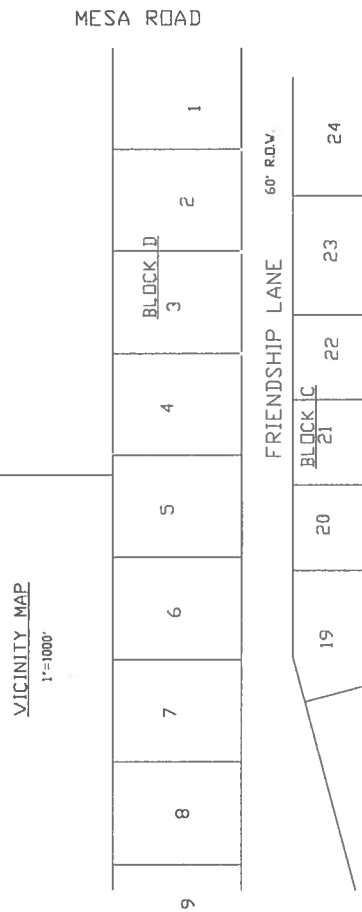
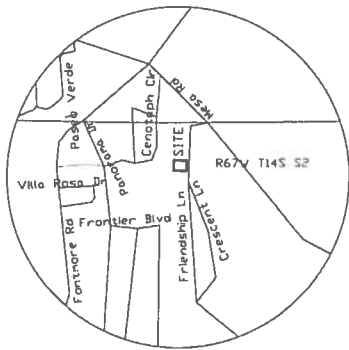
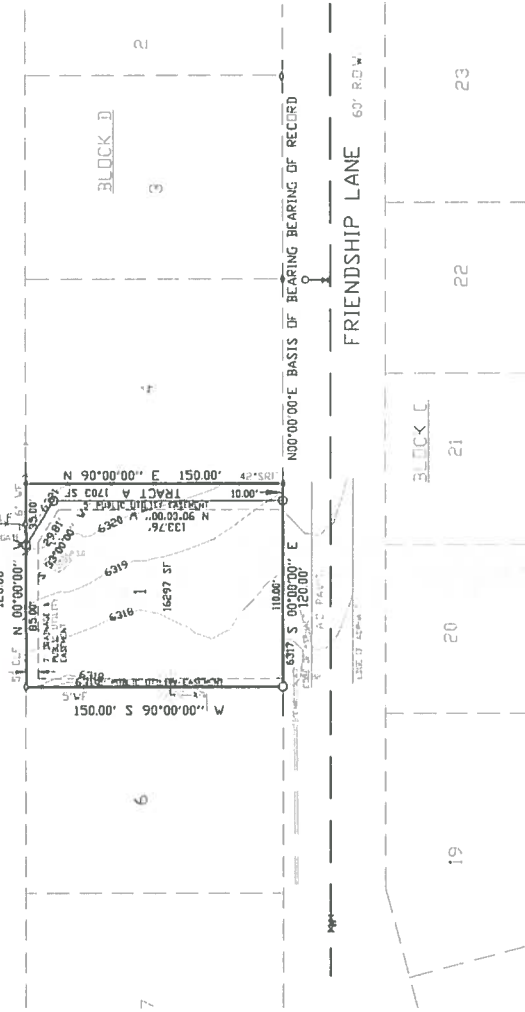


PRELIMINARY PLAT TOLERANCE TRAIL SUBDIVISION

A REPLAT OF LOT 5, BLOCK D, GARDEN OF THE GODS - MESA DEVELOPMENT ADDITION NO. 2
IN THE CITY OF COLORADO SPRINGS
EL PASO COUNTY, COLORADO
PART OF SECTION 2, T.17S., R.67W. OF THE 6TH P.M.



AS CURRENTLY PLATTED
1"=100'



AS REPLATTED

Owner:
Tolerance LLC, a Colorado Limited Liability Company
Patricia Freudenberg and Tony White, members
10000 E. Highway 103, Suite 100
Colorado Springs, CO 80904
(719) 633-6456

Legal Description:
Lot 5, Block D, Garden of the Gods - Mesa Development Addition No. 2, in the City of Colorado Springs, El Paso County, Colorado, according to the Plat thereof recorded in Plat Book 1 at Page 18 of the records of said County, and containing 16,000 SF.

Floodplain Statement:
This site is not within the limits of the 100-year floodplain per FEMA Map Panel No. 08041C0726 F, dated March 17, 1997.

Easements:
As shown on the plat and all side lot lines are hereby platted with a five foot (5.00') easement for public utility purposes, and all rear lot lines are hereby platted with a five foot (5.00') easement for public utility purposes. All easements shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112546 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted herein shall not be affected and shall remain in full force and effect.

Boundaries:
Boundaries are based on the Record Bearing of North (N00°00'00"E), for the west right-of-way line of Friendship Lane monumented on the south by a 1/2" iron rod and on the north by a bare 1/4" rebar, as shown on the Plat.

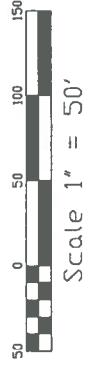
Units of Measurement: US Survey Feet
Existing Address: 10 Friendship Lane
Assessor's Parcel No.: 74021-01-006
Zone: R1-6

Escrowed Use:
Lot 1 = Single Family, Residential
Tract A = City owned trail access
Lot 1, vacant
Lot sizes and Coverage:
Size 16,297 SF
Maximum Lot Coverage = 30 %
Maximum House Height = 30'
Setbacks:
Front = 25'
Rear = 25'
Side = 5'

Title Information was provided by the client as follows:
Title Company: Stewart Title Guaranty Company
File No: 0330-87258-C
Effective Date: December 7, 2016 at 8:00AM
This survey does not constitute a title search or opinion.

The approval of the replat vacates all prior plats for the area described by this replat.

NOTE:
1. Tract A is to be owned and maintained by the City of Colorado Springs for public use
2. Tract A trail surface treatment is Lincoln colored 'Breeze'
3. Tract A fence is a 3' high, post and rail
4. Plants along fence are drought resistant; sweet vetch, yucca, cone flower, Echinacea, wild fennel, salvia and tiger lilies. Medium size granite boulders are also placed randomly along fence.



Scale 1" = 50'

Contour Interval: 1'
DATUM: GPS ORTHOMETRIC HEIGHTS, 1984

LEGEND:

- SET YELLOW #9853 CAP ON #4 REBAR
- ◊ FOUND #4 REBAR
- FOUND 1/2" IRON ROD

APPROVED
CITY OF COLO SPRINGS

AUG 01 2017

BY CITY PLANNING

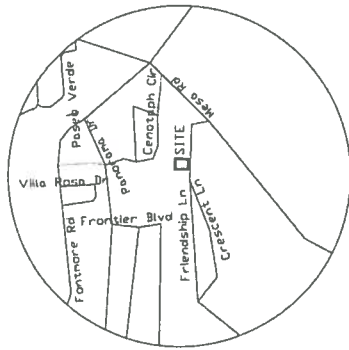
Prepared by the office of:
DILLI E. WATTS
614 Elkton Drive
Colorado Springs, CO 80907
(719) 593-0773
Dilliwatts@aol.com
Celebrating 38 years in Business
7-12-17 AR PFP 17-00246
DEV 17-4970-04

DILLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS

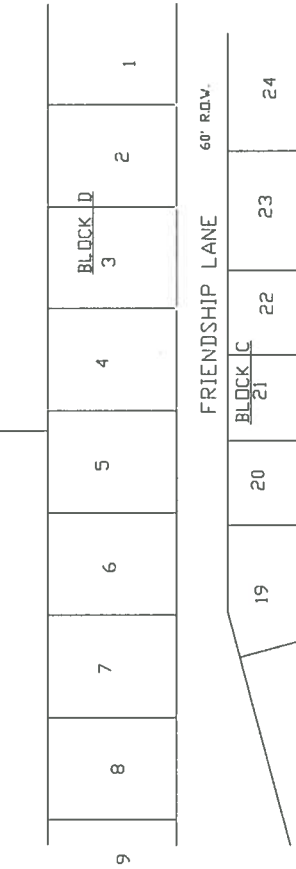
FIGURE 1

TOLERANCE TRAIL SUBDIVISION

A REPLAT OF LOT 5, BLOCK D, GARDEN OF THE GODS - MESA DEVELOPMENT ADDITION NO. 2
 IN THE CITY OF COLORADO SPRINGS
 EL PASO COUNTY, COLORADO
 PART OF SECTION 2, T.17S., R.67W. OF THE 6TH P.M.



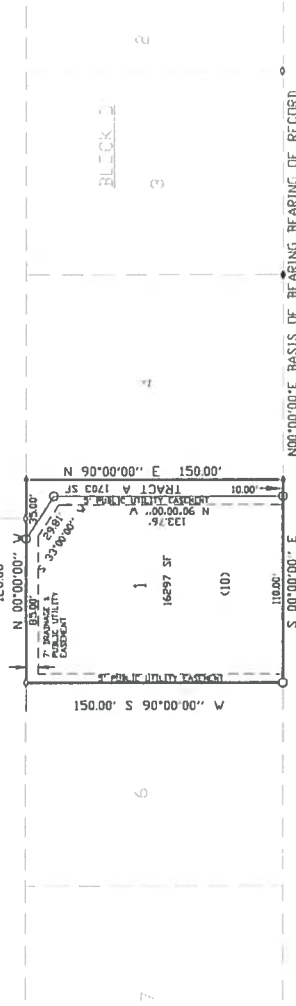
VICINITY MAP
 1"=1000'



AS CURRENTLY PLATTED
 1"=1000'

PIONEER PARK

MESA VILLAGE
 FILING NO. 1



Beji-hoort by these agents: That, Tolerance LLC, a Colorado Limited Liability Company, being the owner of the following described tract of land, to wit: Section 2, T.17S., R.67W., of the 6th P.M., in the City of Colorado Springs, El Paso County, Colorado, according to the Plat thereof recorded in Plat Book T at Page 18 of the records of said County, and containing 18,000 S.F.

Redevelopment of the above parcels in interest has caused said tract of land to be platted into a lot, a tract, and easements as shown on the plat and described herein. The undersigned does hereby dedicate the public easement and easements shown on the plat to the City of Colorado Springs, and the public use of the same, and the use of the same shall be exclusively vested in the City of Colorado Springs, and/or its assigns, provided, however, that the sole right and authority to vacate, release or quit claim all or any dedicated public easements shall remain with the City of Colorado Springs. Tract A is hereby dedicated to the City of Colorado Springs, for public use. This tract of land as herein platted shall be known as the "Tolerance Trail Subdivision", in the City of Colorado Springs, El Paso County, Colorado.

In witness whereof, The aforementioned, Tolerance LLC, a Colorado Limited Liability Company, has executed this instrument this _____ day of _____, 2017, A.D.

Patricia A. Freudenberg, member, Tolerance LLC, a Colorado Limited Liability Company
 23 Friendship Lane
 Colorado Springs, CO 80904
 (719) 633-6456

State of Colorado) SS
 County of El Paso)

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, A.D.
 By: Tolerance LLC, a Colorado Limited Liability Company, Patricia A. Freudenberg, member
 My commission expires April 8, 2018.

Oliver E. Watts, Notary Public

In witness whereof, Tolerance LLC, a Colorado Limited Liability Company, has executed this instrument this _____ day of _____, 2017, A.D.

Oliver E. Watta, member, Tolerance LLC, a Colorado Limited Liability Company
 23 Friendship Lane
 Colorado Springs, CO 80904
 (719) 633-6456

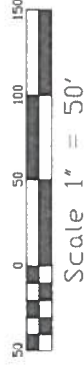
State of Colorado) SS
 County of El Paso)

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, A.D.
 By: Tolerance LLC, a Colorado Limited Liability Company, Anthony E. White, member
 My commission expires April 8, 2018.

Oliver E. Watta, Notary Public

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/her 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/her knowledge and belief.

Oliver E. Watta, Colorado P.E. no. 9953
 For and on behalf of Oliver E. Watta, Consulting Engineer, Inc.



LEGEND:

- SET YELLOW #9853 CAP ON #4 REBAR
- FOUND #4 REBAR
- FOUND 1/2" IRON ROD
- (10) SITE ADDRESS

Bearings are based on the Record Bearing of North (N00°00'00"E), for the west right-of-way line of Friendship Lane monumented on the south by a 1/2" iron rod and on the north by a bare #4 rebar, as shown on the Plat.

Units of measurement: US Survey Feet
 Title information was provided by the client as follows:
 Title Company: Stewart Title Guaranty Company
 File No: 01330-87518-C4
 Effective date: September 7, 2016 at 8:00AM
 This survey does not constitute a title search or opinion.

Notice: According to Colorado law you must commence any legal action based upon any defect in this Survey within three years of the date of first discovery, 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.

Floodplain Statement:
 This plat is not within the limits of the 100-year floodplain per FEMA Map Panel No. 08041076E 1, dated March 17, 1997.

The approval of this replat vacates all prior plats for the area described by this replat.

NOTE:
 1. Park access trail usage to conform to City Park Regulations

ESSEMENTS:
 As shown on the plat and all side lot lines are hereby platted with a five foot (5.00') easement for drainage and public utility purposes, and all rear lot lines are hereby platted with a seven foot (7.00') easement for drainage and public utility purposes, with the sole responsibility for maintenance being vested with the property owner. The easements shall be subject to those terms and conditions as specified in the instrument recorded as Record Number 212112548 of the records of El Paso County, Colorado. The easements or interests of record affecting any of the platted property depicted herein shall not be affected and shall remain in full force and effect.

Notice is hereby given:
 That the area included in the plat described herein, is subject to the code of the City of Colorado Springs, 2001, 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 have been installed as specified by the city of Colorado Springs. The undersigned hereby certifies that all required public improvements, 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, and have been placed on file with the City of Colorado Springs.

Approval:
 On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of the "Tolerance Trail Subdivision".

City Planning Director

City Engineer

City Clerk

State of Colorado
 County of El Paso

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ M. This _____ day of _____, 2017, A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, Colorado.

By: _____
 Deputy
 Fee: _____
 Drainage Fee: _____
 School Fee: _____
 Bridge Fee: _____
 Park Fee: _____

OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS 2-28-17 DEW 17-4970-03

APPROVED
 CITY OF COLORADO SPRINGS

AUG 01 2017

BY CITY PLANNING

Prepared by the office of:
 Oliver E. Watts, Consulting Engineer, Inc.
 614 Elmwood
 Colorado Springs, CO 80907
 (719) 593-0173
 Dilewatts@aol.com
 Celebrating 38 years in Business
 7-25-17 AR PFP 17-00246
 DEW 17-4970-03

FIGURE 1