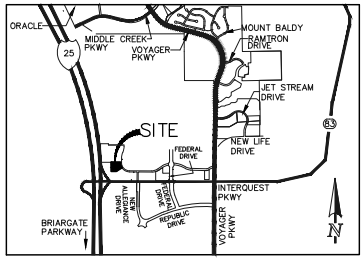
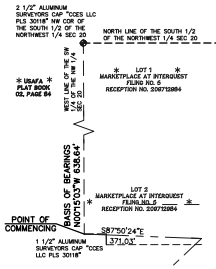
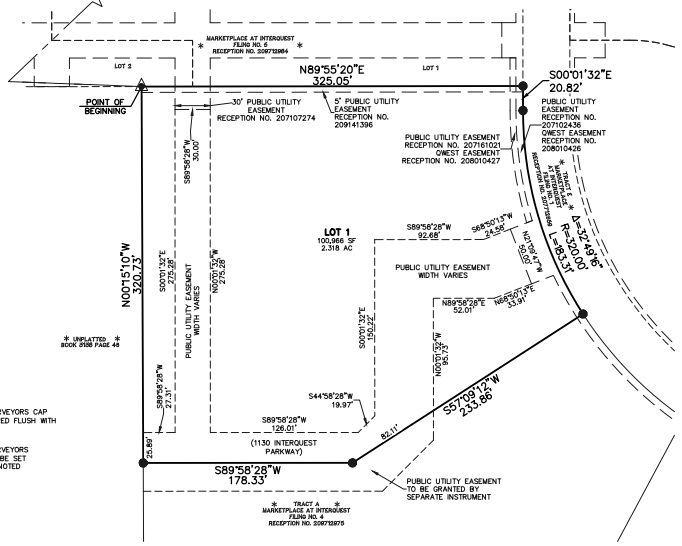
# MARKETPLACE AT INTERQUEST FILING NO. 20

## 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




VICINITY MAP
N.T.S.




SCALE: 1" = 50'
(U.S. SURVEY FEET)

**KNOW ALL MEN BY THESE PRESENTS:**

THAT INTERQUEST MARKETPLACE, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF SECTION 20 , 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 WESTERLY BOUNDARY OF MARKETPLACE AT INTERQUEST FILING NO. 5 RECORDED UNDER RECEPTION NO. 209712984, RECORDS OF EL PASO COUNTY, COLORADO, BEING ALSO A PORTION OF THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHERLY END BY A 2-1/2 INCH ALUMINUM SURVEYORS CAP WITH APPROPRIATE MARKINGS PLS 30118" AND AT THE SOUTHERLY END BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED 'CCES LLC PLS 30118', IS ASSUMED TO BEAR N00°15'03"W A DISTANCE OF 638.64 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 2, MARKETPLACE AT INTERQUEST FILING NO. 5 RECORDED UNDER RECEPTION NO. 209712984, RECORDS OF EL PASO COUNTY, COLORADO, BEING ALSO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S87°50'24"E, A DISTANCE OF 371.03 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 2, MARKETPLACE AT INTERQUEST FILING NO. 5 SAID POINT BEING THE POINT OF BEGINNING;

THENCE N89°55'20"E, ON THE SOUTHERLY BOUNDARY OF SAID LOT 2, MARKETPLACE AT INTERQUEST FILING NO. 5 AND THE SOUTHERLY BOUNDARY OF LOT 1 AS PLATTED IN SAID MARKETPLACE AT INTERQUEST FILING NO. 5, A DISTANCE OF 325.05 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TRACT E AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 1 RECORDED UNDER RECEPTION NO. 207712659;

THENCE ON THE WESTERLY BOUNDARY OF SAID TRACT E THE FOLLOWING (2) TWO COURSES:

1. S00°01'32"E, A DISTANCE OF 20.82 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 32°49'16", A RADIUS OF 320.00 FEET AND A DISTANCE OF 183.31 FEET TO A POINT ON CURVE, SAID POINT BEING THE MOST NORTHERLY CORNER OF TRACT A AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 4 RECORDED UNDER RECEPTION NO. 209712975;

THENCE ON THE NORTHERLY BOUNDARY OF SAID TRACT A THE FOLLOWING (2) TWO COURSES:

1. S57°09'12"W, A DISTANCE OF 233.86 FEET;
2. S89°58'28"W, A DISTANCE OF 178.33 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN BOOK 3138 AT PAGE 46;

THENCE N00°15'10"W, ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND A DISTANCE OF 320.73 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2.318 ACRES (100,966 SQUARE FEET)

**DEDICATION:**

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO A LOT AND EASEMENTS, AS SHOWN ON THE PLAT. 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 EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "MARKETPLACE AT INTERQUEST FILING NO. 20", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

**OWNER:**

THE AFOREMENTIONED, INTERQUEST MARKETPLACE, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 201___, A.D.
BY: _____ AS: _____ OF NOR'WOOD LIMITED, INC., A COLORADO CORPORATION, MANAGER OF INTERQUEST MARKETPLACE, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO )
) ss
COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201___, A.D. BY _____ AS: _____ OF NOR'WOOD LIMITED, INC., A COLORADO CORPORATION, AS MANAGER OF INTERQUEST MARKETPLACE, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

**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.

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED PUBLIC 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.

**GENERAL NOTES:**

1. THE DATE OF PREPARATION IS AUGUST 1, 2019.
2. FLOODPLAIN STATEMENT:

   THIS SITE, MARKETPLACE AT INTERQUEST FILING NO. 20, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 08041C0506G, EFFECTIVE DECEMBER 7, 2018. (ZONE X)
3. THIS PROPERTY IS INCLUDED IN THE INTERQUEST NORTH BUSINESS IMPROVEMENT DISTRICT CREATED BY ORDINANCE NO. 04-237, RECORDED UNDER RECEPTION NO. 204189648 AS MODIFIED BY ORDINANCE 07-147 RECORDED UNDER RECEPTION NO. 207143724.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON TITLE COMMITMENT, ORDER NUMBER RND55078608 PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED JULY 31, 2019.
5. 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 STATUE 18-4-508, C.R.S.
6. THE ADDRESSES ( ) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR INCIDENTAL SENSORY 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 ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.
8. ALL ACCESS DRIVEWAYS, DRIVES, AISLE WAYS, MANEUVERING AND PARKING AREAS WITHIN THESE PLATTED LOTS SHALL BE FOR THE COMMON USE OF ALL USERS, PUBLIC AND PRIVATE, AND OWNERS OF THIS PLANNED DEVELOPMENT, IN ACCORDANCE WITH THE DECLARATION OF COVENANTS FOR INTERQUEST MARKETPLACE RECORDED UNDER RECEPTION NO. 210086553, AS AMENDED BY RECEPTION NO. 210106368, AS AMENDED BY RECEPTION NO. 214015386 AND AS AMENDED BY RECEPTION NO. 216039568 AND AS AMENDED BY RECEPTION NO. 216077932 AND AS AMENDED.
9. THIS PROPERTY IS INCLUDED IN THE INTERQUEST MARKETPLACE PUBLIC IMPROVEMENT FEE RECORDED MARCH 10, 2008 AT RECEPTION NO. 208027187 AND AS AMENDED.
10. NO DIRECT VEHICLE ACCESS ONTO INTERQUEST PARKWAY (STOUT ALLEN ROAD) FROM ANY PORTION OF THE SUBJECT PROPERTY SHALL BE ALLOWED, EXCEPT AS MAYBE 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. 219091241.
12. ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

**SURVEYOR'S STATEMENT:**

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 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.

_____ _____
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR DATE
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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.

**LEGEND**

- ▲ NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED FLUSH WITH GROUND UNLESS OTHERWISE NOTED.
- ● NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED
- ✱ NOT PART OF THIS PLAT
- (XXXX) STREET ADDRESS

**CLERK AND RECORDER:**

STATE OF COLORADO )
) ss
COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK __.M. THIS _____ DAY OF _____, 201___, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

FEE: _____
SURCHARGE: _____
SCHOOL FEE: _____
BRIDGE FEE: _____
PARK FEE: _____
DRAINAGE FEE: _____

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review Approved
10/22/2019
9:50:10 AM
hvannimwegen

**CITY APPROVAL:**

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "MARKETPLACE AT INTERQUEST FILING NO. 20".

_____ _____
CITY PLANNING DIRECTOR DATE

_____ _____
CITY ENGINEER DATE

_____ _____
CITY CLERK DATE

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

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)785-0799 (Fax)


FIGURE 2