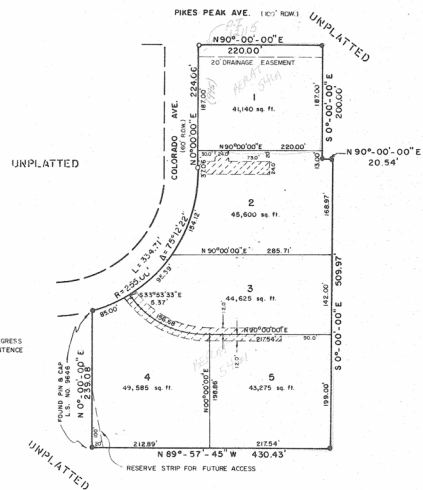
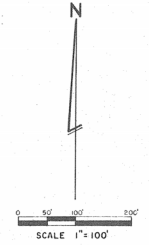
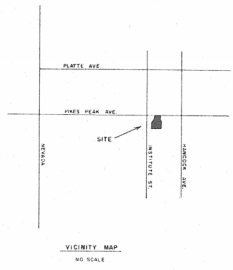


# A REPLAT OF LOT 1 OF CENTERPOINT MEDICAL PLAZA FILING NO. 1 IN THE CITY OF COLORADO SPRINGS

BERGE - BREWER & ASSOCIATES, INC.  
ENGINEERS & SURVEYORS

JUNE 13, 1984



● FOUND PIN  
○ SET PIN (NO. 5 BEAR WITH SURVEYOR'S CAP NO. 9646)

INDICATES COMMON IMPROVEMENTS EASEMENT FOR LOTS 1-5, MAINTENANCE BEING IN SAID LOTS.

NOTE: There shall be common parking for Lots 1 thru 5.  
There shall be through access for Lots 1 thru 5 per recorded covenants.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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 declaration shown hereon. (13-60-127.3)

KNOW ALL MEN BY THESE PRESENTS:

That St. Francis Healthcare Systems of Colorado Springs, Leonard A. Farr, Secretary being the owner of the following tract of land to wit: Lot 1 of Centerpoint Medical Plaza Filing No. 1 as recorded in Plat Book U-3 at Page 115 of the records of El Paso County, Colorado, containing 5.148 Acres, more or less.

DEDICATION:

The above party in interest has caused said tract of land to be replatted into Lots and Easements as shown on the plat. The undersigned does hereby grant unto the City of Colorado Springs those easements shown on the plat 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 "disclaim" all or any such easements shall remain exclusively vested in the City of Colorado Springs. This tract of land as replatted herein shall be known as "A Replat of Lot 1, of Centerpoint Medical Plaza Filing No. 1" in the City of Colorado Springs, El Paso County, Colorado.

IN WITNESS WHEREOF:

The aforementioned St. Francis Healthcare Systems of Colorado Springs, Leonard A. Farr, Secretary, being the owner has executed its presents this 13<sup>th</sup> day of June, 1984, A.D.

*Leonard A. Farr*  
Leonard A. Farr

STATE OF COLORADO  
COUNTY OF EL PASO

The above and aforementioned instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1984, A.D., by Leonard A. Farr, as Secretary of St. Francis Healthcare Systems of Colorado Springs.

My Commission Expires: \_\_\_\_\_  
NOTARY PUBLIC  
ADDRESS

The undersigned Registered Land Surveyor of the State of Colorado does hereby state that the accompanying replat has been prepared in accordance with Title 38 of the Colorado Revised Statute, 1973 as amended, and that said replat does accurately show the described tract of land and the Subdivision thereof to the best of his knowledge and belief.

*Peter M. Berge*  
Registered Land Surveyor-State of Colorado No. 9646

The undersigned hereby approve for filing the accompanying plat of "A Replat of Lot 1 of Centerpoint Medical Plaza Filing No. 1" in the City of Colorado Springs, El Paso County, Colorado.

Planning Director  
*[Signature]*  
Date

Director of Public Works  
*[Signature]* 9/10/84  
Date

KNOW ALL MEN BY THESE PRESENTS:

That the City Council of the City of Colorado Springs, Colorado authorized the replatting of the above described tract of land as set forth in this plat at a meeting of said City Council held on the 11<sup>th</sup> day of September, 1984, A.D., and at the same time authorized the undersigned to acknowledge the same which is done accordingly on behalf of the City of Colorado Springs, this 13<sup>th</sup> day of September, 1984, A.D.

ATTEST:  
*[Signature]*  
City Clerk

CITY COUNCIL OF THE CITY OF COLORADO SPRINGS  
By: *[Signature]*  
Mayor

STATE OF COLORADO  
COUNTY OF EL PASO

I hereby certify that this instrument was filed for record in my office at 1:30 O'Clock P.M. this 13 day of September, 1984, A.D. and duly recorded in Plat Book U-3 at Page 115.

ARDIS W. SCHMITT, RECORDER  
By: *[Signature]*  
Deputy

No building permits shall be issued for building sites within this replat until all required fees have been paid and all required public improvements and utilities have been installed as specified by the City of Colorado Springs, or, alternately, until acceptable assurances, including but not limited to letters of credit, cash, construction bonds, or combinations thereof, guaranteeing the payment of all fees and the completion of all required public improvements and utilities have been placed on file with the City of Colorado Springs. All streets, alleys and easements shown on this replat for access purposes are excepted from this provision.

NOTICE IS HEREBY GIVEN: That the area included in the replat described herein is subject to the code of the City of Colorado Springs. The approval of this replat vacates all prior plats for the area described by this replat.

Utility Easements as required will be granted at time of construction.

DRAINAGE FEES: N.A. Sank's Run - 80  
PARK FEES: N.A. Commware - 60

BRIDGE FEES: N.A. Sank's Run - 80  
SCHOOL FEES: N.A. Commware - 60

RECEPTION NO. 1162966

FEES: 410.00

3300

6600 9 24 1205