

TUTT BOULEVARD SUBDIVISION FILING NO. 6

A PORTION OF THE NORTHWEST 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, LLC, A COLORADO LIMITED LIABILITY CORPORATION, BEING THE OWNERS OF THE FOLLOWING TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 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 ON 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. 15", RECORDED UNDER RECEPTION NO. 201155060 IN THE RECORDS OF SAID EL PASO COUNTY, BEING MONUMENTED AT BOTH ENDS BY A NO. 4 REBAR WITH 1" YELLOW PLASTIC SURVEYOR'S CAP STAMPED "LS 24964" AND ASSUMED TO BEAR N05°30'39"E, A DISTANCE OF 734.02 FEET.

COMMENCING AT THE NORTHERLY END OF SAID PORTION OF THE WESTERLY RIGHT-OF-WAY OF TUTT BOULEVARD, THENCE ON SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- ON AN ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 33°38'08", A RADIUS OF 849.00 FEET, AND AN ARC LENGTH OF 498.40 FEET TO A POINT OF TANGENCY;
- THENCE N39°08'46"E A DISTANCE OF 381.89 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N27°38'59"E A DISTANCE OF 80.21 FEET; THENCE N39°08'46"E A DISTANCE OF 56.33 FEET TO A POINT OF CURVE; THENCE ON A TANGENT ARC OF CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 39°10'35", A RADIUS OF 840.00 FEET, AND AN ARC LENGTH OF 437.81 FEET (CHORD BEARS N19°33'29"E, A DISTANCE OF 429.13 FEET) TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN "DUBLIN BOULEVARD FILING NO. 3", RECORDED UNDER RECEPTION NO. 202727073 IN THE RECORDS OF SAID EL PASO COUNTY; THENCE ON THE SOUTHERLY BOUNDARY OF SAID "DUBLIN BOULEVARD FILING NO. 3" THE FOLLOWING FOUR (4) COURSES:

- S45°31'01"E A DISTANCE OF 0.08 FEET;
- N89°06'59"E A DISTANCE OF 66.00 FEET;
- S00°31'01"W A DISTANCE OF 5.91 FEET;
- N89°06'59"E A DISTANCE OF 66.00 FEET TO THE NORTHWESTERLY CORNER OF "DUBLIN TOWNHOMES", RECORDED UNDER RECEPTION NO. 203177848 IN THE RECORDS OF SAID EL PASO COUNTY;

THENCE ON THE BOUNDARY OF SAID "DUBLIN TOWNHOMES" ON A NON-TANGENT ARC OF CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21°11'32", A RADIUS OF 772.00 FEET, AND AN ARC LENGTH OF 285.54 FEET (CHORD BEARS S09°59'27"E A DISTANCE OF 283.82 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE ON AN ARC OF CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18°33'33", A RADIUS OF 310.50 FEET, AND AN ARC LENGTH OF 100.58 FEET (CHORD BEARS S29°52'00"W A DISTANCE OF 100.14 FEET) TO A POINT OF TANGENCY; THENCE S39°08'46"W A DISTANCE OF 144.17 FEET, THENCE S07°22'31"E A DISTANCE OF 35.77 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ARTICLE DRIVE AS PLATTED IN SAID "RIDGEVIEW AT STETSON HILLS FILING NO. 15"; THENCE ON THE BOUNDARY OF SAID "RIDGEVIEW AT STETSON HILLS FILING NO. 15" THE FOLLOWING THREE (3) COURSES:

- ON A NON-TANGENT ARC OF CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 7°30'20", A RADIUS OF 167.00 FEET, AND AN ARC LENGTH OF 21.88 FEET (CHORD BEARS N54°38'24"W A DISTANCE OF 21.86 FEET) TO A POINT OF TANGENCY;
- THENCE N50°51'14"W A DISTANCE OF 100.14 FEET;
- THENCE S39°08'46"W A DISTANCE OF 92.01 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 64,673 SQUARE FEET, OR 1.485 ACRES, MORE OR LESS.

DEDICATION

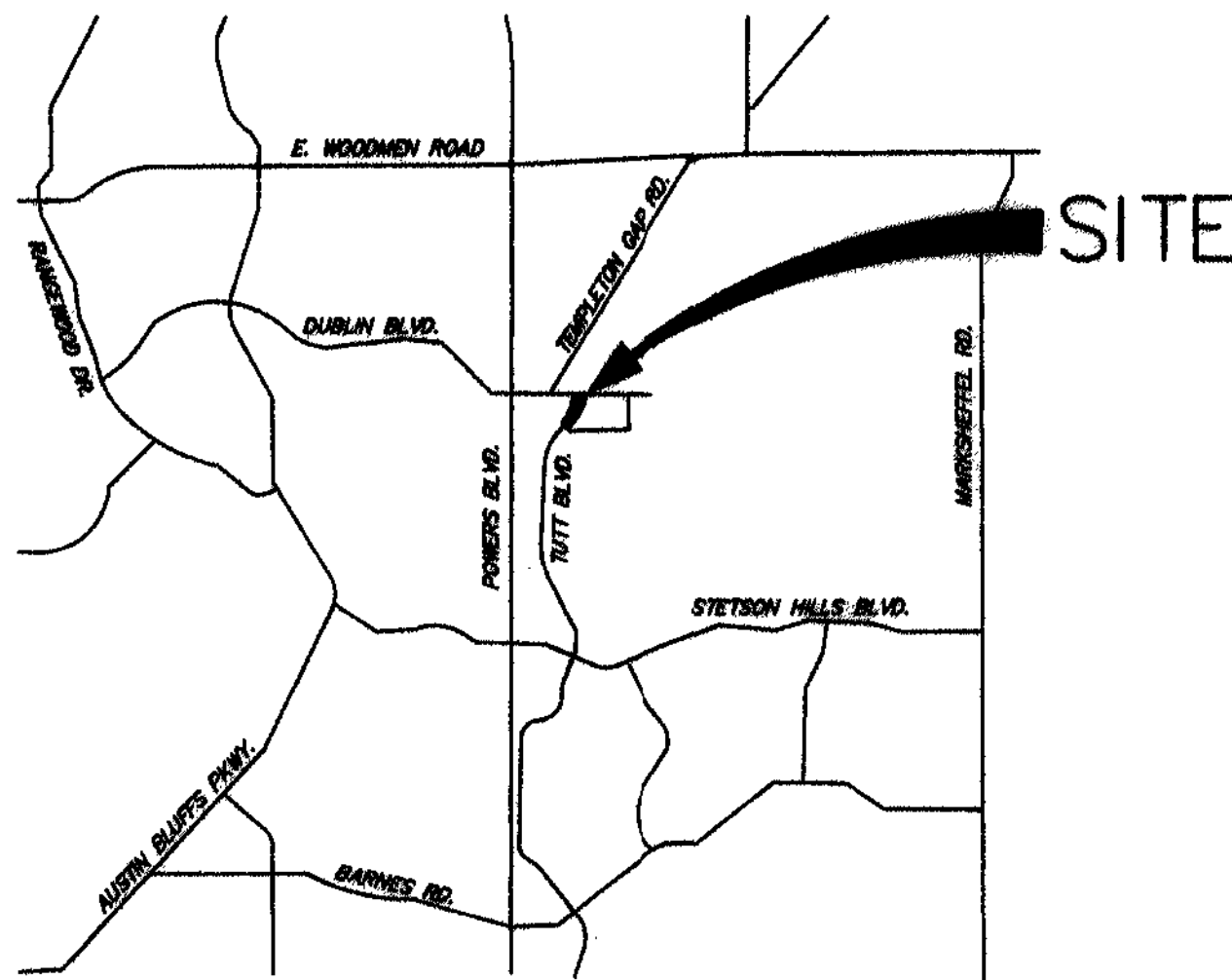
THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO A STREET AS SHOWN ON THE PLAT. ALL STREETS ARE HEREBY DEDICATED AS PUBLIC RIGHTS-OF-WAY TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "TUTT BOULEVARD SUBDIVISION FILING NO. 6" IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

EASEMENTS

THERE ARE NO EASEMENTS.

GENERAL NOTES

- 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.
- BASIS OF BEARINGS:** THE WESTERLY RIGHT-OF-WAY OF TUTT BOULEVARD, FROM A POINT ON 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. 15", RECORDED UNDER RECEPTION NO. 201155060 IN THE RECORDS OF SAID EL PASO COUNTY, BEING MONUMENTED AT BOTH ENDS BY A NO. 4 REBAR WITH 1" YELLOW PLASTIC SURVEYOR'S CAP STAMPED "LS 24964" AND ASSUMED TO BEAR N05°30'39"E, A DISTANCE OF 734.02 FEET.
- 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.
- FLOODPLAIN STATEMENT:** THIS SITE, "TUTT BOULEVARD SUBDIVISION FILING NO. 6", LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE A 500-YEAR FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 0804100537F, DATED MARCH 17, 1997.



VICINITY MAP
NOT TO SCALE

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.



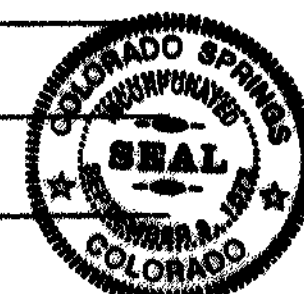
NOTICE:

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 "TUTT BOULEVARD SUBDIVISION FILING NO. 6" IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO.

Debra Conway
MANAGER OF CITY PLANNING
David Libby
CITY ENGINEER
Debra Conway
CITY CLERK



8/14/06
DATE
8/15/06
DATE
8/16/06
DATE

RECORDING:

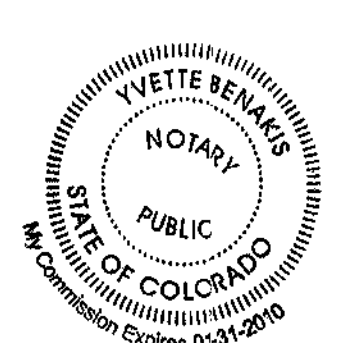
STATE OF COLORADO }
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 11:25 O'CLOCK A.M., THIS 18th DAY OF August, 2006 A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 206713399 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
SURCHARGE: 1.00 ROBERT C. BALINK, RECORDER
FEE: 20.00 BY: *Ray Ables* DEPUTY

FEES:

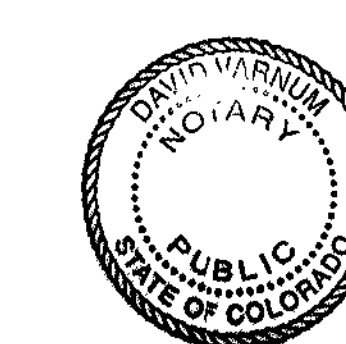
SCHOOL FEE: *N/A*
BRIDGE FEE: *PAID*
PARK FEE: *N/A*
DRAINAGE FEE: *OFFSET*

OWNERS:
STATE OF COLORADO }
COUNTY OF EL PASO } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF MAY, 2006 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: 1/31/2010



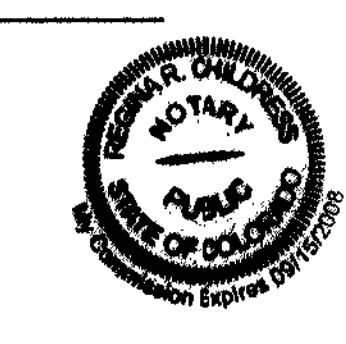
[Signature]
NOTARY PUBLIC

STATE OF COLORADO }
COUNTY OF EL PASO } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF June, 2006 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: 5/16/08



[Signature]
NOTARY PUBLIC

STATE OF COLORADO }
COUNTY OF EL PASO } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF MAY, 2006 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: 4/15/2008



Regina R. Childress
NOTARY PUBLIC

NO.	DESCRIPTION	DATE
1	REVISED PER CITY COMMENTS	7/29/06

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



TUTT BOULEVARD SUBDIVISION FILING NO. 6
FINAL PLAT
A PORTION OF THE NORTHWEST 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" = 30'
JOB NO.	449.00
DATE CREATED	08/16/06
DATE ISSUED	07/18/06
SHEET NO.	1 OF 2

TUTT BOULEVARD SUBDIVISION FILING NO. 6 FINAL PLAT

LEGEND:

- SET 1" ORANGE PLASTIC CAP STAMPED "EJSI PLS 17502"
 - FOUND 1 1/2" ALUMINUM CAP STAMPED "JR ENG. PLS 32820"
 - ▲ FOUND 1" YELLOW PLASTIC CAP STAMPED "PLS 34583"
 - △ FOUND 1" YELLOW PLASTIC CAP STAMPED "PLS 13830"
 - FOUND 1" YELLOW PLASTIC CAP STAMPED "PLS 24984"
- R.O.W. RIGHT-OF-WAY
- * INDICATES AREA NOT PART OF THIS PLAT

* UNPLATTED *
RECEPTION NO. 201018717

L=437.61'
R=640.00'
Δ=39°10'35"
Ch=429.13'
ChB=N19°33'29"E

S45°51'01"E
0.08'

N89°08'59"E
66.00'

LOT 1
64,673 SQ. FEET
1.485 ACRES

DETAIL A
SCALE: 88:1

* DUBLIN BOULEVARD *
FILING NO. 3
RECEPTION NO. 202727073

* UNPLATTED *
RECEPTION NO. 201018717

L=437.61'
R=640.00'
Δ=39°10'35"
Ch=429.13'
ChB=N19°33'29"E

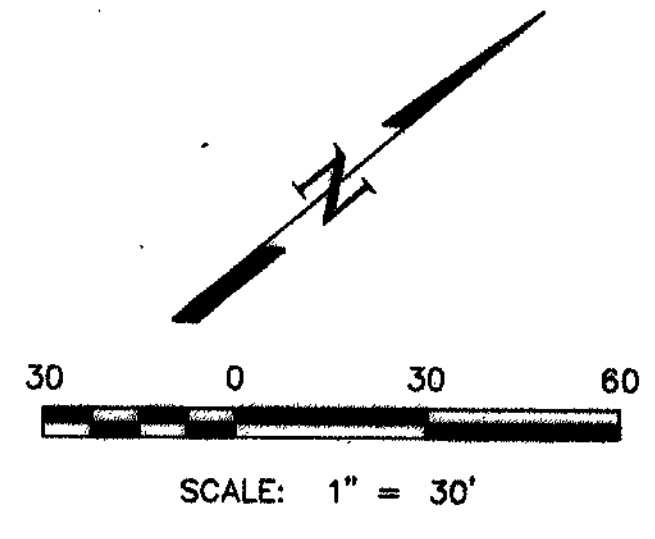
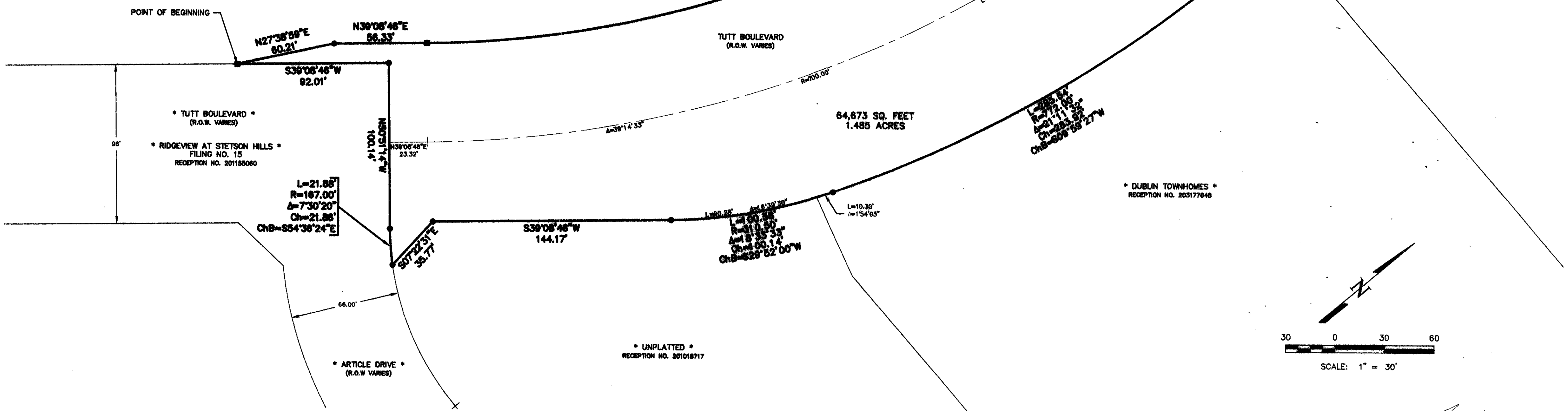
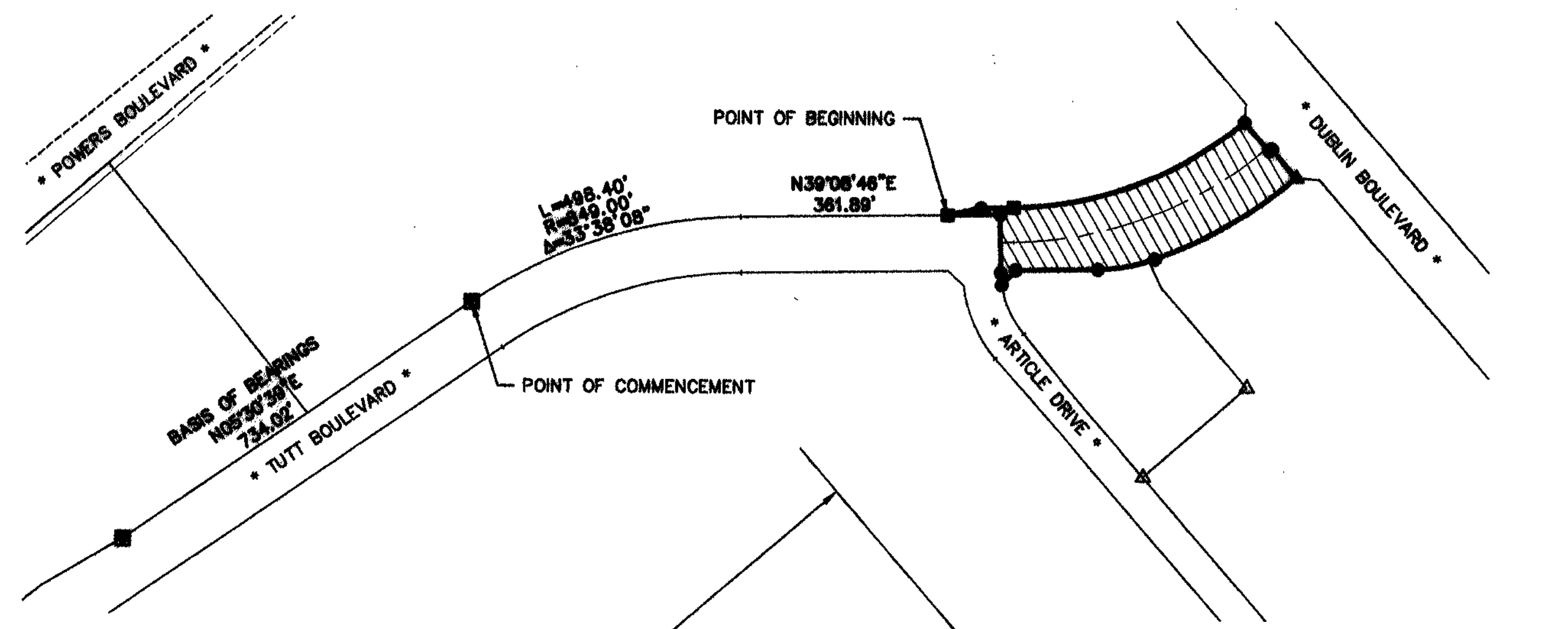
TUTT BOULEVARD
(R.O.W. VARIES)

64,673 SQ. FEET
1.485 ACRES

* DUBLIN TOWNHOMES *
RECEPTION NO. 203177848

* UNPLATTED *
RECEPTION NO. 201018717

* ARTICLE DRIVE *
(R.O.W. VARIES)



REVISIONS	NO.	DESCRIPTION	DATE
1	1	REVISED PER CITY COMMENTS	1/24/08

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



**TUTT BOULEVARD SUBDIVISION FILING NO. 6
FINAL PLAT**

A PORTION OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	RJS
CHECKED BY	JLS
H-S SCALE	1" = 30'
JOB NO.	449.00
DATE CREATED	08/18/04
DATE ISSUED	07/15/05
SHEET NO.	2 OF 2