

CORPORATE CENTRE FILING NO. 2

A RESUBDIVISION OF A PORTION OF VACATED ROCKRIMMON CLIFFS SUBDIVISION FILING NO. 1

COLORADO SPRINGS, COLORADO

September 29, 1963

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.

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS...

KNOW ALL MEN BY THESE PRESENTS:

THAT ROCKRIMMON CLIFFS, A JOINT VENTURE CONSISTING OF CHARLES A. HELEBERG, INDIVIDUAL, JOHN VENTURINI, AND CENTENNIAL AND WESTERN DEVELOPMENT CORPORATION, JOINT VENTURE, GEORGE C. HALLSTEIN, VICE PRESIDENT HAVE EXECUTED THIS INSTRUMENT THIS 29th DAY OF SEPTEMBER, 1963.

TO WIT:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND ALSO BEING A PORTION OF A VACATION PLAT OF A PORTION OF ROCKRIMMON CLIFFS SUBDIVISION FILING NO. 1 AS RECORDED IN PLAT BOOK T-3 AT PAGE 63 OF THE RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEHAVING AS THE NORTHWEST CORNER OF CORPORATE CENTRE FILING NO. 1 AS RECORDED IN PLAT BOOK T-3 PAGE 63 OF SAID RECORDS (ALL MEASUREMENTS REFERRED TO HEREIN ARE RELATIVE TO THOSE USED IN SAID CORPORATE CENTRE FILING NO. 1) THE FOLLOWING:

- 1.) THERE IS ALONG THE ARC OF A CURVE CONTAINING TO THE SOUTHWEST, SAID CURVE HAVING A CHORD BEARING OF S-44°40'29"W, A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 50.00 FEET, FOR AN ARC DISTANCE OF 78.54 FEET;
2.) THERE IS S-0°09'19"E, 40.00 FEET;
3.) THERE IS ALSO THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 22°00'00", A RADIUS OF 370.00 FEET, FOR AN ARC DISTANCE OF 103.67 FEET;
4.) THERE IS S-23°19'51"E, 257.81 FEET;
5.) THERE IS ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 20°00'00", A RADIUS OF 1145.86 FEET, FOR AN ARC DISTANCE OF 399.98 FEET;
6.) THERE IS S-0°21'19"E, 250.55 FEET;
7.) THERE IS ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 06°14'43", A RADIUS OF 470.00 FEET, FOR AN ARC DISTANCE OF 51.24 FEET;

THERE IS S-81°25'22"W, 214.75 FEET TO THE WESTERLY LINE OF SAID VACATION PLAT OF A PORTION OF ROCKRIMMON CLIFFS SUBDIVISION FILING NO. 1, SAID WESTERLY LINE ALSO BEING THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD, (THE FOLLOWING TWO (2) CURVES ARE ALONG SAID WESTERLY LINE);

- 1.) THERE IS ALONG THE ARC OF A CURVE CONTAINING TO THE SOUTHWEST, SAID CURVE HAVING A CHORD BEARING OF S-19°50'32"W, A CENTRAL ANGLE OF 64°21'56" (64°21'12" RECORDED), A RADIUS OF 374.11 FEET (374.03 FEET RECORDED), FOR AN ARC DISTANCE OF 284.53 FEET (284.68 FEET RECORDED);
2.) THERE IS S-27°03'30"W, 18-21°54'40" RECORDED, 341.10 FEET (339.98 FEET RECORDED), TO THE NORTHERLY LINE OF SAID VACATION PLAT OF A PORTION OF ROCKRIMMON CLIFFS SUBDIVISION FILING NO. 1 (THE FOLLOWING TWO (2) CURVES ARE ALONG SAID NORTHERLY LINE);

- 1.) THERE IS ALONG THE ARC OF A CURVE CONTAINING TO THE SOUTHWEST, SAID CURVE HAVING A CHORD BEARING OF S-73°47'04"W, (S-74°11'58" RECORDED), A CENTRAL ANGLE OF 03°21'38" (03°23'08" RECORDED), A RADIUS OF 539.93 FEET, FOR AN ARC DISTANCE OF 33.24 FEET (33.90 FEET RECORDED);
2.) THERE IS S-49°40'02"E, 461.16 FEET NON-TANGENT TO THE LAST MENTIONED CURVE TO THE POINT OF BEGINNING AND CONTAINING 8.178 ACRES MORE OR LESS.

DEDICATION: THE ABOVE PARTIES IN INTEREST HAVE CAUSED SAID TRACT TO BE PLATTED INTO A LOT, STREET, AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DO HEREBY GRANT INTO THE CITY OF COLORADO SPRINGS THESE EASEMENTS SHOWN ON THE PLAT AND FURTHER RESTRICT THE USE OF ALL EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS AGENCIES.

EXCEPT, HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO GRASS OR CUT CLAIM ALL OR ANY SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY RESERVED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS HEREBY PLATTED SHALL BE SHOWN AS "CORPORATE CENTRE FILING NO. 2", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

EASEMENTS: UNLESS SHOWN GREATER IN WIDTH, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES ONLY, NEAR LOT LINES ARE PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR DRAINAGE PURPOSES AND PUBLIC UTILITIES ONLY, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING RESTED WITH ADJACENT PROPERTY OWNERS.

NOTE: 1. ALL CORNERS SET NO. 4 HEREIN WITH SURVEYOR'S CAP L.S. NO. 17665, UNLESS OTHERWISE SHOWN.

NOTICE: ACCORDING TO THE COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN SIX YEARS AFTER YOUR FIRST DISCOVERY OF 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. (SECTION 13-82-123, C.R.S.)

IN WITNESS WHEREOF:

THE ABOVEMENTIONED, ROCKRIMMON CLIFFS, A JOINT VENTURE, CONSISTING OF CHARLES A. HELEBERG, INDIVIDUAL, JOHN VENTURINI, AND CENTENNIAL AND WESTERN DEVELOPMENT CORPORATION, JOINT VENTURE, GEORGE C. HALLSTEIN, VICE PRESIDENT HAVE EXECUTED THIS INSTRUMENT THIS 29th DAY OF SEPTEMBER, 1963.

ROCKRIMMON CLIFFS, A JOINT VENTURE CONSISTING OF

Charles A. Heleberg, Individual Joint Venture

George C. Hallstein, Vice President

STATE OF COLORADO

COUNTY OF EL PASO

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF SEPTEMBER, 1963, A.D. WITNESSES OF SAID COUNTY AND SAID CITY.

MY COMMISSION EXPIRES: 9/1/63

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF COLORADO SPRINGS, AUTHORIZED THE PLATTING OF THE ABOVE DESCRIBED TRACT OF LAND AS SET FORTH IN THE ACCOMPANYING PLAT AT A MEETING OF SAID CITY COUNCIL HELD ON THIS 29th DAY OF SEPTEMBER, 1963, A.D., AND AT THE SAME TIME AUTHORIZED THE UNDERSIGNED TO SIGN AND SEAL THIS INSTRUMENT AS CITY CLERK ON BEHALF OF THE CITY OF COLORADO SPRINGS, THIS 29th DAY OF SEPTEMBER, 1963, A.D.

BY: [Signature] MAYOR ATTEST: [Signature] CITY CLERK

THE ACCOMPANYING PLAT OF "CORPORATE CENTRE FILING NO. 2" IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, IS HEREBY APPROVED FOR FILING.

PLANNING DIRECTOR DATE DIRECTOR OF PUBLIC WORKS, DATE

CERTIFICATION:

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DOES HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN PREPARED IN ACCORDANCE WITH TITLE 38 OF THE COLORADO REVISED STATUTES AS AMENDED 1971, AND THAT SAID PLAT SHOWS ACCURATELY SHOW THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

CERTIFIED THIS 29th DAY OF SEPTEMBER, 1963 BY:

[Signature] JOHN L. SMAYNE 17665

STATE OF COLORADO

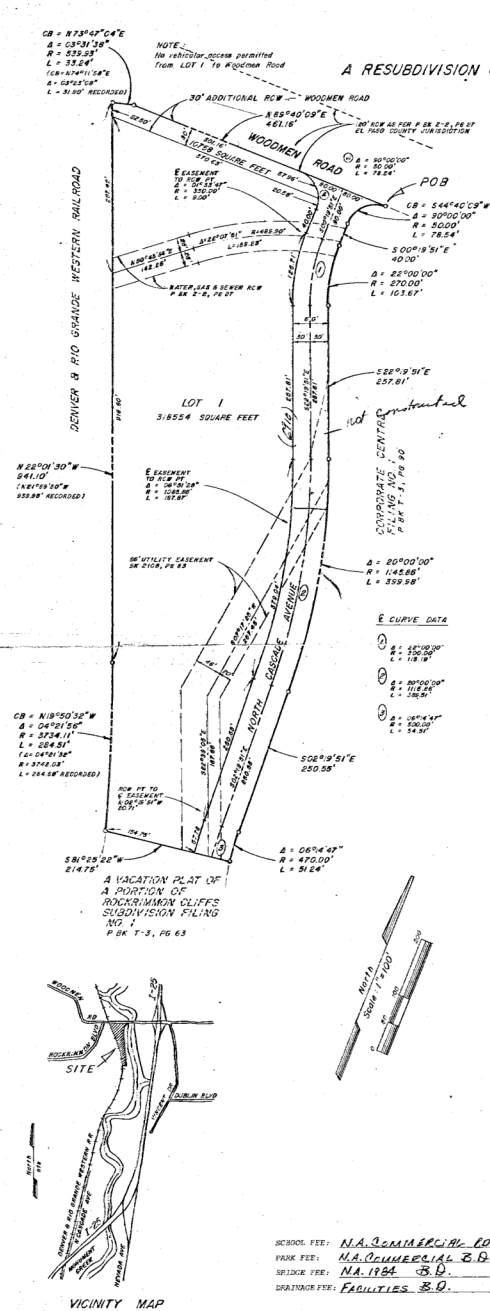
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 1:45 O'CLOCK P.M., THIS 29th DAY OF SEPTEMBER, 1963, A.D., AND IS DULY RECORDED IN PLAT BOOK 13 AT PAGE 75 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

RECORDATION NO.: 1028006 ARDIS SCHMITZ, RECORDER

DATE: 9-30-63 BY: [Signature] DEPUTY

DVE, INC. ENGINEERS - SURVEYORS COLORADO SPRINGS, COLORADO 800-P1-001-63-C 1069-C8 KLP



SCHOOL FEE: N.A. COMMERCIAL CO. PARK FEE: N.A. COMMERCIAL B.D. SPRINK FEE: N.A. 1984 B.D. DRAINAGE FEE: FACILITIES B.D.

Handwritten note: 29.9.1964