

MARKETPLACE AT INTERQUEST FILING NO. 27

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT BYERLY PROPERTIES NO. 4, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WESTERLY BOUNDARY OF TRACT A AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 4, RECORDED UNDER RECEPTION NO. 209712975, BEING MONUMENTED AT THE NORTHERLY END BY A NO.5 REBAR 0.5' BELOW GROUND AND AT THE SOUTHERLY END BY A 1-1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" 0.1' BELOW GROUND, IS ASSUMED TO BEAR N00°15'10"W, A DISTANCE OF 318.80 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF TRACT A AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 4, RECORDED UNDER RECEPTION NO. 209712975, EL PASO COUNTY, COLORADO SAID POINT BEING ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF BEGINNING.

THENCE S89°55'56"W, ON SAID PARALLEL LINE, A DISTANCE OF 370.72 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE UNITED STATES AIR FORCE ACADEMY AS RECORDED IN O-2 AT PAGE 84 SAID POINT BEING ALSO ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20;

THENCE N00°15'03"W, ON SAID WEST LINE, A DISTANCE OF 653.95 FEET TO THE SOUTHERLY BOUNDARY OF LOT 2 AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 5 RECORDED UNDER RECEPTION NO. 209712984;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID LOT 2 THE FOLLOWING THREE (3) COURSES:

1. N89°58'27"E, A DISTANCE OF 30.00 FEET;
2. S00°15'10"E, A DISTANCE OF 14.46 FEET;
3. N89°55'20"E, A DISTANCE OF 340.70 FEET TO THE WESTERLY BOUNDARY OF LOT 1 AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 20 RECORDED UNDER RECEPTION NO. 220714470;

THENCE S00°15'10"E, ON THE WESTERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 320.73 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT A; CONTINUING S00°15'10"E, ON THE WESTERLY BOUNDARY OF SAID TRACT A, A DISTANCE OF 318.80 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5.452 ACRES

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

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE 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 SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "MARKETPLACE AT INTERQUEST FILING NO. 27", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

OWNER:

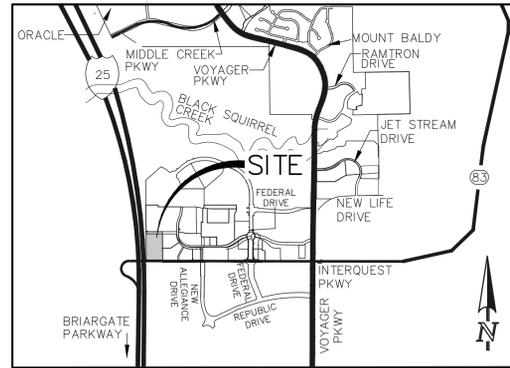
THE AFOREMENTIONED, BYERLY PROPERTIES NO. 4, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20____, A.D. BY WILLIAM BYERLY AS MANAGER OF BYERLY PROPERTIES NO. 4, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO }
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY WILLIAM BYERLY AS MANAGER OF BYERLY PROPERTIES NO. 4, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



VICINITY MAP
N.T.S.

GENERAL NOTES:

1. THE DATE OF PREPARATION IS MAY 15, 2023.
2. FLOODPLAIN STATEMENT:
THIS SITE, MARKETPLACE AT INTERQUEST FILING NO. 27, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 08041C0506G, EFFECTIVE DECEMBER 7, 2018. (ZONE X)
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
4. THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
5. NOTE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
6. THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO AN AVIGATION EASEMENT TO THE UNITED STATES AIR FORCE ACADEMY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.
7. ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 212112548 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.
8. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON TITLE COMMITMENT, ORDER NUMBER RND55111771 PREPARED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE APRIL 17, 2023 AT 5:00 P.M.
9. THIS PROPERTY IS SUBJECT TO THAT CERTAIN EASEMENT 1 ROD IN WIDTH FOR BURIED FACILITIES IN THE SW 1/4 OF THE NW 1/4 OF SECTION 20 ENCOMPASSING PHYSICAL CABLES IN AN UNDISCLOSED LOCATION, BLANKET IN NATURE AS SET FORTH IN AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT RECORDED MAY 15, 1981 IN BOOK 1296 AT PAGE 608. NOT ABLE TO BE PLOTTED.
10. THIS PROPERTY IS INCLUDED IN THE SOUTHEASTERN COLORADO WATER CONSERVANCY DISTRICT RECORDED FEBRUARY 16, 2018 UNDER RECEPTION NO. 21818555.
11. TRACT A IS FOR PRIVATE STORMWATER, PRIVATE UTILITIES, ACCESS AND SHARED USE FOR LOTS 1 AND 2. TO BE OWNED AND MAINTAINED BY OWNERS OF RECORD OF LOT 1 AND LOT 2 AND/OR THEIR ASSIGNS.

EASEMENTS:

AS SHOWN, WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.

SURVEYOR'S 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 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.

ROBERT L. MEADOWS, JR., PROFESSIONAL LAND SURVEYOR _____ DATE _____
COLORADO P.L.S. NO. 34977
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 BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "MARKETPLACE AT INTERQUEST FILING NO. 27".

CITY PLANNING DIRECTOR _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY CLERK _____ DATE _____

CLERK AND RECORDER:

STATE OF COLORADO)
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: _____

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

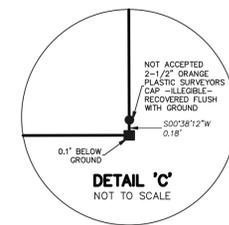
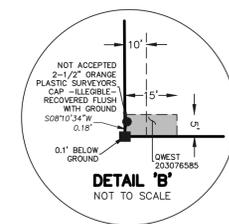
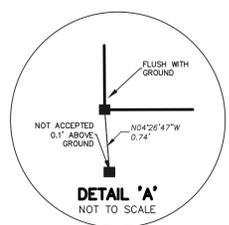
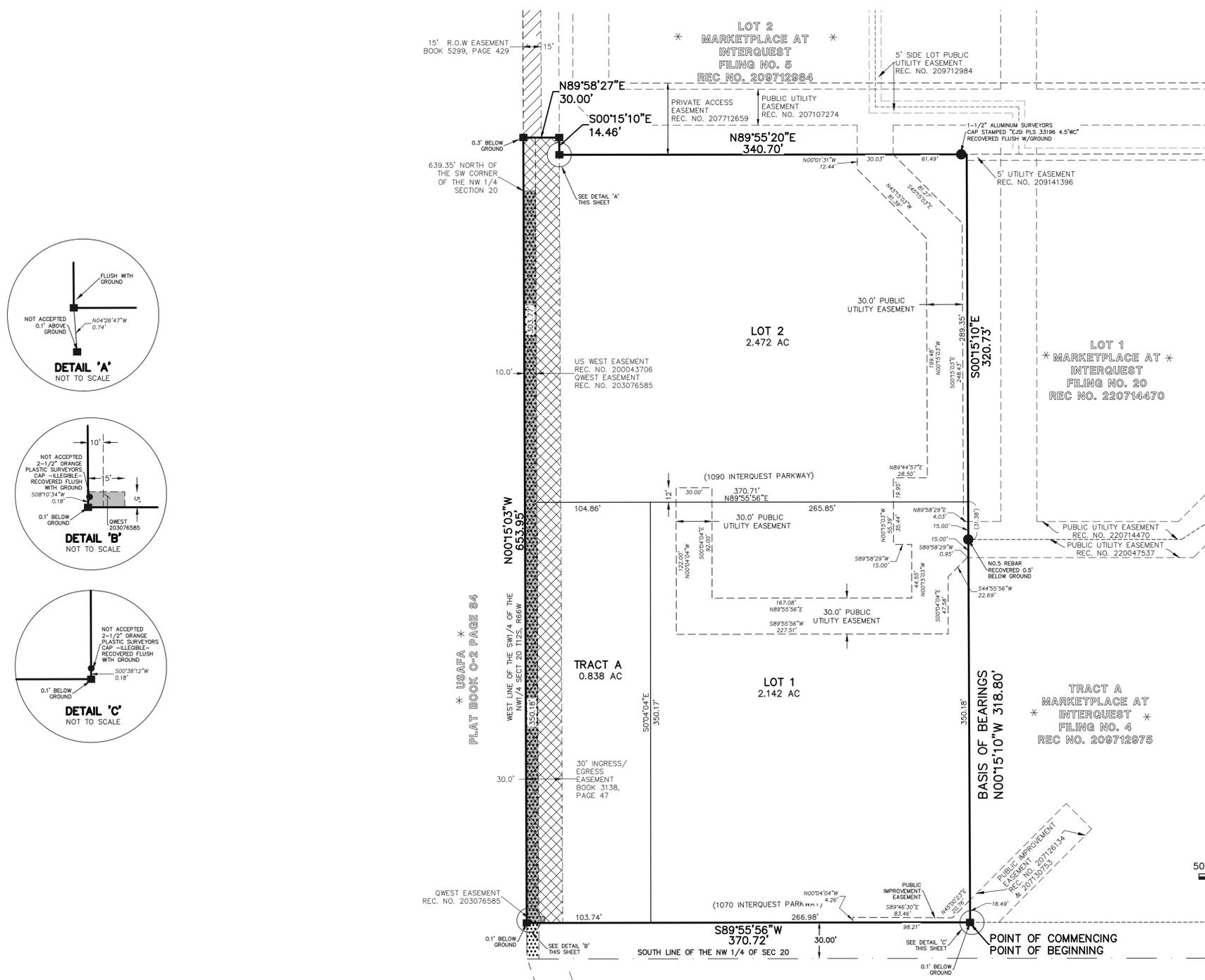
PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED



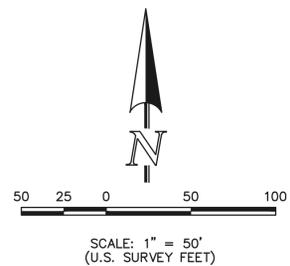
MARKETPLACE AT INTERQUEST FILING NO. 27
SUBD-23-0078
JOB NO. 2206.59
MAY 15, 2023
SHEET 1 OF 2

MARKETPLACE AT INTERQUEST FILING NO. 27

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO



- LEGEND**
- RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" FLUSH WITH GROUND, UNLESS OTHERWISE NOTED
 - RECOVERED MONUMENT AS NOTED
 - * NOT PART OF THIS PLAT
 - (XXXX) STREET ADDRESS
 - ▨ 15' R.O.W. EASEMENT BOOK 5299, PAGE 429
 - ▩ 30' INGRESS/EGRESS EASEMENT BOOK 3138, PAGE 47
 - ▧ US WEST EASEMENT NO. 200043706
 - ▤ QWEST EASEMENT NO. 203076585



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

LUR APPROVED

Colorado Springs
Kyle Fenner
02/20/2024
10:01:01 AM

MARKETPLACE AT INTERQUEST FILING NO. 27
SUBD-23-0078
JOB NO. 2206.59
MAY 15, 2023
SHEET 2 OF 2

CLASSIC
CONSULTING