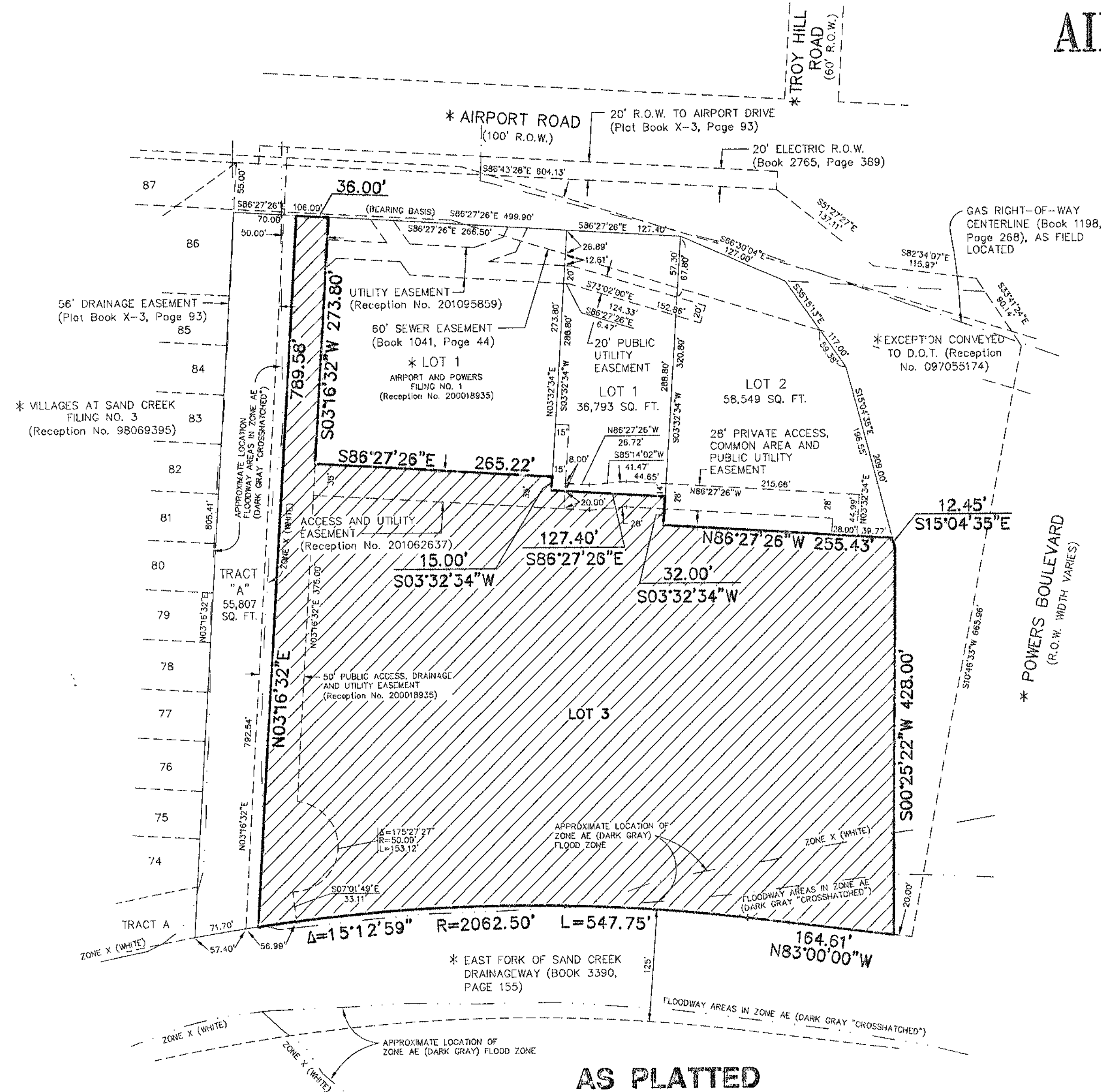


AIRPORT AND POWERS FILING NO. 3

A REPLAT OF LOT 3, "AIRPORT AND POWERS FILING NO. 2",
IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



KNOW ALL MEN BY THESE PRESENTS:

That COLORADO/NEW MEXICO LAND INVESTORS, L.P., a Delaware Limited Liability Partnership, being the owner of the following described tract of land, to wit:

A portion of the North One-Half of Section 24, Township 14 South, Range 66 West of the 6th P.M., in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Lot 3, AIRPORT AND POWERS FILING NO. 2 (Reception No. 202067425, El Paso County, Colorado records);

Containing 7.635 acres, more or less.

DEDICATION:

The above owner has caused said tract of land to be surveyed and replatted into lots and easements as shown on the accompanying plat. The undersigned does hereby dedicate, grant, and convey to the City of Colorado Springs those Public Easements as shown on the replat, and further restricts the use of all said Public Easements to the City of Colorado Springs and/or its assigns, provided however, that the sole right and authority to release or quit claim all or any such Public Easements shall remain exclusively vested in the City of Colorado Springs. This tract of land as herein replatted shall be known as AIRPORT AND POWERS FILING NO. 3, in the City of Colorado Springs, County of El Paso, State of Colorado.

IN WITNESS WHEREOF:

The aforementioned, COLORADO/NEW MEXICO LAND INVESTORS, L.P., a Delaware Limited Partnership, has executed this instrument this 7th day of December, 2006 A.D.

COLORADO/NEW MEXICO LAND INVESTORS, L.P., a Delaware Limited Partnership

By James E. Spittler, Jr.
James E. Spittler, Jr., Power of Attorney-Limited

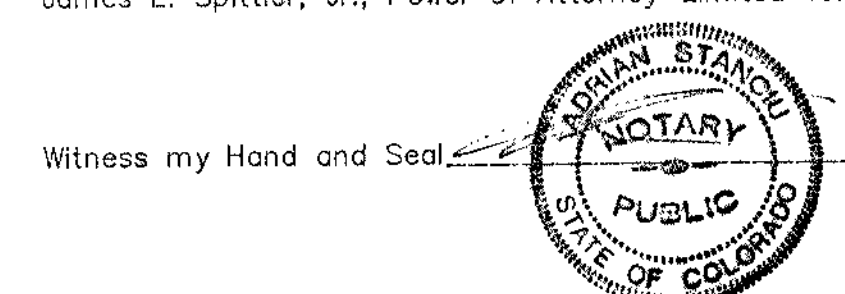
NOTARIAL:

STATE OF COLORADO, } SS

COUNTY OF EL PASO, }

The above and aforementioned was acknowledged before me this 7th day of DECEMBER, 2006 A.D., by

James E. Spittler, Jr., Power of Attorney-Limited for COLORADO/NEW MEXICO LAND INVESTORS, L.P., a Delaware Limited Partnership.



My Commission Expires 08/27/08

EASEMENTS:

Unless shown otherwise, both sides of all rear lot lines (opposite Airport Road) are hereby platted with a seven foot (7') easement for private access and drainage purposes and public utilities only, and both sides of all side lot lines (opposite Powers Boulevard) are hereby platted with a five foot (5') easement for private access and public utilities only, with the sole responsibility for maintenance being vested with the adjacent property owners.

NOTES:

- o - Indicates survey monument recovered as a #4 rebar with Surveyor's Cap, PLS #20681, except where noted otherwise.
• - Indicates recovered survey monument as noted.
- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by LAWYERS TITLE INSURANCE CORPORATION, Case No. 171555TR dated January 25, 2002 at 7:30 a.m.
- This property is subject to an Avigation Easement granted to the Colorado Springs Airport and is recorded with the El Paso County Clerk and Recorder under Reception No. 200013070.
- NOTICE: This property may be impacted by noise caused by aircraft operating into and out of the Colorado Springs Municipal Airport. The buyer should familiarize himself/herself with this potentiality and the ramifications thereof.
- * - Indicates not a part of this subdivision.
- The approval of this replat vacates all prior plats for the area described by this replat.
- Basis of Bearings: All bearings are relative to a portion of the Southerly right-of-way line of Airport Road, monumented as shown, and assumed to bear S86°27'26"E, a distance of 499.90 feet.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0753 F dated March 17, 1997, indicates the area in the vicinity of this parcel of land to be Zone X (white) (area determined to be out of the 500 year flood plain), and Zone AE (dark gray and dark gray "crosshatched") (special flood hazard areas inundated by 100-year flood) (base flood elevations determined).
- This property is subject to a Declaration of Covenants, Conditions and Restrictions recorded under Reception No. 202053531, El Paso County, Colorado records.
- There shall be no direct vehicular access to Powers Boulevard.
- (555) - Indicates property address. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- Unified Control Statement - All access driveways, drives, aiseways, maneuvering and parking areas, easements shall be for the common use and maintenance of all users, public or private, and owners of this development. Free and unimpeded vehicular and pedestrian movements shall be maintained and permitted across all property lines at all times regardless of future ownership or platting actions.

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, 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 and private 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 and private improvements have been placed on file with the City of Colorado Springs.

SURVEYOR'S CERTIFICATION:

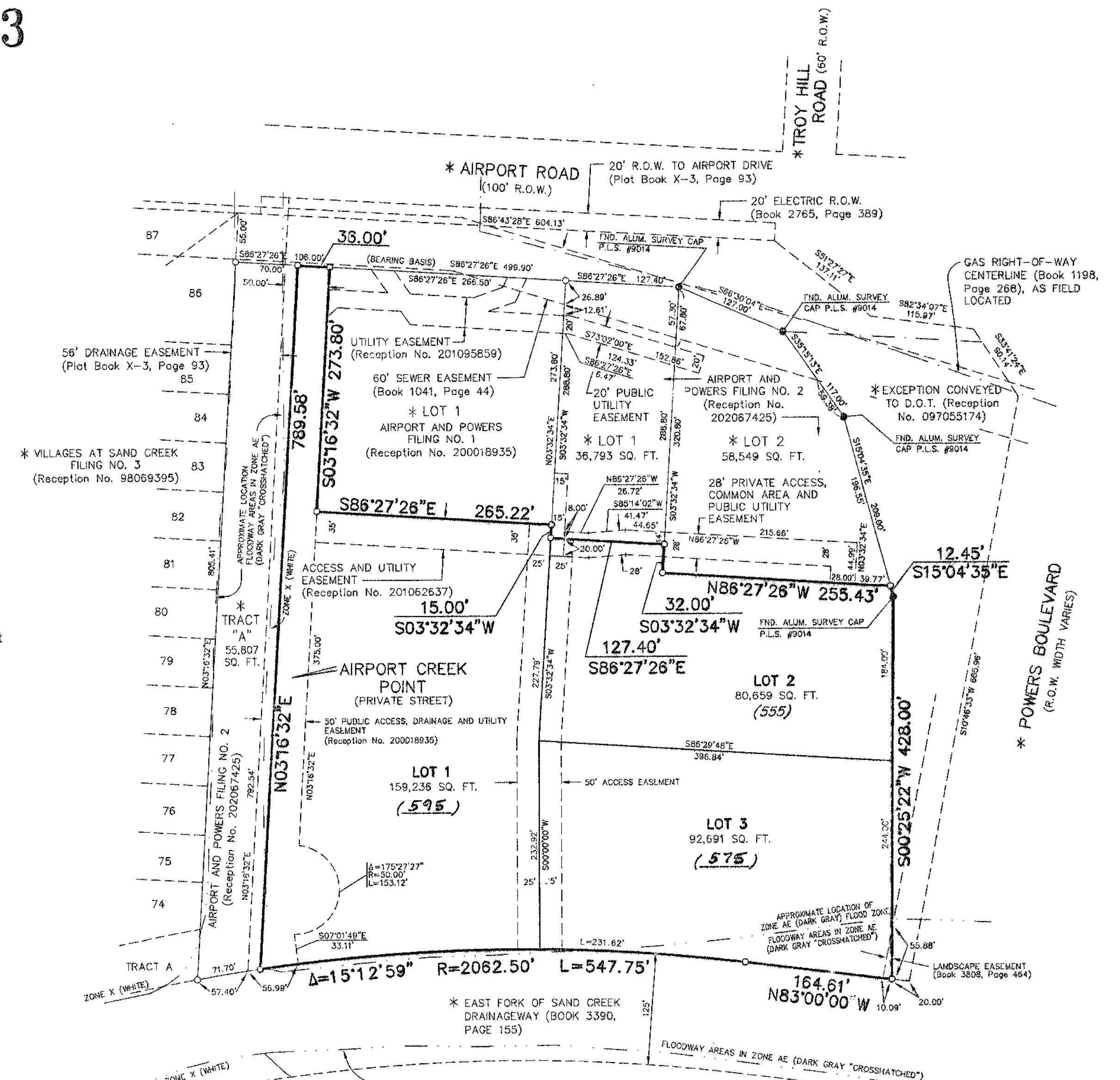
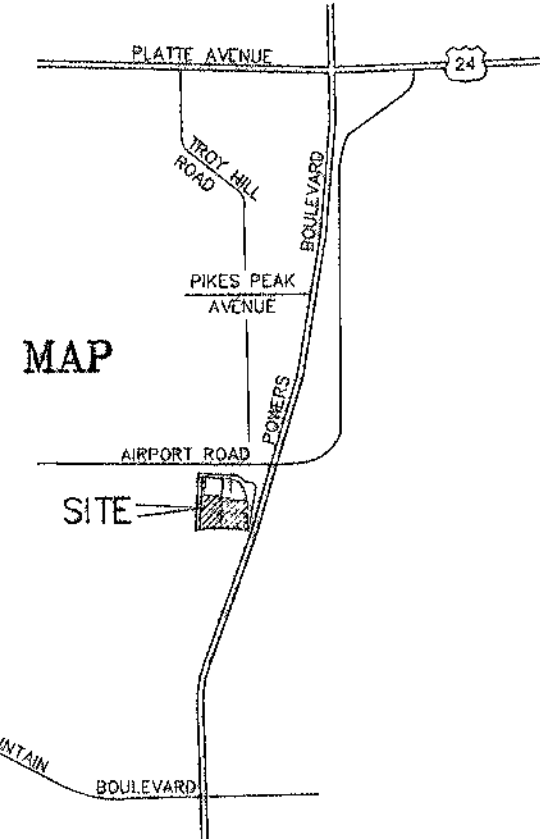
The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and accurately shows the described tract of land, and replat thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

David V. Hosteller
Colorado Professional Land Surveyor No. 20681



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.

VICINITY MAP



CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of AIRPORT AND POWERS FILING NO. 3

David V. Hosteller 12/18/06 Mark A. Smith 12/15/06
City Engineer Date Director of City Planning Date

Kathryn H. Lang 12/18/06
City Clerk Date



RECORDING:

STATE OF COLORADO, } SS
COUNTY OF EL PASO, }

I hereby certify that this instrument was filed for record in my office at 11:10 o'clock A.M.,

this 26 day of December, 2006 A.D., and is duly recorded under

Reception No. 206712-498 of the records of El Paso County, Colorado.

SURCHARGE: 1.00

FEE: 10.00

Robert C. Balink, RECORDER

By Robert C. Balink
Deputy

FEES:

Park Fee: N/A

School Fee: N/A

Drainage Fee: N/A

Bridge Fee: N/A

LDC, Inc.
PLANNING, SURVEYING, LAND SERVICES
2850 Serendipity Circle West
Colorado Springs, CO 80917
(719) 528-6133 FAX (719) 574-8117

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	CITY COMMENTS	RDG	08/07/08
2	DATA CLARIFICATION	RDG	09/09/08

FINAL PLAT			
AIRPORT AND POWERS FILING NO. 3			
PROJECT NO. 99083.4	Drawn By: LVZD	Date: 01/25/06	
	Checked By: DVH	Sheet: 1 of 1	