

RIDGEVIEW COMMERCIAL CENTER FILING NO. 5

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT RIDGEVIEW DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY CORPORATION, SWAT I, LLC, A COLORADO LIMITED LIABILITY CORPORATION, AND RICOLO I, A COLORADO LIMITED LIABILITY CORPORATION, BEING THE OWNERS OF THE FOLLOWING TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WESTERLY RIGHT-OF-WAY OF TUTT BOULEVARD FROM A POINT OF CURVE IN SAID WESTERLY RIGHT-OF-WAY TO A POINT OF CURVE ON SAME SAID WESTERLY RIGHT-OF-WAY AS PLATTED IN RIDGEVIEW AT STETSON HILLS FILING NO. 4 AS RECORDED UNDER RECEPTION NO. 201005805 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHERLY END BY A 1 1/2" ALUMINUM SURVEYOR'S CAP MARKED "JR ENG. RLS 32820" AND AT THE SOUTHERLY END BY A 1 1/2" ALUMINUM SURVEYOR'S CAP MARKED "JR ENG. RLS 32820" ASSUMED TO BEAR S26°51'47"E, A DISTANCE OF 1058.14 FEET.

BEGINNING AT THE NORTHERLY END OF SAID LINE, ON THE WESTERLY RIGHT-OF-WAY OF TUTT BOULEVARD AS PLATTED IN SAID RIDGEVIEW AT STETSON HILLS FILING NO. 4, THENCE ON SAID WESTERLY RIGHT-OF-WAY S26°51'47"E, A DISTANCE OF 383.22 FEET TO THE NORTHERLY BOUNDARY LINE OF RIDGEVIEW COMMERCIAL CENTER FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 203159898 IN THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE ALONG THE BOUNDARY OF SAID RIDGEVIEW COMMERCIAL CENTER FILING NO. 2 THE FOLLOWING THREE (3) COURSES:

1. S63°08'13"W, A DISTANCE OF 197.86 FEET;
2. N26°51'47"W, A DISTANCE OF 21.35 FEET;
3. S63°08'13"W, A DISTANCE OF 232.64 FEET;

THENCE N00°00'00"E, A DISTANCE OF 256.73 FEET; THENCE N26°51'47"W, A DISTANCE OF 297.83 FEET; THENCE N68°27'39"E, A DISTANCE OF 322.17 FEET TO SAID WESTERLY RIGHT-OF-WAY OF TUTT BOULEVARD; THENCE ON SAID RIGHT-OF-WAY ON A CURVE OF ARC TO THE LEFT WHOSE CENTER BEARS N68°27'39"E, HAVING A CENTRAL ANGLE OF 51°9'26", A RADIUS OF 1456 FEET, AND AN ARC LENGTH OF 135.29 FEET (CHORD BEARS S24°12'04" A DISTANCE OF 135.24 FEET) TO THE POINT OF BEGINNING;

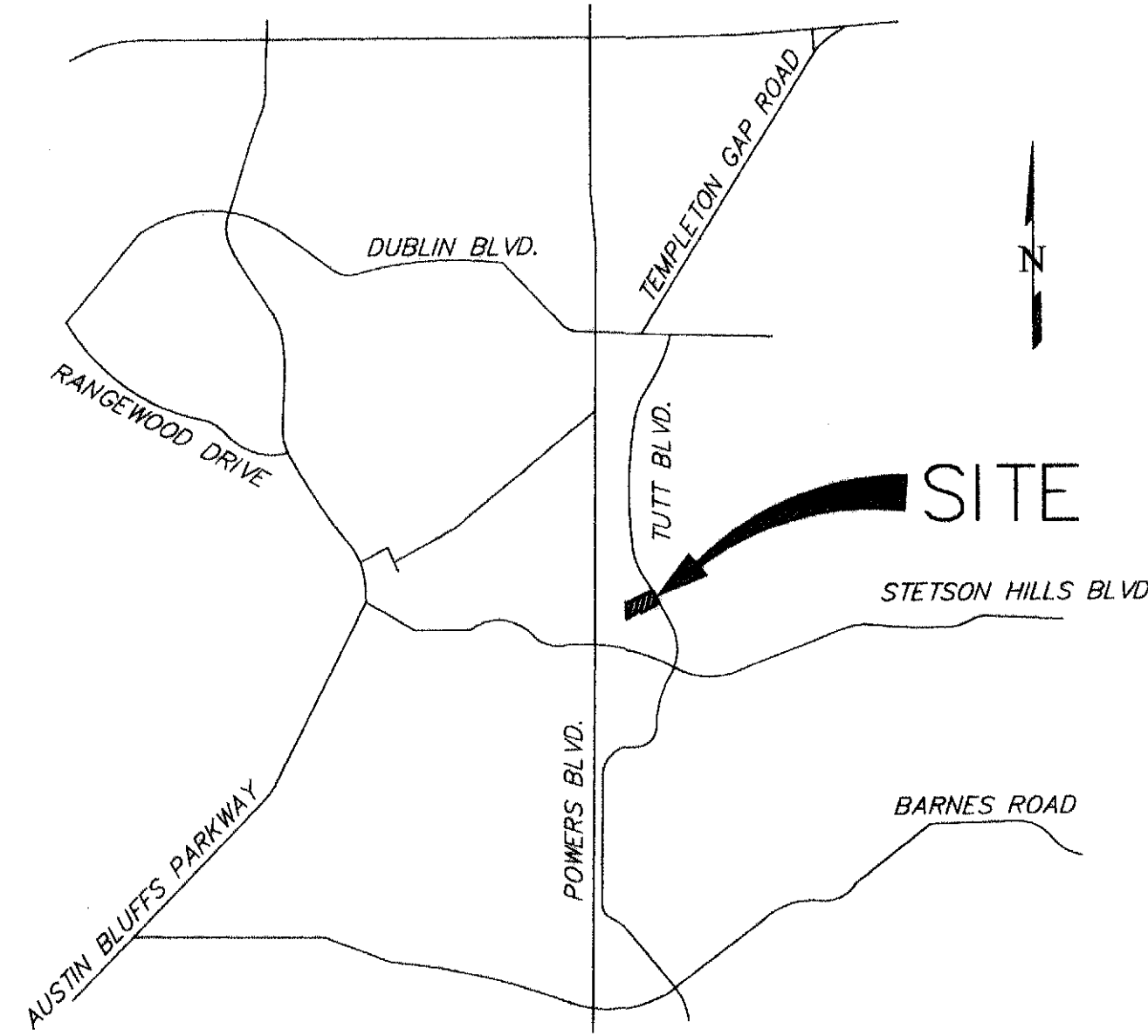
CONTAINING A CALCULATED AREA OF 178,880 SQUARE FEET, OR 4.107 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THIS 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 "RIDGEVIEW COMMERCIAL CENTER FILING NO. 5" IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

GENERAL NOTES:

1. THIS LAND SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY. A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS LAND SURVEY. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC., TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTIONS SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.
2. FLOODPLAIN STATEMENT: THIS SITE, "RIDGEVIEW COMMERCIAL CENTER FILING NO. 5", IS NOT LOCATED WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 08041C0537F, DATED MARCH 17, 1997.
3. BASIS OF BEARINGS: BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF TUTT BOULEVARD AS PLATTED IN RIDGEVIEW AT STETSON HILLS FILING NO. 4 AS RECORDED UNDER RECEPTION NO. 201005805 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EITHER END BY A 1 1/2" ALUMINUM SURVEYOR'S CAP MARKED "JR ENG. RLS 32820" ASSUMED TO BEAR S26°51'47"E A DISTANCE OF 1058.14 FEET.
4. 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.
5. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
6. NO ELECTROMAGNETIC LIGHT OR PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT, AVIGATION, COMMUNICATIONS, OR NAVIGATIONAL AIDS ARE ALLOWED.
7. THIS PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED UNDER RECEPTION NUMBER 202223151.
8. ALL PARKING AREAS AND PRIVATE LOADING AREAS WITHIN THIS PLATTED AREA SHALL BE MAINTAINED BY THE OWNERS OF THIS PLANNED DEVELOPMENT.
9. MAINTENANCE OF THE COMMON AREAS SHALL BE GOVERNED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 21, 2003, AT RECEPTION NO. 203038086.
10. 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 AND 2, RIDGEVIEW COMMERCIAL CENTER FILING NO. 5, 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.



VICINITY MAP
NOT TO SCALE

EASEMENTS:

AS SHOWN HEREON.

NOTICE IS HEREBY GIVEN:

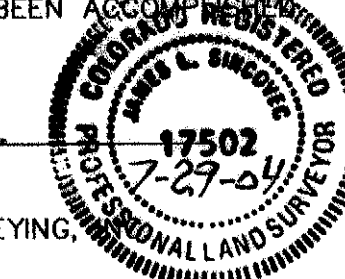
THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, AS AMENDED 2001.

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
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 "RIDGEVIEW COMMERCIAL CENTER FILING NO. 5" IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO.

John Tuck
MANAGER OF CITY PLANNING
David R. Little
CITY ENGINEER
Chris D. Conway
CITY CLERK

August 27, 2004
DATE
8/27/04
DATE
8/27/04
DATE

RECORDING:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 11:31 O'CLOCK A.M., THIS 1st DAY OF September, 2004 A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 204140121 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
SURCHARGE: 1.00 ROBERT C. BALINK, RECORDER

FEES: 20.00 BY: *Katom Winters* DEPUTY

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

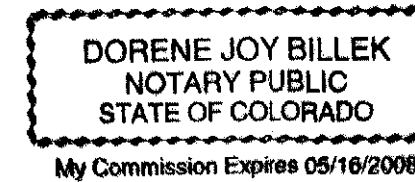
OWNERS:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF August, 2004 A.D., BY RAYMOND F. O'SULLIVAN, MANAGER OF RIDGEVIEW DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY CORPORATION.

Raymond F. O'Sullivan
RAYMOND F. O'SULLIVAN
RIDGEVIEW DEVELOPMENT, LLC

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: 5/16/08



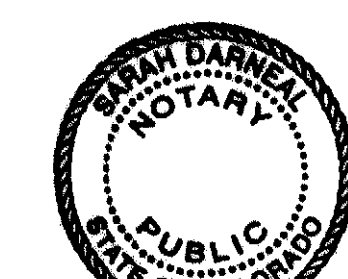
Dorene Joy Billek
NOTARY PUBLIC

STATE OF COLORADO)
COUNTY OF EL PASO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF August, 2004 A.D., BY ROBIN L. MORLEY, MANAGER OF SWAT I, LLC, A COLORADO LIMITED LIABILITY CORPORATION.

Robin L. Morley
ROBIN L. MORLEY
SWAT I, LLC

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: 8/21/07



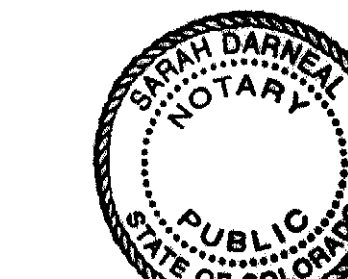
Sarah Darnell
NOTARY PUBLIC

STATE OF COLORADO)
COUNTY OF EL PASO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF August, 2004 A.D., BY MARK MORLEY, MANAGER OF RICOLO I, LLC, A COLORADO LIMITED LIABILITY CORPORATION.

Mark Morley
MARK MORLEY
RICOLO I, LLC

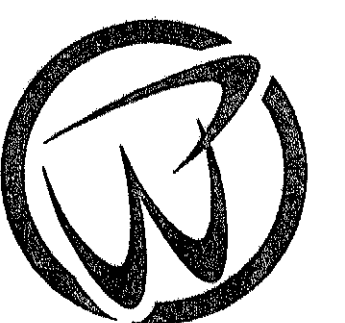
WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: 8/21/07



Sarah Darnell
NOTARY PUBLIC

REVISIONS NO.	DESCRIPTION	DATE
1	REVISED PER CITY COMMENTS	07/07/04
2	COMPLETED EASEMENT RECEPTION NUMBERS	07/27/04

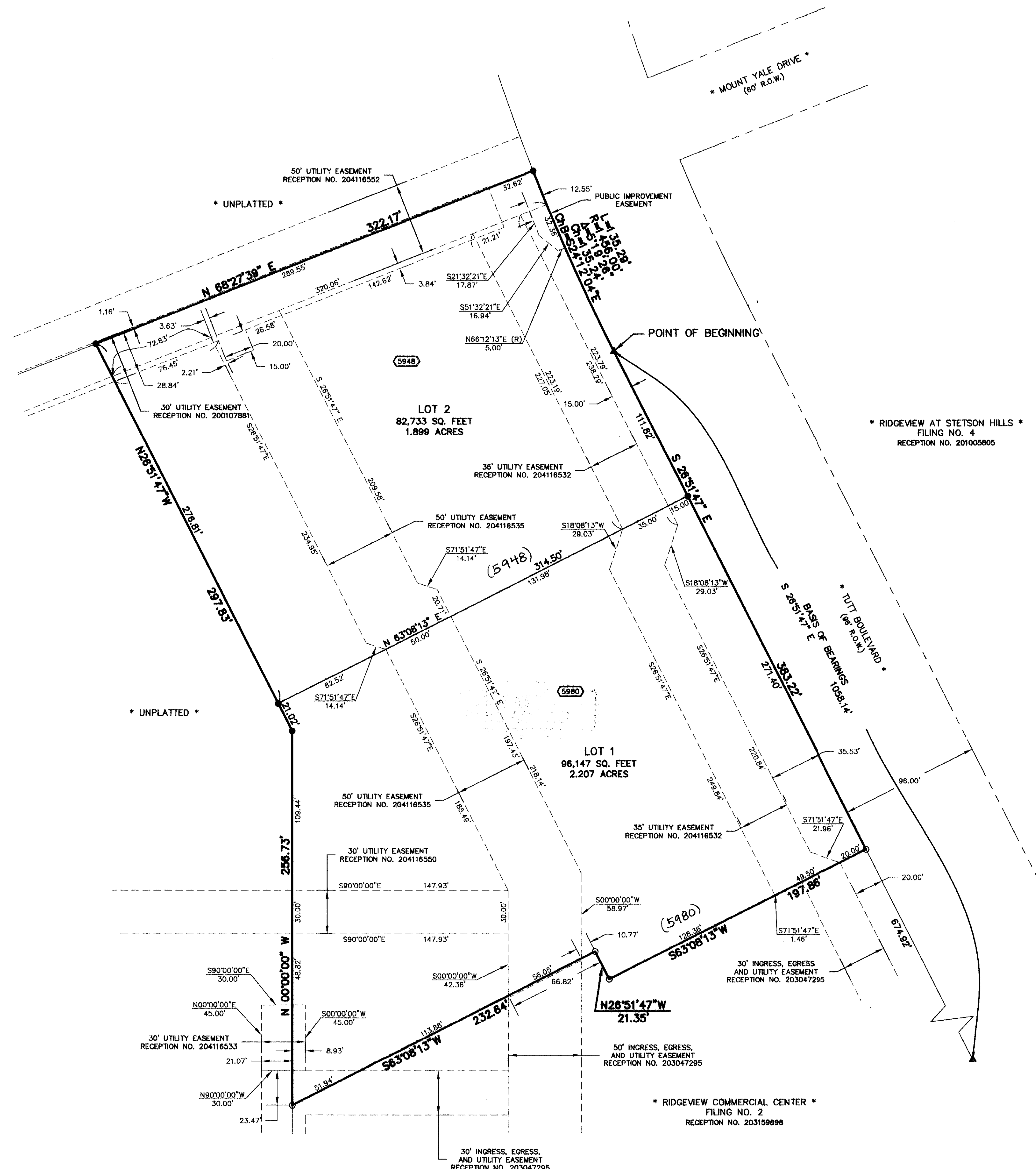
EDWARD-JAMES SURVEYING, INC.
1233 LAKE PLAZA DRIVE, SUITE C
COLORADO SPRINGS, COLORADO 80906
PHONE: (719) 576-1216 FAX: (719) 576-1206



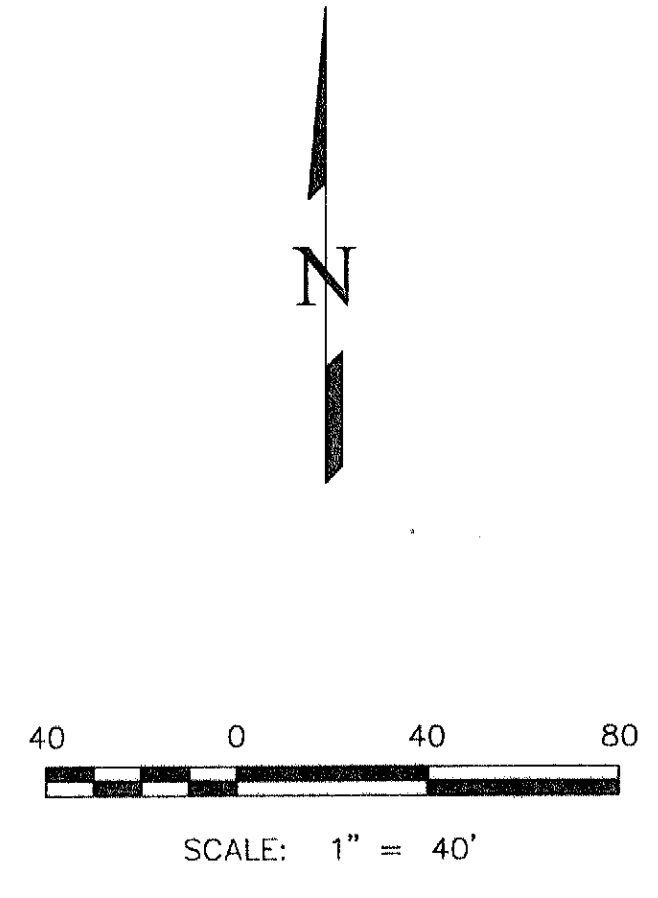
RIDGEVIEW COMMERCIAL CENTER FILING NO. 5
FINAL PLAT
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	RJS
CHECKED BY	JLS
H-SCALE	1" = 40'
JOB NO.	316.06
DATE CREATED	03/01/04
DATE ISSUED	07/27/04
SHEET NO.	1 OF 2

RIDGEVIEW COMMERCIAL CENTER FILING NO. 5 FINAL PLAT

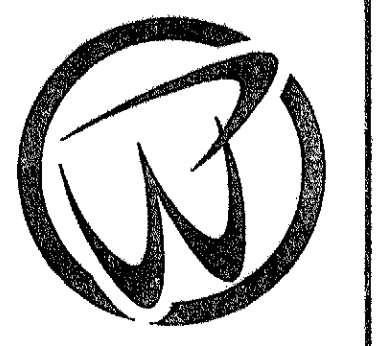


- LEGEND:**
- SET NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 17502"
 - FOUND NO. 5 REBAR WITH 1½" ALUMINUM CAP STAMPED "CDC PLS 10376"
 - ▲ FOUND NO. 5 REBAR WITH 1½" ALUMINUM CAP STAMPED "JR ENG. RLS 32820"
 - R.O.W. RIGHT-OF-WAY
 - * INDICATES AREA NOT PART OF THIS PLAT
 - (5948) STREET ADDRESS (ALL ADDRESSES ON STETSON HILLS BOULEVARD)



REVISIONS NO.	DESCRIPTION	DATE
1	REVISED PER CITY COMMENTS	07/07/04
2	COMPLETED EASEMENT RECEPTION NUMBERS	07/27/04

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



**RIDGEVIEW COMMERCIAL CENTER FILING NO. 5
FINAL PLAT**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18
 TOWNSHIP 13 SOUTH, RANGE 65 WEST 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" = 40'
JOB NO.	316.06
DATE CREATED	01/01/04
DATE ISSUED	07/27/04
SHEET NO.	2 OF 2

C:\Documents and Settings\All Users\Documents\ESJ\Projects\Projects\Projects\Projects\Ridgeview\CCF\BPT\Uwg\031605_PLAT.dwg, PLAT P2, 7/29/2004 4:14:20 PM