FINAL PLAT
SHOPS AT ARROWSWEST FILING NO. 1
A REPLAT OF LOTS 1 AND 2, OF RETAIL PLAZA AT ARROWS WEST FILING NO. 1 IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

KNOW ALL MEN BY THESE PRESENTS:

THAT GARDEN OF THE GODS 30, LLC A COLORADO LIMITED LIABILITY COMPANY AND GARDEN OF THE GODS–CONTADORA, LLC A CALIFORNIA LIMITED LIABILITY COMPANY BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

LOTS 1, AND 2 OF RETAIL PLAZA AT ARROWS WEST FILING NO. 1
(RECORDED UNDER RECEPTION NO. 201097043 OF THE RECORDS OF EL PASO COUNTY, COLORADO.)

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE REPLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THIS REPLAT. THE UNDERSIGNED DOES HEREBY GRANT UNTO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS 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 SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "SHOPS AT ARROWSWEST FILING NO. 1" IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

OWNER:

THE AFOREMENTIONED, GARDEN OF THE GODS 30, LLC
HAS EXECUTED THIS INSTRUMENT THIS
20 DAY OF September, 2002 A.D.

BY:
Heath A. Herber, Mgr

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF September, 2002, A.D. BY Heath A. Herber

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 10/13/06 Thomas I Baker
NOTARY PUBLIC

OWNER:

THE AFOREMENTIONED, GARDEN OF THE GODS–CONTADORA, LLC
HAS EXECUTED THIS INSTRUMENT THIS
20th DAY OF September, 2002 A.D.

BY:
Heath A Herber

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF September, 2002, A.D. BY Heath A. Herber

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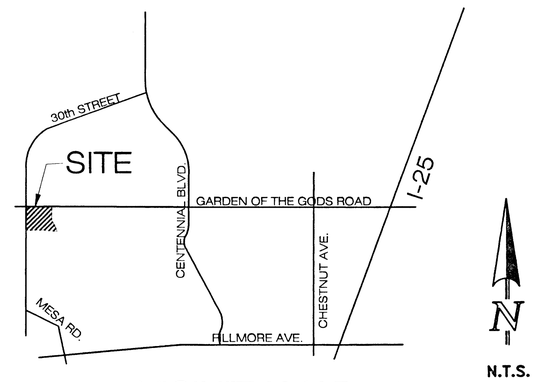


VICINITY MAP

N.T.S.

GENERAL NOTES:

1. THE DATE OF PREPARATION IS AUGUST 19, 2002
2. FLOODPLAIN STATEMENT:
   THIS SITE, SHOPS AT ARROWSWEST FILING NO. 1, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NO. 08041C0513F, EFFECTIVE DATE MARCH 17, 1997.
3. BASIS OF BEARINGS:
   THE NORTHWESTERLY LINE OF LOT 1, BLOCK 1 ARROWSWEST FILING NO. 7 RECORDED UNDER RECEPTION NO. 98122055 OF THE RECORDS OF SAID EL PASO COUNTY, SAID BEARING BEING S66°47'22"W, A DISTANCE OF 546.27 BEING MONUMENTED AT BOTH ENDS WITH A NO. 5 REBAR W/ALUMINUM CAPS STAMPED DB&CO. LS 22573
4. APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
5. NO DIRECT VEHICULAR TRAFFIC ALLOWED FROM ANY LOT TO GARDEN OF GODS ROAD OR 30TH STREET.
6. A COMMON ACCESS IS HEREBY GRANTED OVER EACH LOT WITHIN THIS SUBDIVISION. TO THE BENEFIT OF ALL LOTS WITHIN THIS SUBDIVISION. A COMMON PARKING EASEMENT (THE "NORTHERN EASEMENT") IS HEREBY GRANTED OVER AND ACROSS THOSE PORTIONS OF THE LOTS WITHIN THE SUBDIVISION THAT ARE SITUATED NORTH OF THE PUBLIC ACCESS EASEMENT BISECTING THE SUBDIVISION (THE" NORTHERN PROPERTY") SUCH NORTHERN EASEMENT BEING FOR THE BENEFIT OF THE NORTHERN PROPERTY. A SIMILAR COMMON PARKING EASEMENT (THE "SOUTHERN EASEMENT") IS HEREBY GRANTED OVER AND ACROSS THOSE PORTIONS OF THE LOTS WITHIN THE SUBDIVISION THAT ARE SITUATED SOUTH OF THE PUBLIC ACCESS EASEMENT (THE "SOUTHERN PROPERTY"), SUCH SOUTHERN EASEMENT BEING FOR THE BENEFIT OF THE SOUTHERN PROPERTY. THE FOREGOING NOTWITHSTANDING, THE NORTHERN EASEMENT SHALL NOT INURE TO THE BENEFIT OF THE SOUTHERN PROPERTY, AND THE SOUTHERN EASEMENT SHALL NOT INURE TO THE BENEFIT OF THE NORTHERN PROPERTY.

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.

EASEMENTS:

AS SHOWN ON PLAT

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS 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 KNOWLEDGE AND BELIEF.

Douglas P. Reinelt SEPT. 20, 2002
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR — DATE
COLORADO P.L.S. NO. 30119
FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC.

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.

CITY APPROVAL:

ON THE BEHALF OF THE CITY OF COLORADO SPRINGS,
THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "SHOPS AT ARROWSWEST FILING NO. 1".

CITY ENGINEER — DATE 9/27/02

MANAGER OF DEVELOPMENT SERVICES — DATE 9.25.02

CITY CLERK — DATE 9/25/02

CLERK AND RECORDER:

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 8:53 O'CLOCK A.M. THIS 11th DAY OF OCTOBER, 2002 A.D., AND DULY RECORDED UNDER RECEPTION NO. 202175409

RECORDER: ~~PATRICIA KELLY~~ Theresa A. Sholdt — BY: DEPUTY

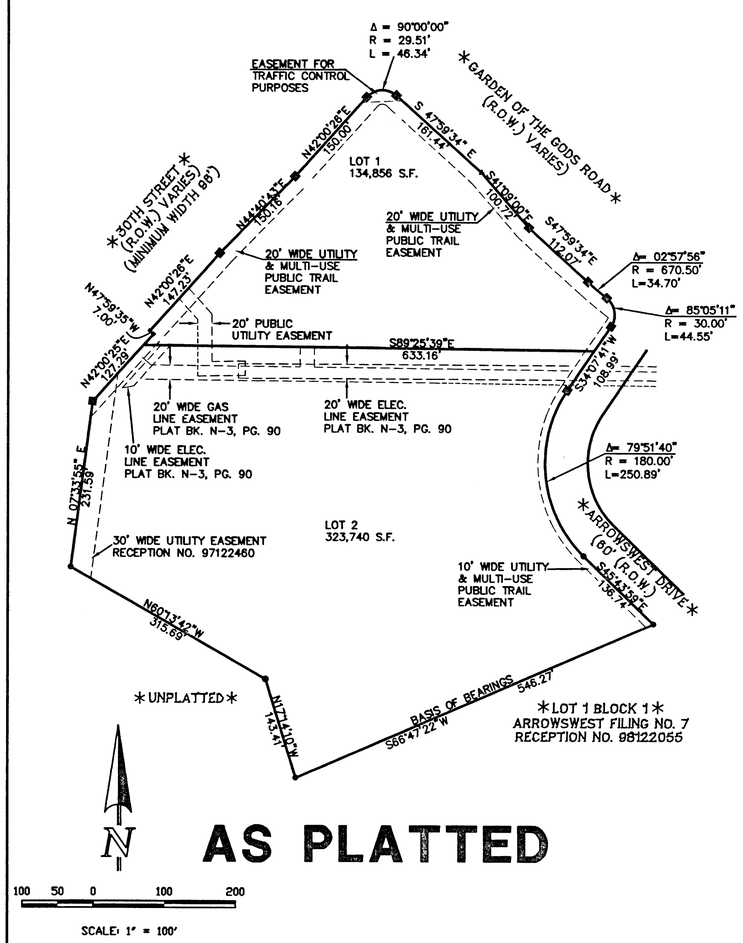
SCHOOL FEE: N/A
BRIDGE FEE: N/A
PARK FEE: N/A
DRAINAGE FEE: N/A

B

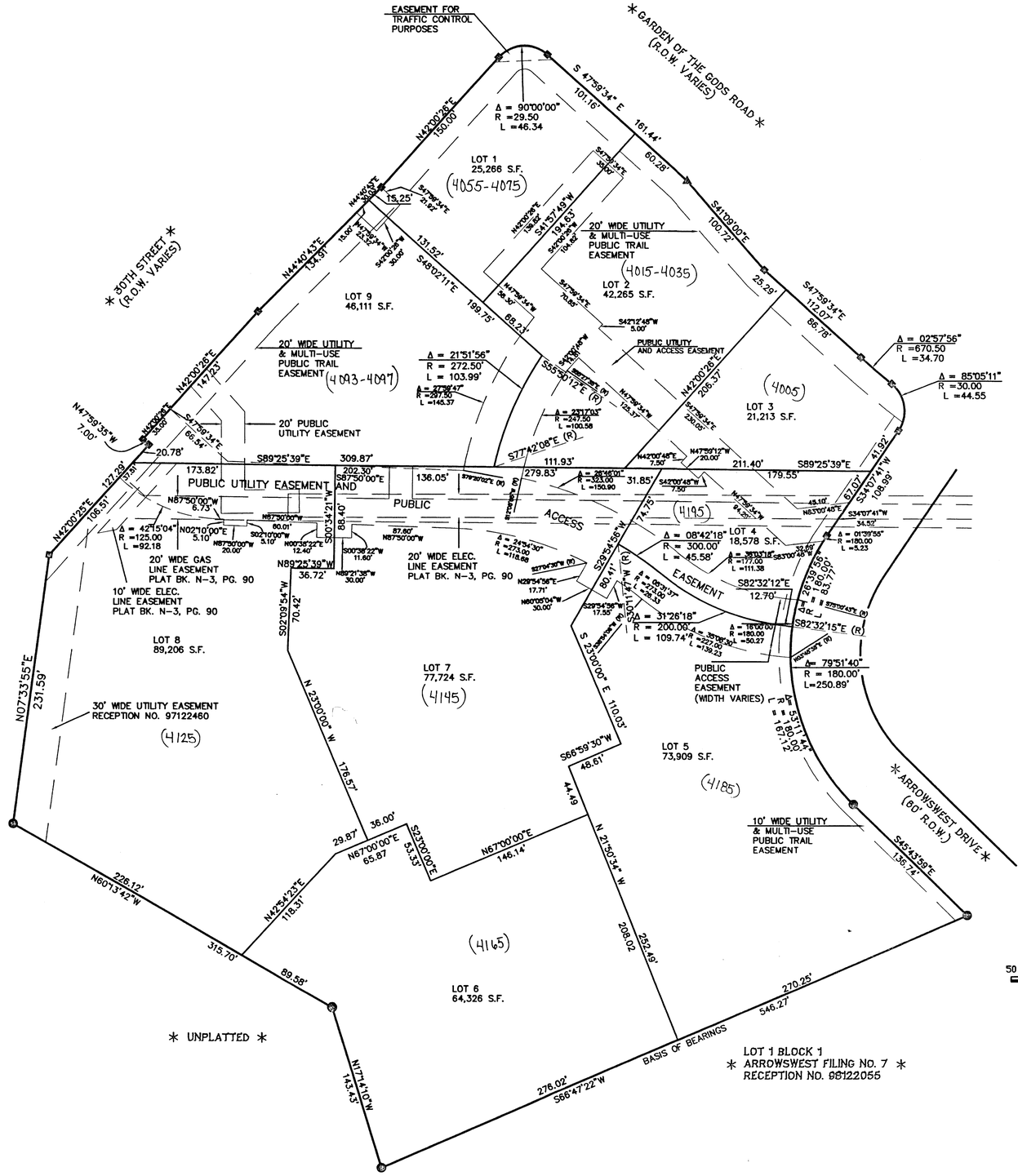
SHOPS AT ARROWSWEST
FILING NO. 1
2050.00
AUGUST 19, 2002
SHEET 1 OF 2

CLASSIC CONSULTING ENGINEERS & SURVEYORS
6385 Corporate Drive, Suite 304
Colorado Springs, Colorado 80919
(719)785-0790
(719)785-0799 (Fax)

SHOPS AT ARROWSWEST FILING NO. 1



AS PLATTED



AS REPLATTED

LEGEND

- * NOT PART OF THIS PLAT
- ■ RECOVERED NO. 4 REBAR W/YELLOW PLASTIC STAMPED LS 24964
- ▲ RECOVERED NAIL AND WASHER STAMPED LS 24964
- ● RECOVERED NO. 5 REBAR W/ALUMINUM CAP STAMPED D&B LS 22573

SHOPS AT ARROWSWEST
FILING NO. 1
2050.00
AUGUST 19, 2002
SHEET 2 OF 2

CLASSIC CONSULTING ENGINEERS & SURVEYORS
6385 Corporate Drive, Suite 304
Colorado Springs, Colorado 80919
(719)785-0790
(719)785-0799 (Fax)

162.83

TW