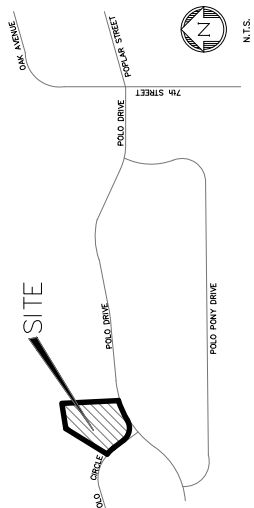


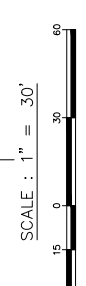
# 28 POLO FILING NO. 1

## A REPLAT OF LOT 5, BLOCK 3, POLO PARK ADDITION TO BROADMOOR, COLORADO

### LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



VICINITY MAP



DATE OF PREPARATION  
OCTOBER 03, 2018

**NOTES**

- The approval of this replat vacates all prior plats for the area described by this replat.
- Basis of bearing statement per policies concerning the practice of land surveying, section 60.1.2.4 - East line of Lot 5, Block 3, Polo Park Addition Broadmoor as bearing S02°53'43"E; monuments described on plat.
- Set #5 rebar with aluminum cap marked "POLARIS" - PLS 27605" at all corners unless shown otherwise.
- This survey does not constitute a title search by Polaris Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, Polaris Surveying, Inc. relied upon the recorded plat.
- This property is located within Zone X (Area determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 8041C0737F, effective date 3/17/1997.
- This property is subject to the findings summary and conclusion of a Geologic Hazard Report prepared by Entech Engineering, Inc. dated April 5, 2017, which identified the following specific geologic hazard on the property:



**AS PLATTED**

**AS REPLATTED**

**NOTES:**

- All easements that are dedicated hereon for public utility purposes shall be subject to those easements shown on the record plat for this instrument recorded as Reception Number 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.
- All linear distances shown hereon are ground distances represented in U.S. Survey Feet.
- Residing in or near wildland urban interface or intermix areas involves increased wildfire risks that may not apply in urban or more urbanized types of developed communities.

**NOTES:** IMPROVEMENT SURVEY PLAT. THIS SURVEY WAS CONDUCTED AS A REVERSE FOR THIS PLAT. THE COMPASSES SHOWN ON THIS SURVEY WERE FOUND TO BE IN ACCORDANCE WITH THE NATIONAL MONUMENTS FOR THIS PLAT.

**RECORDING:**

STATE OF COLORADO) )  
COUNTY OF EL PASO) )  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT NO. \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

CHUCK BRIDGEMAN, COUNTY CLERK & RECORDER

BY: \_\_\_\_\_ DEPUTY

**REVISIONS**

ZONE	REV	DESCRIPTION	DATE	APPROVED

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. NOTICE: THIS SURVEY WAS CONDUCTED AS A REVERSE FOR THIS PLAT. THE COMPASSES SHOWN ON THIS SURVEY WERE FOUND TO BE IN ACCORDANCE WITH THE NATIONAL MONUMENTS FOR THIS PLAT.

28 POLO FILING NO. 1

SCALE 1" = 30'

AS REPLATTED

AS PLATTED

RECORDING

STATE OF COLORADO) )  
COUNTY OF EL PASO) )  
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CHUCK BRIDGEMAN, COUNTY CLERK & RECORDER

BY: \_\_\_\_\_ DEPUTY

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28 POLO FILING NO. 1

KNOW ALL MEN BY THESE PRESENTS: THAT 28 POLO LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING TRACT OF LAND: LOT 5, BLOCK 3, POLO PARK ADDITION, BROADMOOR, A SUBDIVISION PLAT RECORDED UNDER PLAT BOOK P, AT PAGE 54 OF THE RECORDS OF EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5, BLOCK 3, THENCE S02°53'43"E (BASIS OF BEARING), 222.30 FEET ALONG THE EAST LINE OF SAID LOT 5, BLOCK 3 TO A POINT ON THE SOUTHERLY LINE OF SAID S, BLOCK 3, THENCE SOUTHWESTERLY, 86.10 FEET ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 389.30 FEET, A CENTRAL ANGLE OF 13°40'19", AND BEING SUBTENDED BY A CHORD THAT BEARS S69°32'54"W, 65.92 FEET;

THENCE WESTERLY, 86.32 FEET ALONG A SOUTHERLY LINE OF SAID LOT 5, BLOCK 3 AND SAID REVERSE CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 389.30 FEET, A CENTRAL ANGLE OF 82°74'09" AND BEING SUBTENDED BY A CHORD THAT BEARS N79°05'11"W, 78.90' FEET;

THENCE N37°23'06"W, 50.00 FEET ALONG A SOUTHERLY LINE OF SAID LOT 5, BLOCK 3 TO A POINT OF CURVE TO THE LEFT; THENCE NORTHWESTERLY, 35.00 FEET ALONG THE ARC OF SAID CURVE AND A SOUTHERLY LINE OF SAID LOT 5, BLOCK 3 TO THE POINT OF BEGINNING OF SAID LOT 5, BLOCK 3, THENCE WESTERLY, 86.10 FEET ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 389.30 FEET, A CENTRAL ANGLE OF 13°40'19", AND BEING SUBTENDED BY A CHORD THAT BEARS N44°17'00"W, 34.92 FEET;

THENCE N37°44'12"E, 190.90 FEET ALONG THE WEST LINE OF SAID LOT 5, BLOCK 3 TO THE NORTHWEST CORNER THEREOF; THENCE N81°02'44"E, 100.00 FEET ALONG THE NORTH LINE OF SAID LOT 5, BLOCK 3 TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

AREA= 38,460 S.F. +/-

IN WITNESS WHEREOF:  
THE AFOREMENTIONED HAS EXECUTED THESE PRESENTS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 A.D.

BY: BRUCE FALLOWE, MANAGER  
28 POLO, LLC

NOTARIAL:  
STATE OF COLORADO) )  
COUNTY OF EL PASO) )

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 A.D.  
BY BRUCE FALLOWE, MANAGER, 28 POLO LLC

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE PLAT HEREIN. THE CITY OF COLORADO SPRINGS HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE 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 SALE RIGHT AND AUTHORITY TO VACATE, COLORADO SPRINGS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS.

THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "28 POLO FILING NO. 1" IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

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 WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID TO THE CITY OF COLORADO SPRINGS. THE CITY OF COLORADO SPRINGS WILL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF PUBLIC UTILITIES OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT CASH OR BOND ARE SUBMITTED TO THE CITY OF COLORADO SPRINGS. THE CITY OF COLORADO SPRINGS SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO, DRAINAGE, STREET AND ERECTION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

EASEMENTS:  
ALL REAR LOT LINES WILL HAVE A 7 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND PUBLIC DRAINAGE PURPOSES ONLY. ALL LOT LINES ADJOINING RIGHT-OF-WAY ARE HEREBY PLATTED WITH A 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNER. SEE NOTE 7.

FILING APPROVALS:  
ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY ACCEPT FOR FILING THE ACCOMPANYING PLAT OF "28 POLO FILING NO. 1"

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

CITY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT NO. \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018. THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

FOR AND ON BEHALF OF POLARIS SURVEYING, INC.

RANDALL D HENRY, PLS NO. 27605

SCHOOL FEE: \_\_\_\_\_  
BRIDGE FEE: \_\_\_\_\_  
PARK FEE: \_\_\_\_\_  
DRAINAGE FEE: \_\_\_\_\_

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT NO. \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

CHUCK BRIDGEMAN, COUNTY CLERK & RECORDER

BY: \_\_\_\_\_ DEPUTY

**REVISIONS**

ZONE	REV	DESCRIPTION	DATE	APPROVED

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. NOTICE: THIS SURVEY WAS CONDUCTED AS A REVERSE FOR THIS PLAT. THE COMPASSES SHOWN ON THIS SURVEY WERE FOUND TO BE IN ACCORDANCE WITH THE NATIONAL MONUMENTS FOR THIS PLAT.

28 POLO DRIVE FINAL PLAT

FOR: Bruce Fallowe

POLARIS SURVEYING, INC.  
1903 Labory Street, Suite 102  
COLORADO SPRINGS, CO 80906  
(719) 448-0844 FAX (719) 448-9225

DATE: 10-03-18  
DRAWING NO: NA  
SHEET: 1 of 1

FILE NUMBER: AR PFF 18-00678

DATE: 10-03-18  
DRAWING NO: NA  
SHEET: 1 of 1

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. NOTICE: THIS SURVEY WAS CONDUCTED AS A REVERSE FOR THIS PLAT. THE COMPASSES SHOWN ON THIS SURVEY WERE FOUND TO BE IN ACCORDANCE WITH THE NATIONAL MONUMENTS FOR THIS PLAT.

28 POLO DRIVE FINAL PLAT

FOR: Bruce Fallowe

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1903 Labory Street, Suite 102  
COLORADO SPRINGS, CO 80906  
(719) 448-0844 FAX (719) 448-9225

DATE: 10-03-18  
DRAWING NO: NA  
SHEET: 1 of 1

FILE NUMBER: AR PFF 18-00678

FIGURE 2