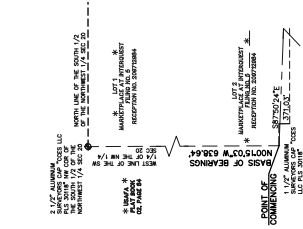
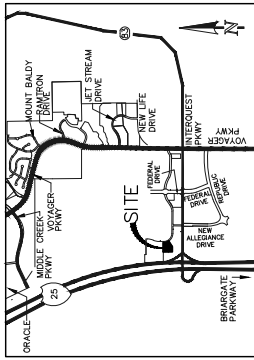


# MARKETPLACE AT INTERQUEST FILING NO. 20

## A PORTION OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO



### GENERAL NOTES:

1. THE DATE OF PREPARATION IS AUGUST 1, 2019.
2. FLOODPLAIN STATEMENT:  
THE FLOODPLAIN INFORMATION FOR THIS PROJECT IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN. ELEVATIONS IN THIS PLAN ARE BASED ON NAVD83 DATUM, PANEL NUMBER 0804100066, EFFECTIVE DECEMBER 7, 2018. (ZONE X)
3. RECORDS: THIS PROJECT IS INCLUDED IN THE INTERQUEST NORTH BUSINESS IMPROVEMENT DISTRICT CREATED BY ORDINANCE NO. 14-237, RECORDED UNDER RECEPTION NO. 201809648 AS AMENDED BY ORDINANCE 07-147 RECORDED UNDER RECEPTION NO. 201743274.
4. EASEMENTS OF RECORD: FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD, INTERQUEST MARKETPLACE, RECORD UNDER RECEPTION NO. 210066550, AS AMENDED BY RECEPTION NO. 210066550, NUMBER N005078068 PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED JULY 31, 2019.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEATS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-506, C.R.S.
6. THE ADDRESSES ( ) EXHIBITED ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT ( ) TO BE USED FOR MAILING OR OTHER PURPOSES.
7. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR INCIDENTS FROM THE CITY OF COLORADO SPRINGS AIR FORCE ACADEMY'S AIRSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.
8. ALL ACCESS DRIVES, DRIVES, WAYS, MANUEVERING AND PARKING AREAS WITHIN THE PROJECT ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE INTERQUEST MARKETPLACE, AS AMENDED BY RECEPTION NO. 210066550, AS AMENDED BY RECEPTION NO. 210066550 AND AS AMENDED BY RECEPTION NO. 218077932 AND AS AMENDED.
9. THIS PROPERTY IS INCLUDED IN THE INTERQUEST MARKETPLACE PUBLIC IMPROVEMENT FEE RECORDED MARCH 10, 2008 BY RECEPTION NO. 2088787 AND AS AMENDED.
10. THE CITY OF COLORADO SPRINGS HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT ANY PORTION OF THE SUBJECT PROPERTY SHALL BE ALLOWED, SUBJECT AS AMENDED, PERMITTED BY A CITY APPROVED DEVELOPMENT PLAN FOR THE SITE.
11. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO AN AVIGATION EASEMENT GRANTED TO THE UNITED STATES AIR FORCE ACADEMY AS RECORDED UNDER RECEPTION NO. 218099241.
12. ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL REMAIN IN FULL FORCE AND EFFECT. ANY OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE COLORADO LANDS SHOWN OR DEDICATED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

### LEGEND

- NO. 8 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPS, 2025 JUL 23 2018 TO BE SET CUSH WITH BRASS BRACES (ORANGE) 10/57
- NO. 8 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPS, 2025 JUL 23 2018 TO BE SET CUSH WITH BRASS BRACES (ORANGE) 10/57
- NOT PART OF THIS PLAN
- SHEET ADDRESS

### SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HAS EXERCISED THIS INSTRUMENT AS A COLORADO LIMITED LIABILITY COMPANY, HAS REVIEWED THIS INSTRUMENT AND HAS DETERMINED THAT ANY PORTION OF THE SUBJECT PROPERTY SHALL BE ALLOWED, SUBJECT AS AMENDED, PERMITTED BY A CITY APPROVED DEVELOPMENT PLAN FOR THE SITE.

### OWNER'S STATEMENT:

THE UNDERSIGNED, INTERQUEST MARKETPLACE, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT AS A COLORADO LIMITED LIABILITY COMPANY, HAS REVIEWED THIS INSTRUMENT AND HAS DETERMINED THAT ANY PORTION OF THE SUBJECT PROPERTY SHALL BE ALLOWED, SUBJECT AS AMENDED, PERMITTED BY A CITY APPROVED DEVELOPMENT PLAN FOR THE SITE.

### DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO A PUBLIC UTILITY EASEMENT TRACT AND CONVEY TO THE CITY OF COLORADO SPRINGS, COLORADO, THE PUBLIC UTILITY EASEMENT TRACT DESCRIBED IN BOOK 3138 AT PAGE 46; DISTANCE OF 320.23 FEET, TO THE POINT OF BEGINNING.

### NOTICE IS HEREBY GIVEN:

THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED. THE CITY OF COLORADO SPRINGS, COLORADO, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT ANY PORTION OF THE SUBJECT PROPERTY SHALL BE ALLOWED, SUBJECT AS AMENDED, PERMITTED BY A CITY APPROVED DEVELOPMENT PLAN FOR THE SITE.

### MARKETPLACE AT INTERQUEST

MARKETPLACE AT INTERQUEST  
FILING NO. 20  
JOB NO. 2206.42  
AUGUST 1, 2019  
SHEET 1 OF 1

CLASSIC CONSULTING  
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Colorado Springs, Colorado 80903  
(719)785-0790  
(719)785-0798 (fax)

FIGURE 2