

ACADEMY PARK LOOP SUBDIVISION NO. 2

Located within the Southeast 1/4 of Section 22,
Township 14 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 Randle W. Case II, being the owner of the following described tract of land to wit:

A parcel of land lying in Section 22, Township 14 South, Range 66 West of the Sixth Principal Meridian, City of Colorado Springs, County of El Paso, State of Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Section 22;
Thence North 00 degrees 25 minutes 09 seconds West along the East line of said Section 22, a distance of 1119.79 feet to a point on the northerly right of way line of Fountain Boulevard;
Thence along said northerly right of way line of Fountain Boulevard the following three (3) courses:

(1) Thence North 89 degrees 56 minutes 30 Seconds West, a distance of 331.03 feet to a point of curve;
(2) Thence along the arc of said curve to the right having a radius of 400.00 feet, a central angle of 32 degrees 00 minutes 00 seconds, a distance of 223.40 feet to a point of tangent;

(3) Thence North 57 degrees 56 minutes 30 seconds West along said tangent, a distance of 355.02 feet;
Thence North 32 degrees 03 minutes 30 seconds East, a distance of 10.00 feet to the Point of Beginning;

Thence along the westerly right of way line of Academy Park Loop the following five (5) courses:
(1) Thence North 41 degrees 08 minutes 55 seconds East, a distance of 50.64 feet;
(2) Thence North 22 degrees 53 minutes 45 seconds East, a distance of 112.42 feet;
(3) Thence North 11 degrees 10 minutes 45 seconds East, a distance of 88.10 feet;
(4) Thence North 00 degrees 25 minutes 09 seconds West, a distance of 208.37 feet to a point of curve;

(5) Thence along the arc of said curve to the right, having a radius of 440.00 feet and a central angle of 60 degrees 13 minutes 04 seconds, a distance of 462.44 feet to the westerly right of way line of Avenida Del Sol;

Thence along said westerly right of way line the following three (3) courses:
(1) Thence North 26 degrees 17 minutes 31 seconds west, a distance of 40.08 feet to a point of curve;

(2) Thence along said curve to the right having a radius of 230.00 feet and a central angle of 25 degrees 52 minutes 22 seconds, a distance of 103.86 feet to a point of tangent;

(3) Thence North 00 degrees 25 minutes 09 seconds West, a distance of 193.67 feet to a point; Thence South 78 degrees 03 minutes 30 seconds West, a distance of 593.94 feet to a point on a non-tangent curve whose radius point bears South 88 degrees 14 minutes 04 seconds West, a distance of 405.00 feet;

Thence along the arc of said curve to the right having a radius of 405.00 feet and a central angle of 29 degrees 49 minutes 26 seconds, a distance of 210.81 feet to a point of tangent; Thence South 28 degrees 03 minutes 30 seconds West along said tangent, a distance of 320.01 feet to a point of curve;

Thence along the arc of said curve to the left having a radius of 420.00 feet and a central angle of 28 degrees 00 minutes 00 seconds, a distance of 205.25 feet to a point of tangent;

Thence South 00 degrees 03 minutes 30 seconds West along said tangent, a distance of 120.00 feet to the northerly right of way line of Fountain Boulevard;

Thence along said northerly right of way line the following three (3) courses:
(1) Thence South 89 degrees 56 minutes 30 seconds East, a distance of 40.00 feet to a point of curve;

(2) Thence along the arc of said curve having a radius of 500.00 feet and a central angle of 32 degrees 00 minutes 00 seconds, a distance of 279.25 feet to a point of tangent;

(3) Thence South 57 degrees 56 minutes 30 seconds East along said tangent, a distance of 63.31 feet; Thence North 32 degrees 03 minutes 30 seconds East, a distance of 10.00 feet;

Thence South 57 degrees 56 minutes 30 seconds East, a distance of 231.67 feet to the point of beginning, County of El Paso, State of Colorado, excepting therefrom that parcel conveyed to Villa Condominium Home Owners Association by deed recorded in El Paso County March 24, 1995 in Book 6622 at Page 786 and recorded March 24, 1995 in Book 6622 at Page 787 and except any portion platted as Extended Stay America recorded April 1, 1998 at Reception No. 98041249 and any portion platted as Academy Park Loop Subdivision No. 1 recorded June 25, 2001 at Reception No. 201087562.

(1) Thence South 89 degrees 56 minutes 30 seconds East, a distance of 40.00 feet to a point of curve;
(2) Thence along the arc of said curve having a radius of 500.00 feet and a central angle of 32 degrees 00 minutes 00 seconds, a distance of 279.25 feet to a point of tangent;
(3) Thence South 57 degrees 56 minutes 30 seconds East along said tangent, a distance of 63.31 feet; Thence North 32 degrees 03 minutes 30 seconds East, a distance of 10.00 feet;

Containing a calculated area of 102,269 square feet, or 2.348 acres, more or less.

DEDICATION:

The above owner has caused said tract of land to be surveyed and replatted into a lot and public easements, as shown on the accompanying plat. This tract of land as herein platted shall be known as Academy Park Loop Subdivision No. 2 in the City of Colorado Springs, El Paso County, State of Colorado.

The undersigned does hereby dedicate, 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 Easement 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.

IN WITNESS WHEREOF:

The aforementioned, Randle W. Case II, has executed this instrument this _____ day of _____, 2014.

By _____

NOTARIAL:

STATE OF _____ } SS
COUNTY OF _____ }

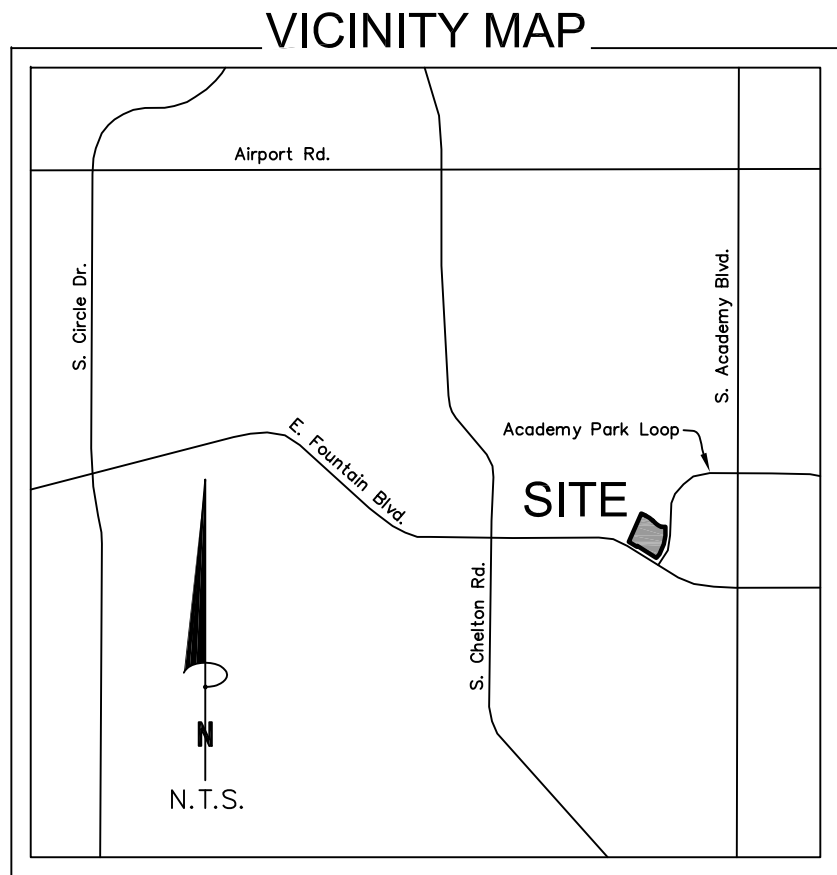
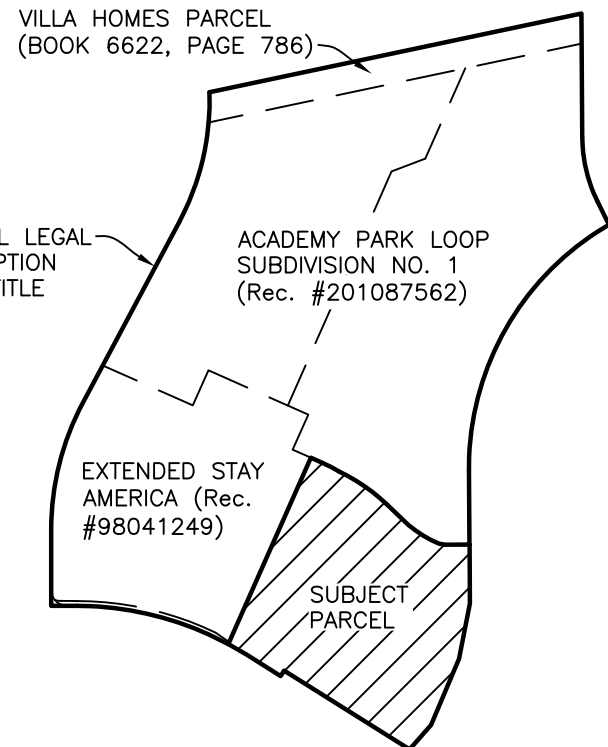
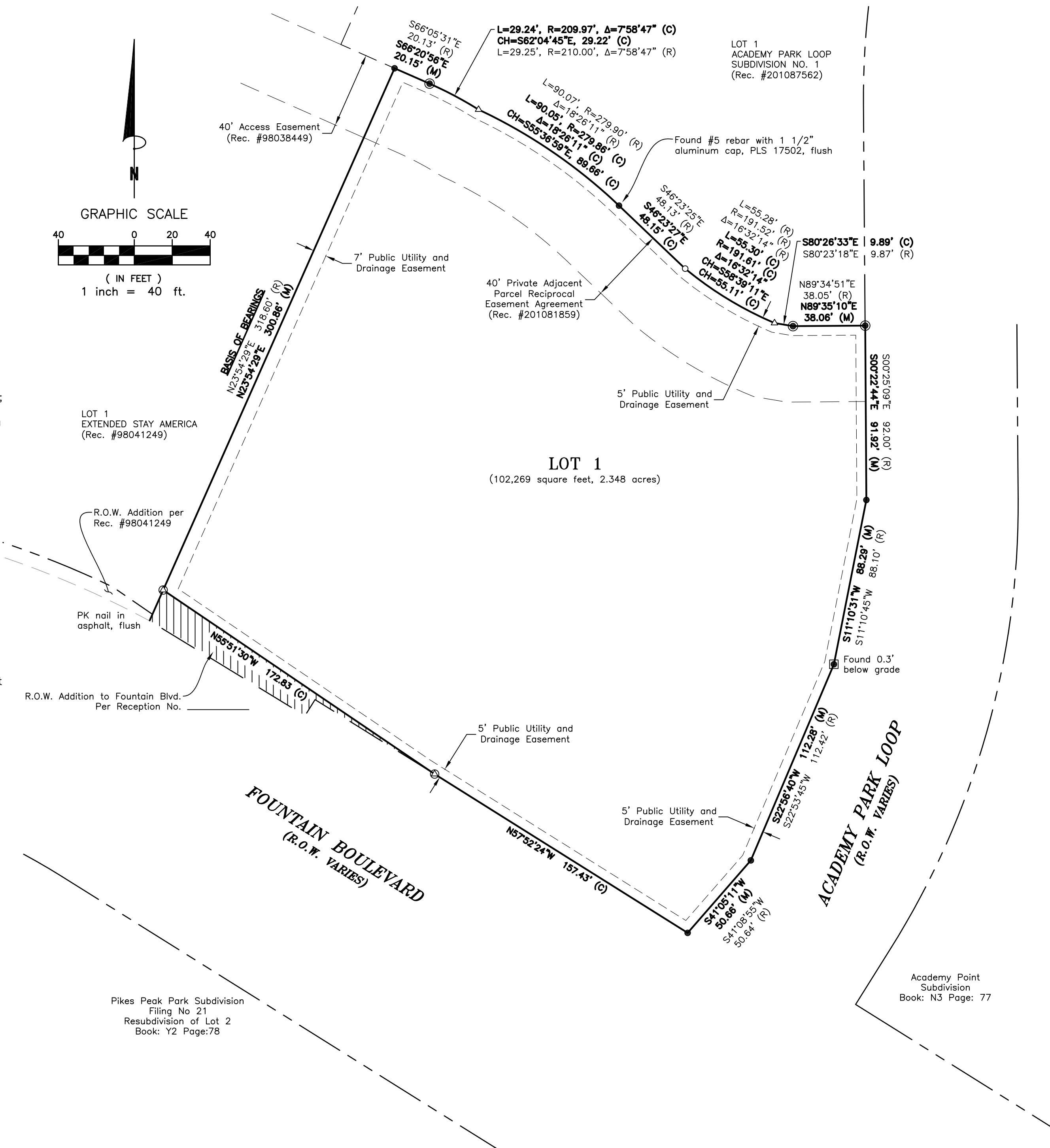
The above and aforementioned was acknowledged before me this _____ day of _____, 2014, by _____.

Witness my hand and seal _____

Address _____

My Commission expires _____

FOR BID ONLY



NOTES:

- - Denotes monument found, #5 rebar with 1 1/4" yellow plastic cap, PLS 15606, flush, or marked as noted.
- ⊙ - Denotes monument found, #5 rebar with 1 1/2" aluminum cap, PLS 32820, flush.
- ⊠ - Denotes monument found, #5 rebar with 1 1/2" aluminum cap, PLS 10377, flush, or marked as noted.
- - Denotes monument set, #5 rebar with 1 1/4" yellow plastic cap, PLS 31548, flush.
- △ - Denotes monument set, PK nail with 1 1/2" washer, PLS 31548, flush.
- ⊗ - Denotes monument needs to be set.
- (M) - Measured
- (R) - Record
- (C) - Calculated
- (XXX) - Denotes street address.

- This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, Clark Land Surveying, Inc. relied upon a Title Insurance Policy, prepared by Old Republic National Insurance Company, Commitment No. SC55045513-4, effective date November 18, 2013.
- Basis of bearings is the westerly line of the parcel, monumented as shown and assumed to bear N23°54'29"E.
- This property is located within Zone X (Areas determined to be outside of the 500-year floodplain) as established by FEMA per FIRM panel 08041C0734F, effective date 3/17/1997.
- Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- The lineal units used in this drawing are U.S. Survey Feet.
- No direct access to Fountain Blvd per CDOT.
- This property is subject to an avigation easement as recorded under reception number _____
- Maintenance Agreement for 40' Private Adjacent Parcel Reciprocal Easement (Rec. #201081859), shown on plat, is found at Reception No. 98043626.

EASEMENTS:

All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado (except for dual easements as defined by City Code).

All easements are as shown, with the sole responsibility for maintenance is hereby vested with the lot owners.

SURVEYOR'S CERTIFICATION:

The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the accompanying plat was surveyed and drawn under his direct responsible charge and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his knowledge and belief.

This statement is neither a warranty nor guarantee, either expressed or implied.

W. Russell Clark
Colorado Professional Land Surveyor No. 31548
For and on behalf of Clark Land Surveying, Inc.

NOTICE IS HEREBY GIVEN:

That the area included in the plat described herein is subject to the code of the City of Colorado Springs, 2001, as amended.

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 improvements including, but not limited to, drainage, street and erosion control have been placed on file with the City of Colorado Springs.

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of Academy Park Loop Subdivision No. 2.

City Engineer _____ Date _____ City Planning Director _____ Date _____

City Clerk _____ Date _____

FEES:

Drainage Fee: _____ School Fee: _____
Bridge Fee: _____ Park Fee: _____

RECORDING:

STATE OF COLORADO
COUNTY OF EL PASO } SS
I hereby certify that this instrument was filed for record in my office at _____ o'clock _____.M.,
this _____ day of _____, 2014, A.D., and is duly recorded under
Reception No. _____ of the records of El Paso County, Colorado.
SURCHARGE: _____ WAYNE W. WILLIAMS, RECORDER
FEE: _____ BY: _____ Deputy

No.	Revised per City	Description	By	Date
1			ZAR	9/30/2014

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 the certification shown hereon.