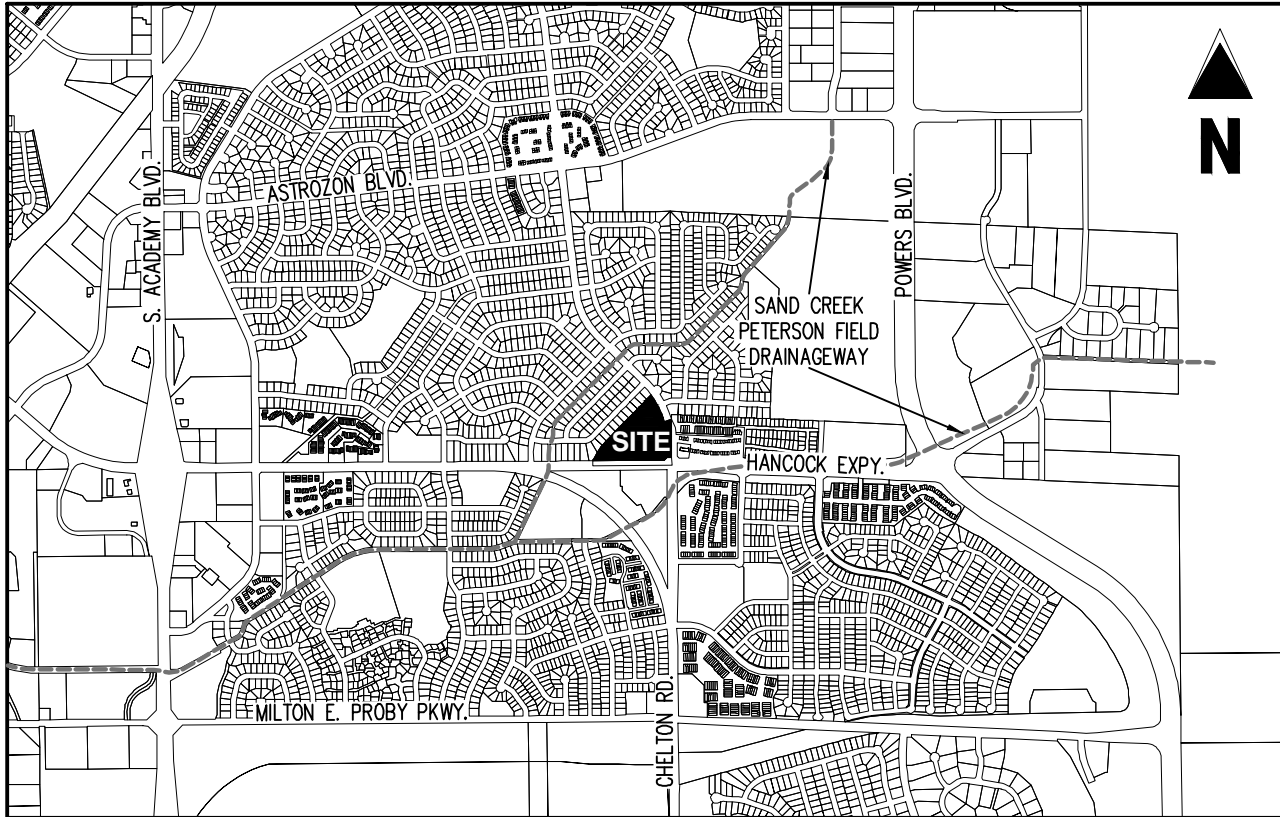


DAKOTA CROSSING

LOCATED IN THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

VICINITY MAP

1" = 2000'



BE IT KNOWN BY THESE PRESENTS:

THAT CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

DESCRIPTION:

A PARCEL OF LAND AS DESCRIBED BY DEED RECORDED UNDER RECEPTION NO. 220084891 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND FURTHER BEING SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 2, SOUTHBOROUGH SUBDIVISION NO. 9, RECORDED IN PLAT BOOK J-3, PAGE 29 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE CONTINUING WITH THE SOUTHEASTERLY LINE OF SAID SOUTHBOROUGH SUBDIVISION NO. 9 THE FOLLOWING TWO COURSES;

N 30°12'51" E, A DISTANCE OF 174.76 FEET;

N 43°58'03" E, A DISTANCE OF 747.48 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CHELTON ROAD, AS DESCRIBED IN SAID SOUTHBOROUGH SUBDIVISION NO.9;

THENCE 312.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, COINCIDENT WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, BEING CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 19°40'03", A RADIUS OF 910 FEET, AND CHORD BEARING AND DISTANCE OF S 26°29'36" E, 310.84 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED BY DEED RECORDED UNDER RECEPTION NO. 096159235 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE CONTINUING WITH THE WEST LINE OF SAID PARCEL DESCRIBED UNDER RECEPTION NO. 096159235 THE FOLLOWING TWO COURSES;

S 10°35'14" E, A DISTANCE OF 262.20 FEET;

S 00°19'15" E, A DISTANCE OF 117.81 FEET TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND AS DESCRIBED BY DEED RECORDED UNDER RECEPTION NO. 222050270 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE CONTINUING WITH THE NORTH LINE OF SAID PARCEL DESCRIBED UNDER RECEPTION NO. 222050270 THE FOLLOWING THREE COURSES;

S 89°40'45" W, A DISTANCE OF 20.00 FEET;

S 45°51'20" W, A DISTANCE OF 43.44 FEET;

S 89°37'22" W, A DISTANCE OF 743.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL OF 7.211 ACRES, MORE OR LESS.

DEDICATION STATEMENT:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, TRACTS, EASEMENTS, AND PUBLIC RIGHT OF WAY AS SHOWN ON THIS PLAT. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "DAKOTA CROSSING", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC STREETS AND PUBLIC EASEMENTS AS SHOWN 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 VACATE, RELEASE, OR QUITCLAIM ALL OR ANY DEDICATED PUBLIC STREETS AND PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS.

ALL PUBLIC STREETS OR ADDITIONAL PUBLIC RIGHT OF WAY ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE.

OWNER:

THE AFOREMENTIONED, CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT

THIS _____ DAY OF _____, 20____, A.D.

BY JAMES BYERS, VP OF COMMUNITY DEVELOPMENT, CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

JAMES BYERS

NOTARY

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, _____, A.D.

BY JAMES BYERS AS VP OF COMMUNITY DEVELOPMENT, CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LIENHOLDER:

_____ HAS EXECUTED THIS INSTRUMENT

THIS _____ DAY OF _____, 20____, A.D.

BY _____

AS _____ OF _____
FOR THE PURPOSE OF JOINING AND CONSENTING TO THE DEDICATION.

NOTARY

STATE OF _____)
) ss
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, _____, A.D.

BY [SIGNER NAME PRINTED]

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

TRACT TABLE				
TRACT	AREA (SQ. FT.)	AREA (ACRES)	USE	OWNERSHIP & MAINTENANCE
TRACT A	63,854	1.466	PRIVATE DRIVES	DAKOTA CROSSING HOMEOWNERS ASSOCIATION
TRACT B	47,384	1.088	OPEN SPACE, DRAINAGE, PRIVATE ACCESS, PUBLIC UTILITIES	DAKOTA CROSSING HOMEOWNERS ASSOCIATION
TRACT C	5,198	0.119	OPEN SPACE, PUBLIC UTILITIES	DAKOTA CROSSING HOMEOWNERS ASSOCIATION
TRACT D	17,870	0.410	OPEN SPACE, PUBLIC UTILITIES	DAKOTA CROSSING HOMEOWNERS ASSOCIATION
TRACT E	18,362	0.422	OPEN SPACE, PUBLIC UTILITIES, DRAINAGE	DAKOTA CROSSING HOMEOWNERS ASSOCIATION
TRACT F	994	0.023	OPEN SPACE, PUBLIC UTILITIES, DRAINAGE	DAKOTA CROSSING HOMEOWNERS ASSOCIATION

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 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 IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

EASEMENTS:

EASEMENTS ARE AS SHOWN WITH THE FULL RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.

ALL UTILITY EASEMENTS THAT ARE DEDICATED HEREIN FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT OF RECORD AT RECEPTION NUMBER 224026331 OF THE RECORDS OF EL PASO COUNTY COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

PLAT NOTES:

- THE DATE OF PREPARATION IS: 02/13/2025.
- BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE EAST LINE OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 66 WEST, BEARS S00°19'15"E, MONUMENTED BY THE NORTHEAST CORNER OF SAID SECTION 35, BEING A 2-1/2" ALUMINUM CAP STAMPED "PLS 4842 2003" 6" BELOW SURFACE, AND MONUMENTED BY A 6 FOOT WITNESS CORNER TO THE SOUTHEAST CORNER OF SAID SECTION 35, BEING A 3-1/2" ALUMINUM CAP STAMPED "W.C. 6.00" PLS 24313".
- FLOODPLAIN STATEMENT: FEMA FLOOD INSURANCE RATE MAP (FIRM), NO. 08041C0761G, HAVING A REVISION DATE OF DECEMBER 7, 2018, INDICATES PORTIONS OF THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X, "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD". THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, GALLOWAY & COMPANY, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL COMMERCIAL TITLE SERVICES, COMMITMENT NO. SC55115932-3, WITH A COMMITMENT DATE OF MARCH 27, 2024 AT 5:00 PM.
- ALL DISTANCES SHOWN ON THIS MAP ARE U.S. SURVEY FEET.
- PRIVATE EASEMENTS CANNOT BE CREATED BY PLAT BUT SHALL BE CREATED THROUGH SEPARATE INSTRUMENT.
- ALL MONUMENTS FOUND ARE FLUSH WITH SURFACE UNLESS OTHERWISE NOTED.
- THIS SUBDIVISON IS SUBJECT TO AN AVIGATION EASEMENT RECORDED IN BOOK 2583, PAGE 774.
- ALL PRIVATE DRIVES (WAYA RIDGE HEIGHTS, KAYA POINT, DAKOTA BREEZE VIEW, PAINTED SKY VIEW, AND NAMBE GROVE) ARE PRIVATELY OWNED AND MAINTAINED BY DAKOTA CROSSING HOMEOWNER'S ASSOCIATION.
- COVENANTS FOR DAKOTA CROSSING HOMEOWNER'S ASSOCIATION RECORDED AT RECEPTION NUMBER _____

SURVEYORS STATEMENT

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 THEREON, 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.

BRIAN J. DENNIS _____ DATE _____
COLORADO PLS NO. 38069

FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

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 BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT, DAKOTA CROSSING, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO.

CITY PLANNING DIRECTOR _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY CLERK _____ DATE _____

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

_____ O' CLOCK _____M., THIS _____ DAY OF _____, 20____ A.D.,

AND IS DULY RECORDED AT RECEPTION NO. _____
OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

FEE:

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

CITY FILE NO.: SUBD-25-0025

Galloway

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com



DAKOTA CROSSING

LOCATED IN THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

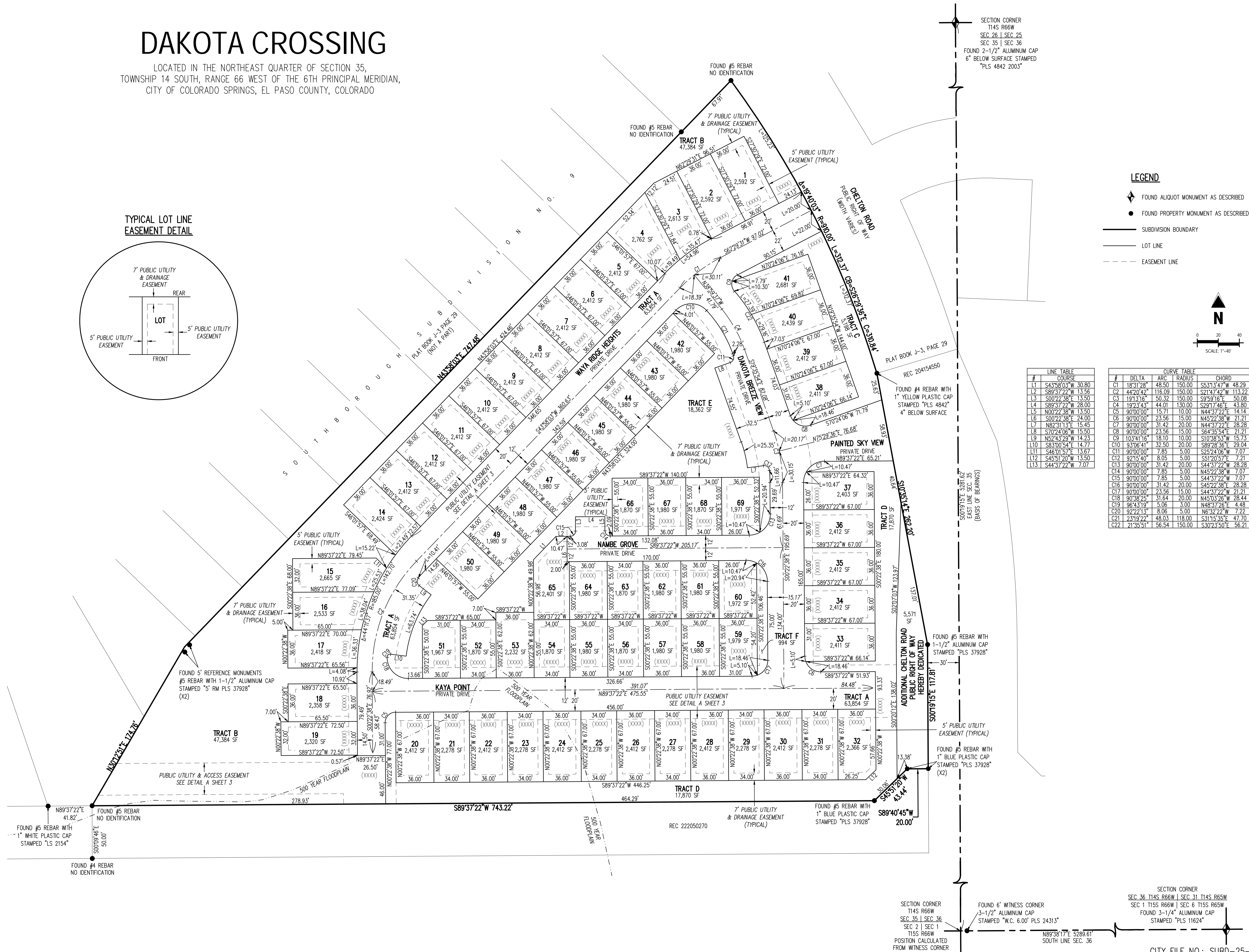
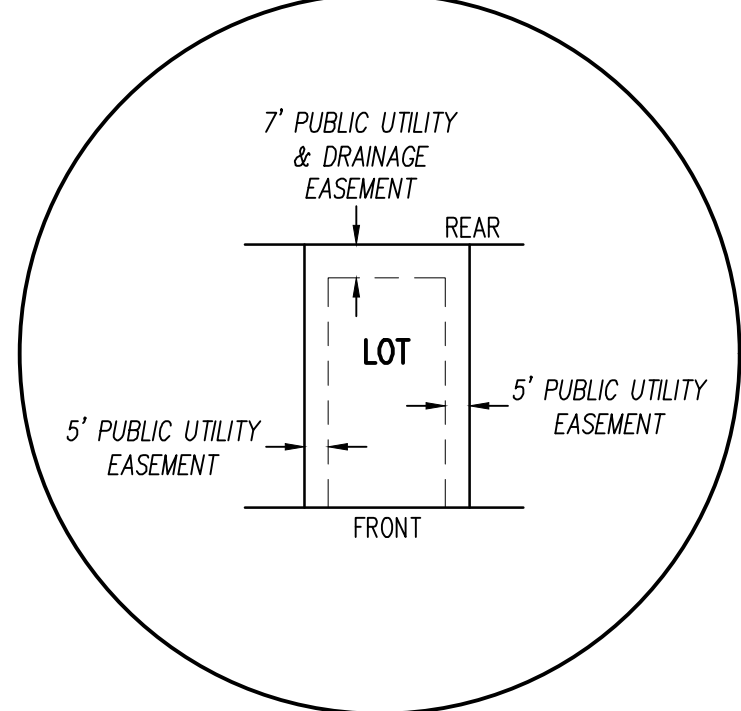
#	Date	Issue / Description	Init.
1	03/28/25	REMOVED PRIVATE ESMITS.	EMV
2	04/25/25	UPDATED NOTES	EMV
3	07/16/25	ADDED ADDRESS LABELS	EMV
4	08/08/25	REVISED NOTES	EMV
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Project No.:	SLV0000014.10
Drawn By:	EMV
Checked By:	BJD
Date:	02/13/2025

DAKOTA CROSSING

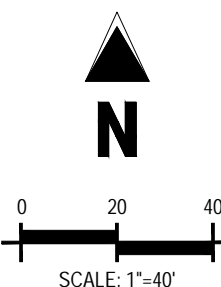
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CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

TYPICAL LOT LINE
EASEMENT DETAIL



LEGEND

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND PROPERTY MONUMENT AS DESCRIBED
- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT LINE



#	COURSE
L1	S43°58'03\"W 30.80
L2	S89°37'22\"W 13.56
L3	S00°22'38\"E 13.50
L4	S89°37'22\"W 28.00
L5	N00°22'38\"W 13.50
L6	S00°22'38\"E 24.00
L7	N82°31'13\"E 15.45
L8	S70°24'06\"W 15.50
L9	N52°43'29\"W 14.23
L10	S83°00'54\"E 14.77
L11	S46°01'57\"E 13.67
L12	S45°51'20\"W 13.50
L13	S44°37'22\"W 7.07

#	DELTA	ARC	RADIUS	CHORD
C1	18°31'28\"	48.50	150.00	S53°13'47\"E 48.29
C2	44°20'42\"	116.09	150.00	S21°47'42\"W 113.22
C3	191°31'16\"	50.32	150.00	S9°58'16\"E 50.08
C4	19°23'43\"	44.01	130.00	S28°17'46\"E 43.80
C5	90°00'00\"	15.71	10.00	N44°37'22\"E 14.14
C6	90°00'00\"	23.56	15.00	N45°22'38\"E 21.21
C7	90°00'00\"	31.42	20.00	N44°37'22\"E 28.28
C8	90°00'00\"	23.56	15.00	S64°35'54\"E 21.21
C9	103°41'16\"	18.10	10.00	S10°38'53\"W 15.73
C10	93°06'41\"	32.50	20.00	S89°28'36\"E 29.04
C11	90°00'00\"	7.85	5.00	S23°24'08\"W 7.07
C12	92°15'40\"	8.05	5.00	S31°20'57\"E 7.21
C13	90°00'00\"	31.42	20.00	S44°37'22\"W 28.28
C14	90°00'00\"	7.85	5.00	N45°22'38\"W 7.07
C15	90°00'00\"	7.85	5.00	S44°37'22\"W 7.07
C16	90°00'00\"	31.42	20.00	S45°22'38\"E 28.28
C17	90°00'00\"	23.56	15.00	S44°37'22\"W 21.21
C18	90°38'25\"	31.64	20.00	N45°03'28\"W 28.44
C19	96°43'19\"	5.06	3.00	N48°37'26\"E 4.48
C20	92°22'13\"	8.06	5.00	N6°32'22\"W 7.22
C21	23°19'22\"	48.03	118.00	S31°15'35\"E 47.70
C22	21°35'51\"	56.54	150.00	S30°23'50\"E 56.21



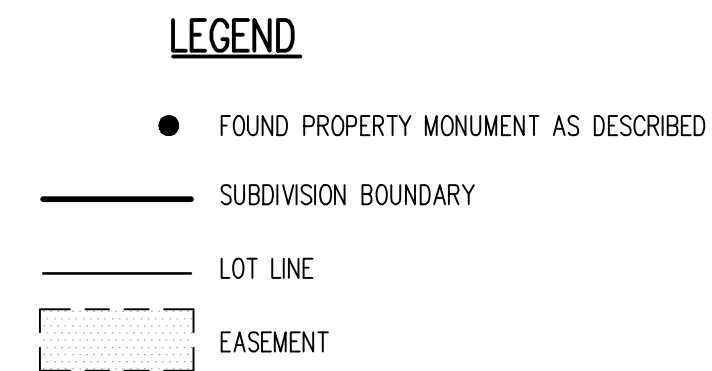
DAKOTA CROSSING

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Project No.	SLV000014.10
Drawn By:	EMV
Checked By:	BJD
Date:	02/13/2025

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[illegible]

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