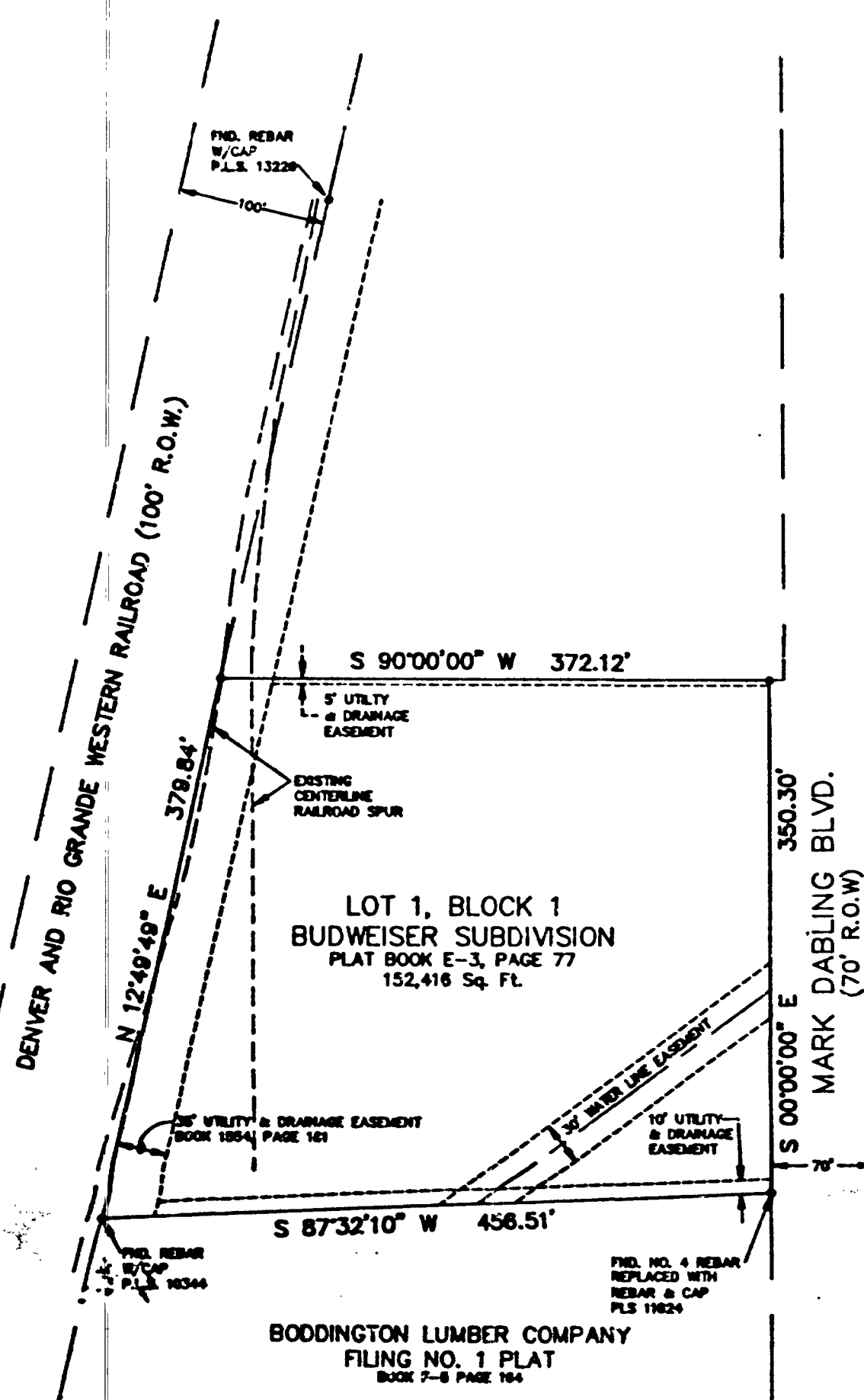


# BUDWEISER SUBDIVISION FILING NO. 2

A REPLAT OF LOT 1, BLOCK 1 BUDWEISER SUBDIVISION AND A PORTION OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6th P.M.  
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



AS PLATTED

## NOTES

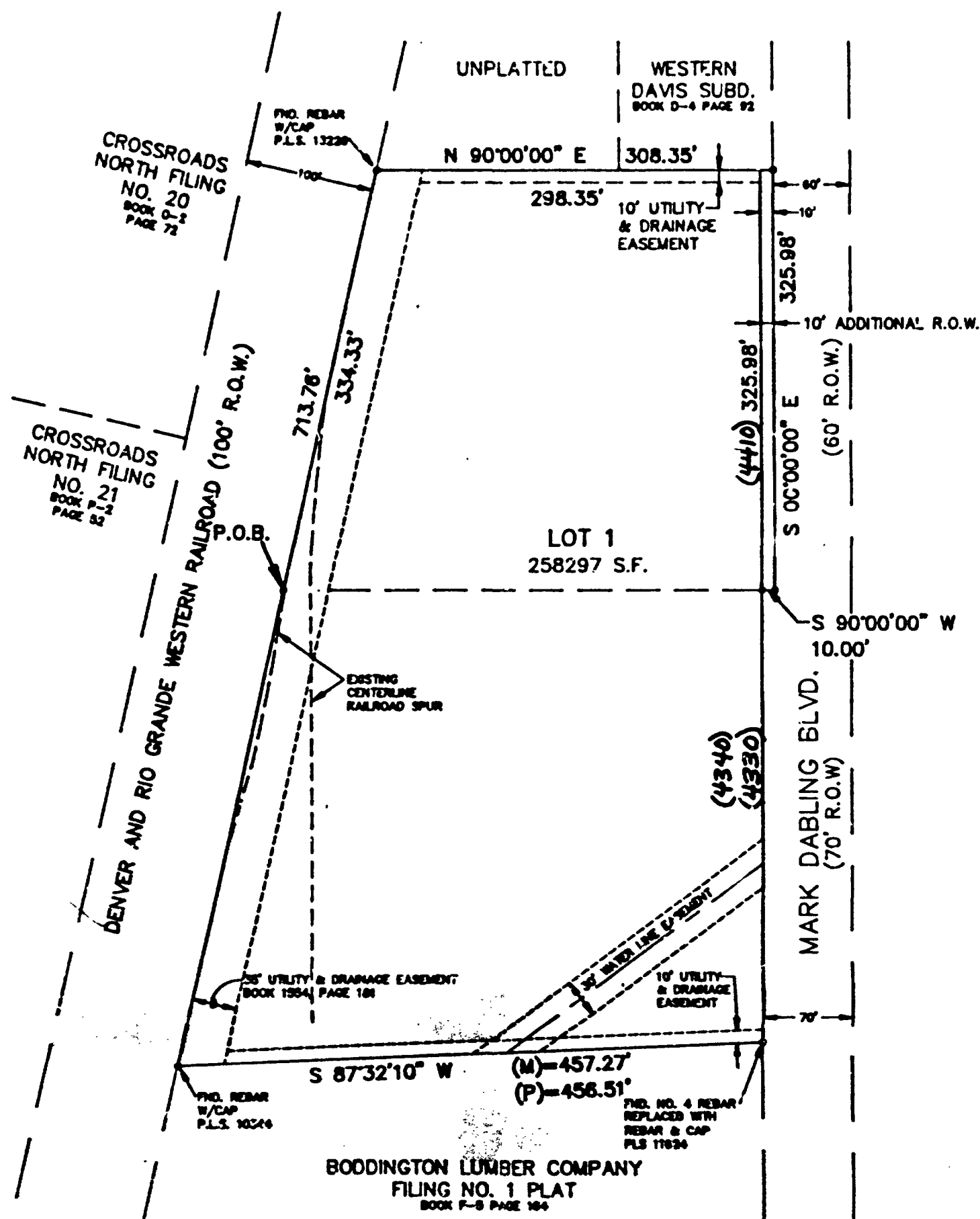
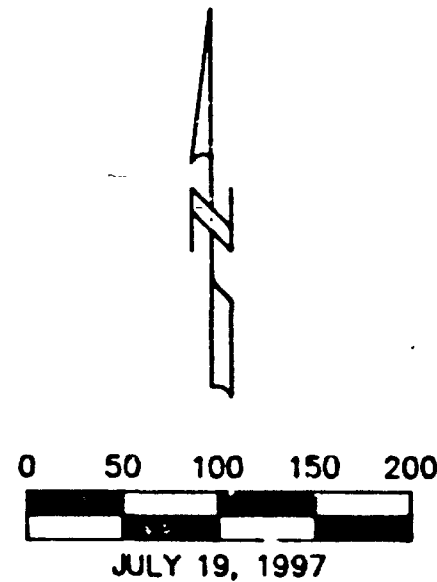
- ALL CORNERS SET ARE NO. 4 REBAR WITH SURVEYORS CAP L.S. NO. 11624, UNLESS OTHERWISE SHOWN.
- BEARINGS ARE RELATIVE TO THE EAST LINE OF LOT 1, BLOCK 1, ASSUMED AS S00°00'00"E.
- THIS SURVEY IS BASED ON TITLE COMMITMENT NO. 4412409 PREPARED BY TRANSAMERICA TITLE INSURANCE COMPANY AND DATED APRIL 19, 1982. AND THE RECORDED PLAT.
- UTILITY & DRAINAGE EASEMENTS AS SHOWN OF PLAT.
- THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
- APPROVAL OF THIS PLAN DOES NOT GRANT ANY VARIANCE TO THE ADOPTED SUBDIVISION POLICY MANUAL AND PUBLIC WORKS DESIGN MANUAL (14-4-6C).

## NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 1980 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.

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 COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.  
(C.R.S. 13-80-105)



AS REPLATTED

## KNOW ALL MEN BY THESE PRESENTS:

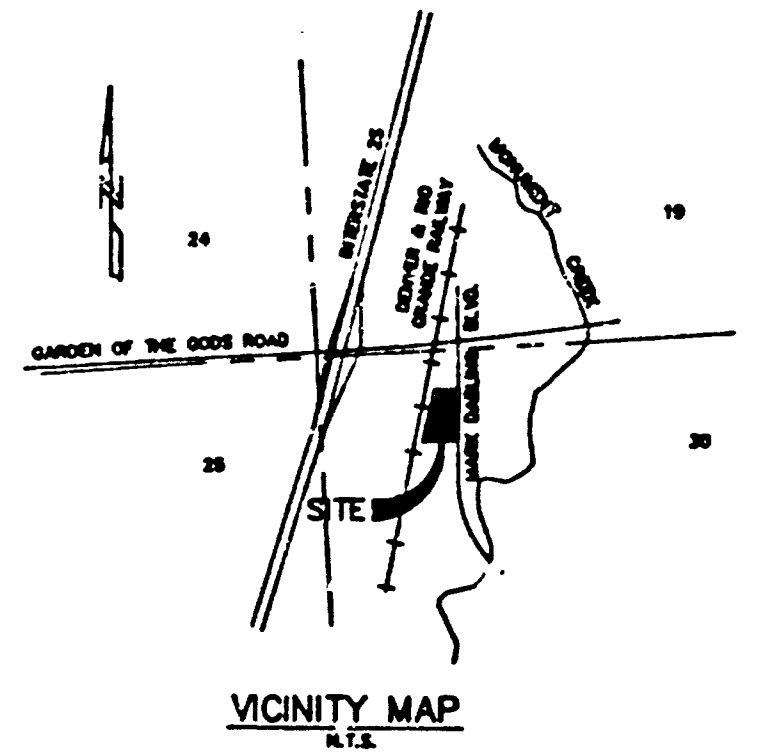
THAT TIARA CORP., A MISSISSIPPI CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

## TO WIT:

LOT 1, BLOCK 1, BUDWEISER SUBDIVISION, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AS RECORDED IN PLAT BOOK E-3 AT PAGE 77 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND A PORTION OF LAND IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF "BUDWEISER SUBDIVISION" AS RECORDED IN PLAT BOOK E-3 AT PAGE 77 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO ON THE EASTERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD; THENCE N12°49'49"E, 334.33 FEET; THENCE N90°00'00"E, 308.35 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CASCADE AVENUE, NOW KNOWN AS MARK DABLING BLVD.; THENCE S00°00'00"E ALONG SAID WESTERLY RIGHT-OF-WAY, 325.98 FEET TO THE NORTHERLY LINE OF AFORESAID "BUDWEISER SUBDIVISION"; THENCE S80°00'00"W ALONG SAID NORTHERLY LINE, 382.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.005 ACRES MORE OR LESS.

## DEDICATION:

THE ABOVE OWNERS HAVE CAUSED SAID TRACT OF LAND TO BE REPLATTED INTO A LOT, STREET AND EASEMENTS AS SHOWN ON THE REPLAT. THE UNDERSIGNED DO HEREBY GRANT UNTO THE CITY OF COLORADO SPRINGS THOSE EASEMENTS SHOWN ON THE REPLAT AND FURTHER RESTRICT THE USE OF ALL 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 EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS HEREIN REPLATTED SHALL BE KNOWN AS "BUDWEISER SUBDIVISION FILING NO. 2", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

PARK FEE: N/A comm. SCHOOL FEE: N/A comm.DRAINAGE FEE: PER ORG. SUR. BRIDGE FEE: PER ORG. SUR.

## IN WITNESS WHEREOF:

THE AFOREMENTIONED RICHARD WRIGHT, REGISTERED AGENT FOR TIARA CORP. HAVE EXECUTED THEIR PRESENTS THIS 30 DAY OF October 1997, A.D.

RICHARD WRIGHT, REGISTERED AGENT

STATE OF COLORADO: :SS

COUNTY OF EL PASO:

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF October, 1997, A.D., BY RICHARD WRIGHT, REGISTERED AGENT FOR TIARA CORP.

WITNESS MY HAND AND OFFICIAL SEAL: [Signature] NOTARY PUBLICMY COMMISSION EXPIRES: April 9, 2001

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING REPLAT OF:  
BUDWEISER SUBDIVISION FILING NO. 2

[Signature] 11/10/97  
CITY ENGINEER DATE  
[Signature] 11.3.97  
MANAGER OF DEVELOPMENT SERVICES DATE  
[Signature] 11/4/97  
CITY CLERK DATE

## CERTIFICATION:

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DOES HEREBY CERTIFY THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

[Signature]  
TOMMY L. KEITH, P.L.S.  
11624  
STATE OF COLORADO

STATE OF COLORADO: :SS

COUNTY OF EL PASO:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 11:37 O'CLOCK P.M. THIS 12 DAY OF November 1997, A.D. AND IS DULY RECORDED UNDER RECEPTION NO. 97132125 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

J. PATRICK KELLY, RECORDER

FEE: 10.00  
1.00 - SurveyBY: [Signature] DEPUTY

UNITED  
PLANNING  
ENGINEERING

4575 GALLEY ROAD SUITE 200  
COLORADO SPRINGS COLORADO  
(719) 597-8900 80915

97-0704 07-97 J.B.

BUDWEISER #2 (63300)