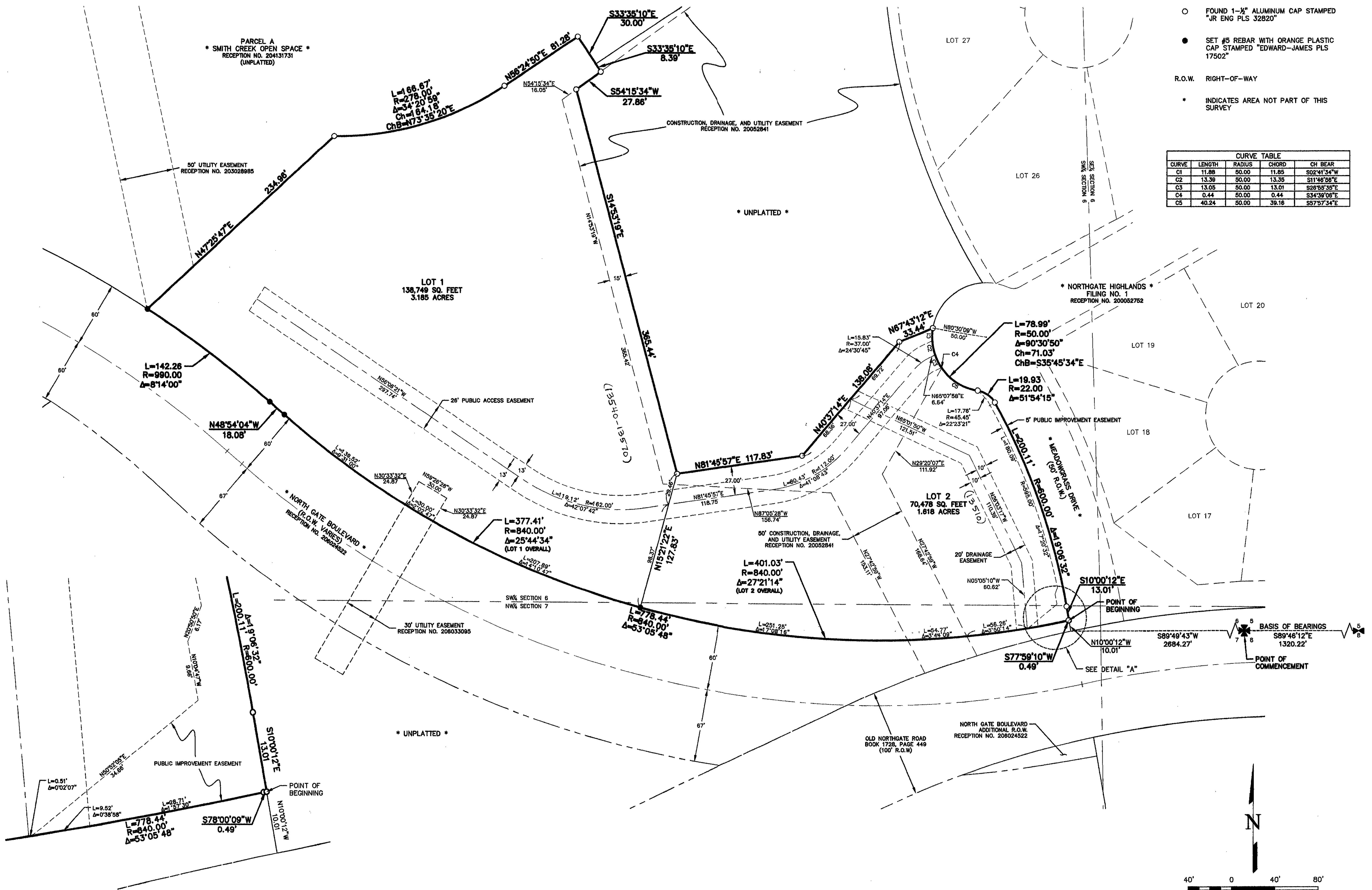
SHEET NO. 1 OF 2

NORTHGATE POINT FILING NO. 1

LEGEND:

- FOUND 1-1/2" ALUMINUM CAP STAMPED "JR ENG PLS 32820"
- SET #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502"
- R.O.W. RIGHT-OF-WAY
- * INDICATES AREA NOT PART OF THIS SURVEY

CURVE TABLE			
CURVE	LENGTH	RADIUS	CH BEAR
C1	11.88	50.00	S02°41'34"W
C2	13.38	50.00	S11°46'56"E
C3	13.05	50.00	S28°55'35"E
C4	0.44	50.00	S34°38'06"E
C5	40.24	50.00	S57°57'34"E



DETAIL "A"
NOT TO SCALE

BASIS OF BEARINGS

POINT OF COMMENCEMENT

POINT OF BEGINNING

SEE DETAIL "A"

N

SCALE: 1" = 40'

40' 0 40' 80'

NO.	REVISIONS	DESCRIPTION	DATE
1	1	REVISED PER CITY COMMENTS	7-14-08

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



NORTHGATE POINT FILING NO. 1
FINAL PLAT

A PORTION OF THE SW 1/4 OF SECTION 6 AND A PORTION OF THE NW 1/4 OF SECTION 7, TOWNSHIP 12S, RANGE 66W OF THE 6TH P.M. CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY: CEB/RJS
CHECKED BY: JLS
H-SCALE: 1" = 40'
JOB NO. 573.00
DATE CREATED 03/28/06
DATE ISSUED 10/02/08
SHEET NO. 2 OF 2