

PIP - 1

PIP - 1

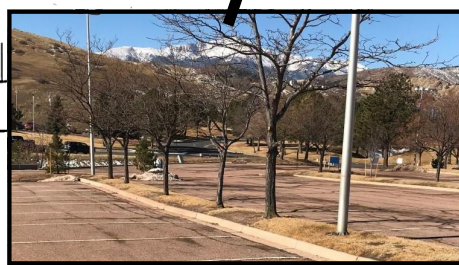
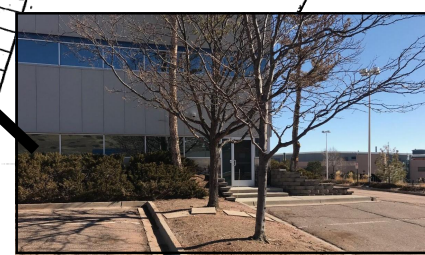


EXISTING BUILDING  
125,525 S.F.

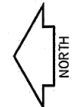
GARDEN OF THE GODS ROAD



ARROWSWEST DRIVE



**EXISTING LANDSCAPING:**  
THERE APPEARS TO BE ADEQUATE LANDSCAPING PROVIDED ON SITE. THERE ARE AN APPROPRIATE NUMBER OF TREES WITHIN THE LANDSCAPE ISLANDS AS WELL AS AROUND THE BUILDING. THERE ARE SHRUBS AROUND THE BUILDING THAT ARE HEALTHY AND WELL MAINTAINED.

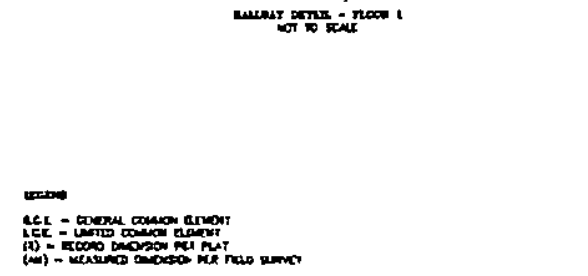
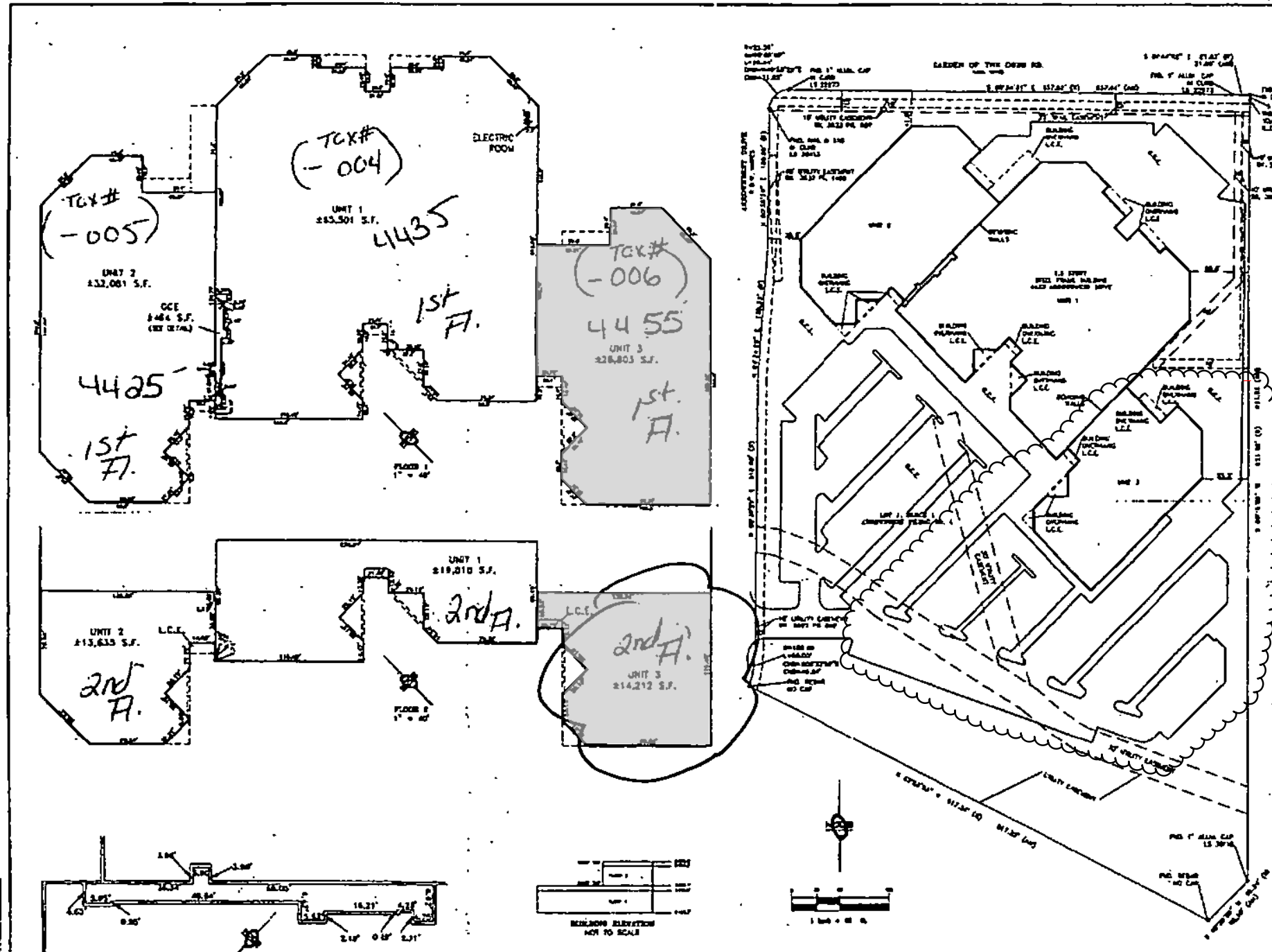


SITE PLAN  
SCALE: 1" = 30'-0" SITE AREA: 496,015 S.F.

MINOR AMENDMENT TO DEVELOPMENT PLAN  
FILE # CPC CU 21-00035  
LANDSCAPE VERIFICATION PLAN



Tax# 73262-01-



**NOTES**

1. THIS SURVEY DOES NOT CERTIFY TO ANY SURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY KIND.
2. THE WORD 'CERTIFY' AS SHOWN AND USED HEREIN MEANS AN OPINION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
3. DATES OF FIELD WORK: NOVEMBER 23, 2016 THRU DECEMBER 1, 2016
4. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU DISCOVER SUCH DEFECT, OR NOT EXEAT, BUT NOT ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMPLETED MORE THAN TEN (10) YEARS FROM THE CERTIFICATION SHOWN HEREIN.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HOLTE ASSOCIATES, INC TO DETERMINE OWNERSHIP AND ENCUMBRANCES OF RECORD, TO DETERMINE OWNERSHIP AND ENCUMBRANCES OF RECORD, HOLTE ASSOCIATES, INC. RELIED UPON TITLE COMMITMENT RECORDS-2, DATED OCTOBER 25, 2016 AT 3:00 PM, AS PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

**ACKNOWLEDGMENT BY DECLARANT OF ASSOCIATION**

THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO THE DECLARATION OF CONDOMINIUM, CONDITIONS AND RESTRICTIONS OF ASSOCIATION DATED APRIL 3, 1988, AS AMENDED, AND RECORDED APRIL 3, 1988, IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER OF BOOK 1148, PAGE 1482. THE UNDERSIGNED IS THE DECLARANT UNDER THE DECLARATION AND ACKNOWLEDGES THE CREATION OF THE CONDOMINIUM DESCRIBED HEREIN. THE ASSOCIATION CREATED IN THE DECLARATION IS THE ARROWSWEST OWNERS ASSOCIATION, A COLORADO NON-PROFIT ASSOCIATION (THE "ASSOCIATION").

DECLARANT OF ASSOCIATION:  
 NON-PROFIT PROPERTY LP, A COLORADO LIMITED PARTNERSHIP

BY: *Thomas D. Speed*  
 JOHN D. MOORE, GENERAL PARTNER BY  
 THOMAS D. SPEED, ATTORNEY AT LAW

**LEGAL DESCRIPTION**

LOT 1, BLOCK 1, IN ARROWSWEST PLANS NO. 1, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

**OWNER CERTIFICATE**

THE UNDERSIGNED, AS OWNER(S) OF THE REAL PROPERTY HEREIN DESCRIBED, CERTIFY THAT THIS MAP OF LOT 1, BLOCK 1, ARROWSWEST PLANS NO. 1 HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 38-123.3(2) C.R.S. AND IS BEING RECORDED AS PROVIDED IN THE DECLARATION FOR THE "ARROWSWEST CONDOMINIUM" RECORDED IN ARROWSWEST PLANS NO. 1 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

OWNER: THE ASSOCIATION FOR COLORADO SPRINGS FUTURE, INC.  
 BY: *Thomas D. Speed* DATE: *9-11-2016*  
 THOMAS D. SPEED, PRESIDENT

STATE OF COLORADO  
 COUNTY OF EL PASO  
 CITY OF COLORADO SPRINGS

THE FOREGOING OWNER'S CERTIFICATE HAS BEEN ACKNOWLEDGED BEFORE ME ON THIS 11th DAY OF SEPTEMBER, 2016 BY *Thomas D. Speed*  
 THOMAS D. SPEED, PRESIDENT

NOTARY PUBLIC  
*Thomas D. Speed*  
 9-11-2016

ONE POWERED  
 MODIFY PUBLIC  
 STATE OF COLORADO  
 10/1/2016

**SURVEYOR'S CERTIFICATION**

I, LYLE BRIDGEMAN, BEING A DAILY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT A SURVEY WAS CONDUCTED UNDER MY CLOSE SUPERVISION, AND THAT THE MAP HEREON ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. I FURTHER CERTIFY THAT THE BUILDING, HEDS AND HEADNOTES ARE AS SHOWN HEREON AND ARE SUFFICIENT TO DEFINE AN ACCURATE REPRESENTATION OF THE PROPERTY, THAT THIS MAP SUBSTANTIALLY CORRECTS THE LEGAL BOUND AND HORIZONTAL AND VERTICAL READJUSTMENTS OF THE COMPLETED UNIT, THE UNIT DESCRIPTION, AND THAT SAID MAP WAS PREPARED SUBSEQUENT TO SUBSTANTIAL COMPLETION THEREOF. I FURTHER CERTIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH SECTION 38-123.3(2) C.R.S. AND CONTAINS ALL INFORMATION REQUIRED BY SAID SECTION.

LYLE BRIDGEMAN  
 FOR AND ON BEHALF OF  
 HOLTE ASSOCIATES, INC.  
 1973 RESEARCH DRIVE, SUITE 100  
 COLORADO SPRINGS, CO 80902

*Lyle Bridgeman*  
 9/11/2016

**CLERK AND RECORDER'S CERTIFICATION**

STATE OF COLORADO  
 COUNTY OF EL PASO  
 CITY OF COLORADO SPRINGS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 10:00 AM ON SEPTEMBER 11, 2016, AND WAS DULY RECORDED IN BOOK 1148, PAGE 1482 AT RECORD NO. 1148-1482.

COUNTY CLERK AND RECORDER: *Robert C. Baird*  
 DEPUTY CLERK AND RECORDER: *Debra Spitzer*

FILE # CPC CU 21-00035

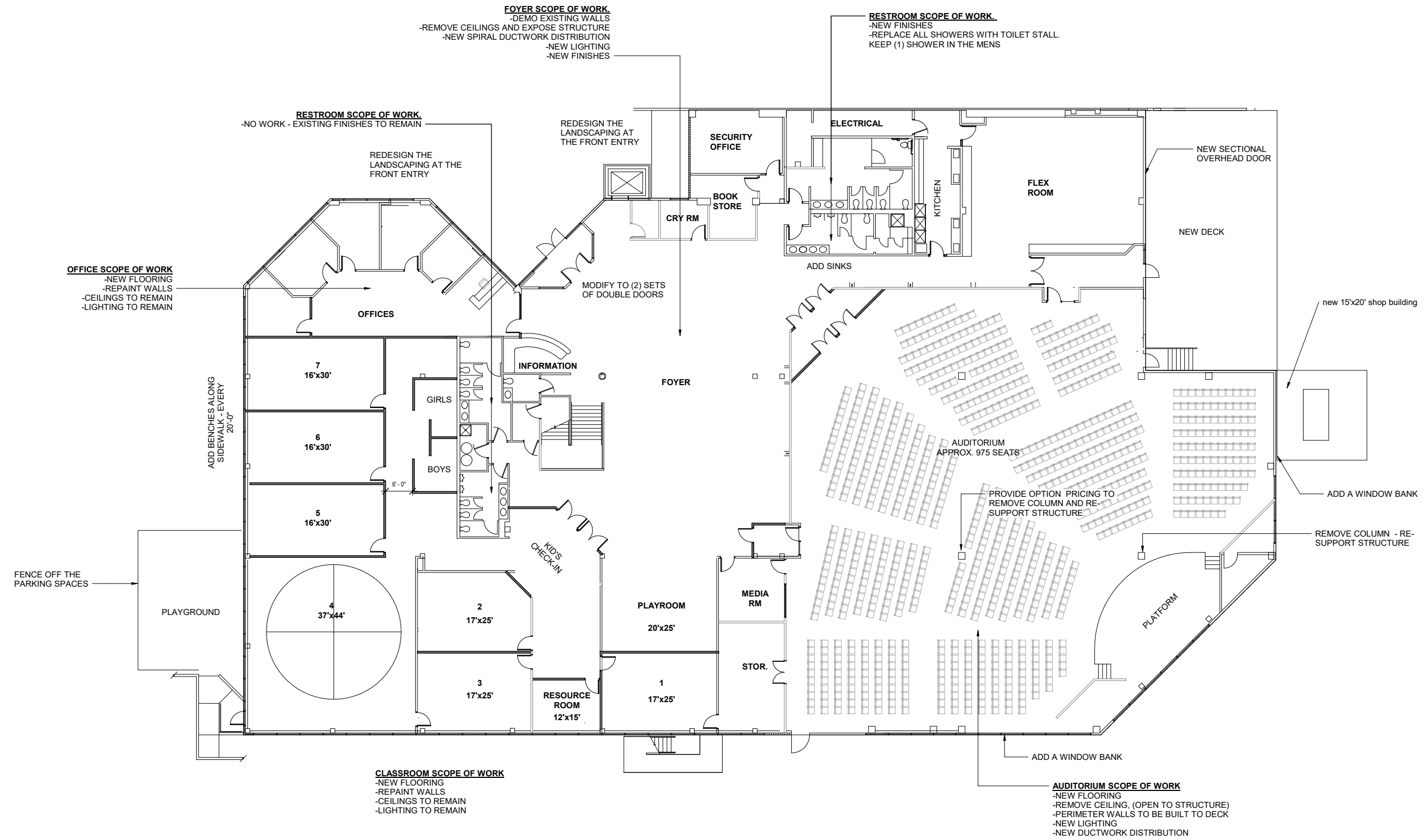
CONDOMINIUM MAP  
 LOT 1, BLOCK 1, ARROWSWEST FILING NO. 1  
 COLORADO SPRINGS, COLORADO

DATE SUBMITTED: 9/11/2016  
 PREPARED FOR:

**NOTICE**  
 RECORD ENGINEERING  
 1000 S. Chisholm Street, Suite 100  
 COLORADO SPRINGS, CO 80902

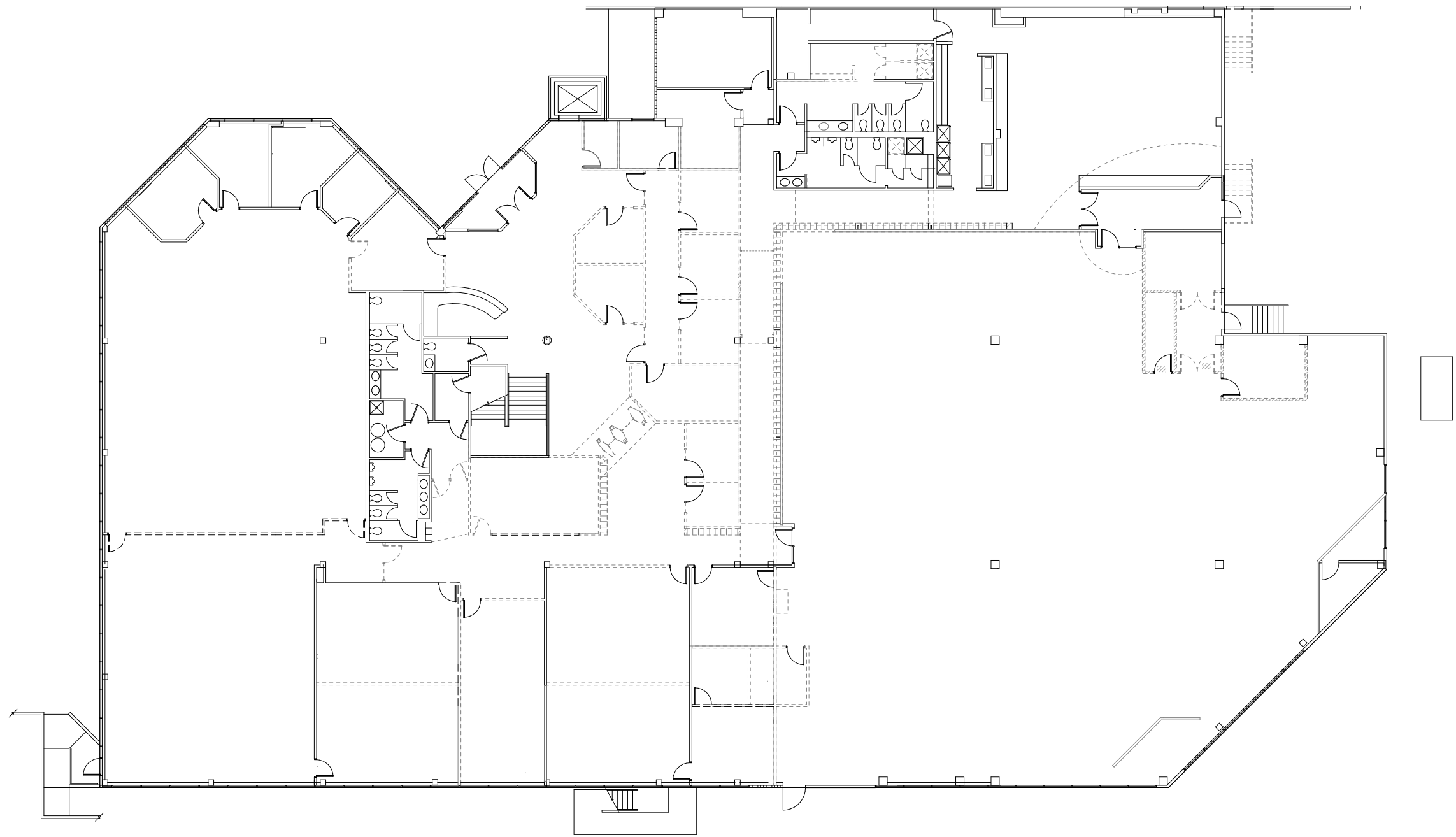
3 OF 3  
 28-100  
 CSD00266

2/20/2021 11:00 AM



③ FIRST FLOOR - NEW WORK PLAN  
 3/32" = 1'-0"

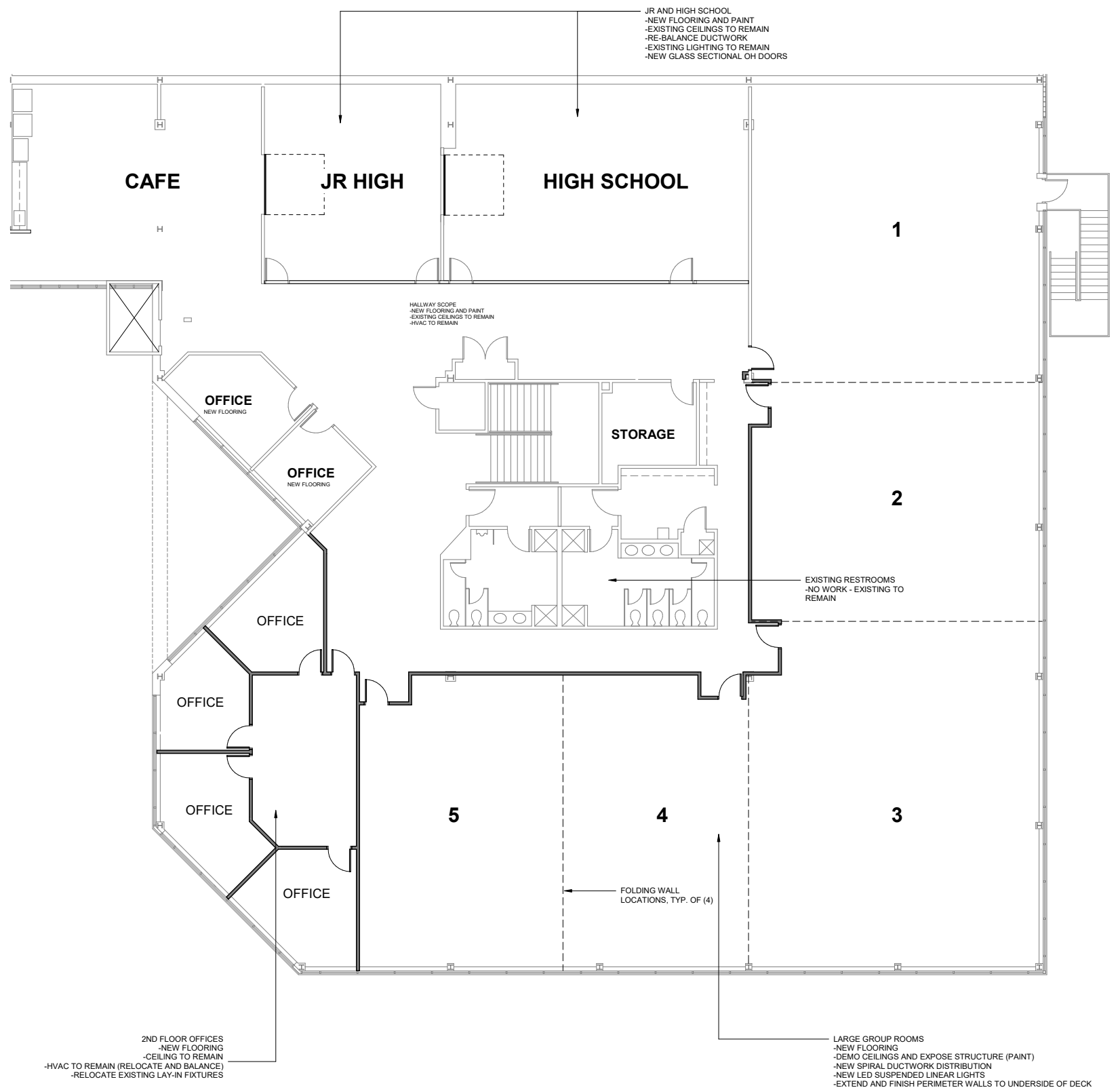




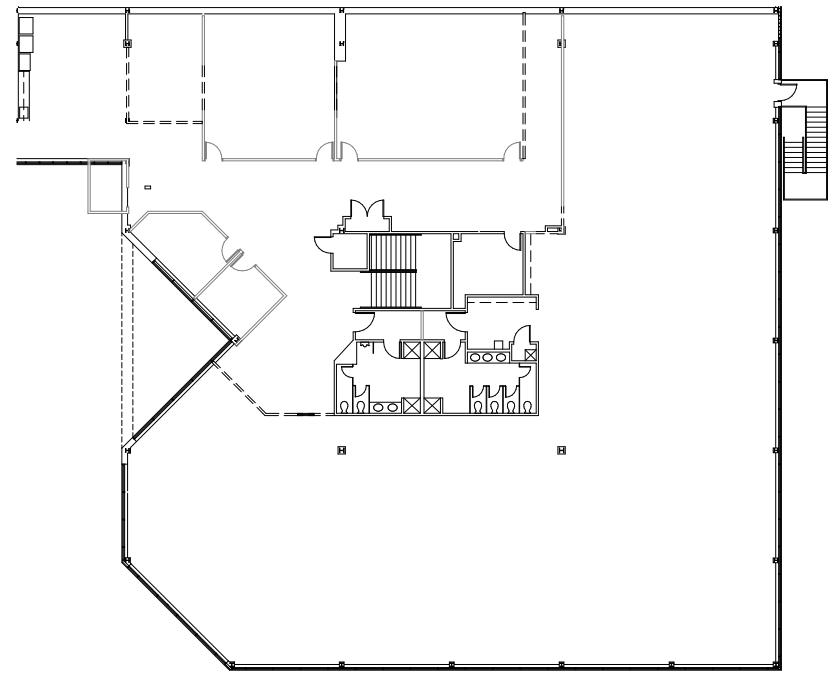
① FIRST FLOOR DEMOLITION PLAN  
1" = 10'-0"



20230111.00.00



① SECOND FLOOR - NEW WORK PLAN  
 1/8" = 1'-0"



② 2ND FLOOR DEMO PLAN  
 1/16" = 1'-0"

