

CLARK PLACE FILING NO. 1

14859

A REPLAT OF LOTS 2 AND 3, BLOCK 2, "RUSTIC HILLS SUBDIVISION NO. 6 FILING NO. 3", BEING A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N 1/2 SE 1/4) SECTION 11, T14S, R66W OF THE SIXTH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT HAMMERS CONSTRUCTION INC., A COLORADO CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

LOTS 2 AND 3, BLOCK 2, "RUSTIC HILLS SUBDIVISION NO. 6 FILING NO. 3" IN BOOK J-2 AT PAGE 10 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N 1/2 SE 1/4) SECTION 11, T14S, R66W OF THE SIXTH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

SAID PARCEL CONTAINS A CALCULATED AREA OF 479,968 SQUARE FEET (11.019 ACRES, MORE OR LESS).

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID PARCEL TO BE PLATTED INTO LOTS, TRACTS, AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS TRACT A AND 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 TRACT A AND 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 "CLARK PLACE FILING NO. 1", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. TRACT A IS HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR DRAINAGE IMPROVEMENT PURPOSES, AND ANY OTHER PUBLIC USE THE CITY DEEMS APPROPRIATE.

OWNER:

THE AFOREMENTIONED, HAMMERS CONSTRUCTION INC., A COLORADO CORPORATION, BY STEVE R. HAMMERS, AS PRESIDENT, HAS EXECUTED THIS INSTRUMENT THIS 17 DAY OF Nov, 2021, A.D.

ADDRESS: HAMMERS CONSTRUCTION INC.
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, COLORADO 80915

S+CA

BY: STEVEN R. HAMMERS, AS PRESIDENT, HAMMERS CONSTRUCTION INC., A COLORADO CORPORATION

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF Nov, 2021, A.D. BY STEVEN R. HAMMERS, AS PRESIDENT, HAMMERS CONSTRUCTION INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: March 10, 2024



NOTARY PUBLIC: Mary Moore

LIEN HOLDER STATEMENT:

FIRST NATIONAL BANK OF LAS ANIMAS, A COLORADO CORPORATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOW AS "CLARK PLACE FILING NO.1", SAID LIEN BEING EVIDENCED BY A DEED OF TRUST OF RECORD UNDER RECEPTION NO. 221051275 OF THE REAL PROPERTY RECORDS OF EL PASO COUNTY, COLORADO, DO HEREBY RATIFY AND CONFIRM SAID SUBDIVISION AND DEDICATION, AND DO HEREBY IN ALL THINGS SUBJECT TO SAID PLAT SAID LIENS. I HEREBY CONFIRM THAT I AM THE PRESENT OWNER OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

FIRST NATIONAL BANK OF LAS ANIMAS, A COLORADO CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS 17 DAY OF NOVEMBER, 2021, A.D. BY Sally Dahn, AS VICE PRESIDENT OF FIRST NATIONAL BANK OF LAS ANIMAS, A COLORADO CORPORATION

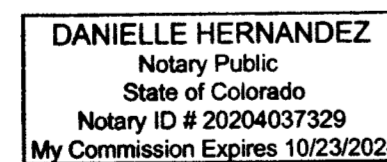
NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

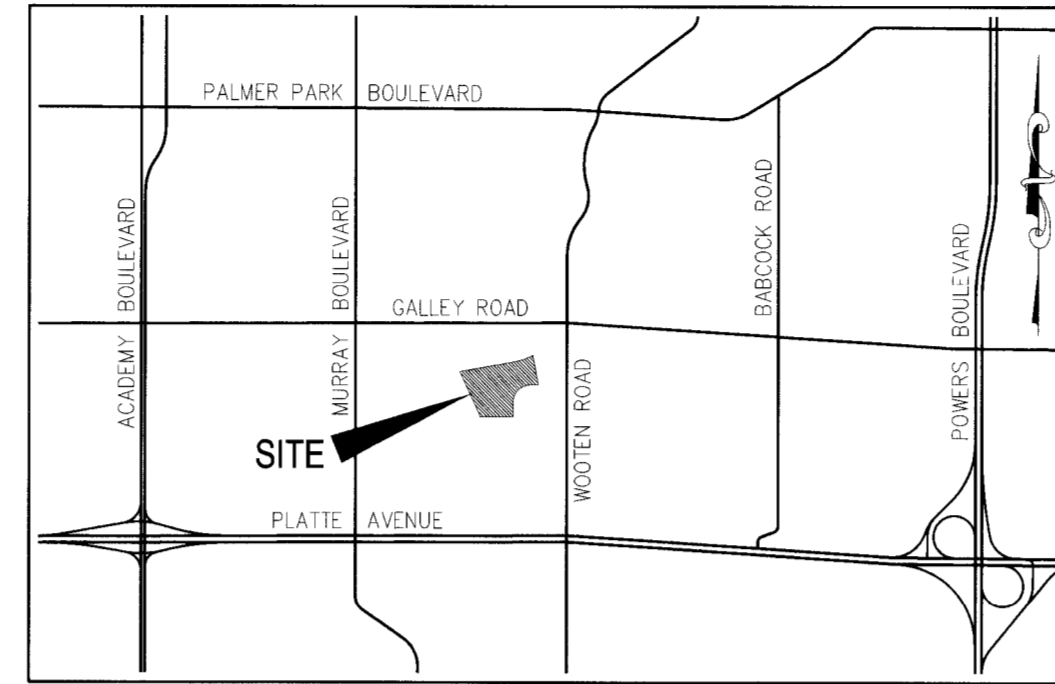
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF NOVEMBER, 2021, A.D. BY Sally Dahn, AS VICE PRESIDENT OF FIRST NATIONAL BANK OF LAS ANIMAS, A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 10-23-2024



NOTARY PUBLIC: Danielle Hernandez



VICINITY MAP
N.T.S.

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.

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY, AND DRAINAGE EASEMENT, ALL REAR LOT LINES WITH A SEVEN (7) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, AND ALL SIDE LOT LINES ON EITHER SIDE WITH A FIVE (5) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. PERIMETER LOTS (LOTS 1 AND 5) ARE PLATTED WITH A SEVEN (7) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ADJACENT TO THE SUBDIVISION BOUNDARY. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

EASEMENTS ARE AS SHOWN ON SHEET 3 OF THIS PLAT.

ALL EASEMENTS THAT ARE 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 UNLESS NOTED OTHERWISE.

PLAT NOTES:

1. BASIS OF BEARINGS: THE WEST RIGHT-OF-WAY LINE OF CLARK PLACE, BEING MONUMENTED AT THE POINT OF CURVE OF LOT 3 BY A 1.25" ALUMINUM SURVEYOR'S CAP STAMPED "PLS 13226" FROM WHICH ANOTHER 1.25" ALUMINUM SURVEYOR'S CAP AT THE SOUTHEAST CORNER OF LOT 3 STAMPED "PLS 13226" BEARS S00°03'57"E A DISTANCE OF 180.04 U.S. SURVEY FEET.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0751 G WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY. A PORTION OF THE PROPERTY LIES WITHIN ZONES A AND AE, FLOODPLAIN AND FLOODWAY.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS, AND RIGHTS-OF-WAY, M&S CIVIL CONSULTANTS RELIED ON A COMMITMENT FOR TITLE INSURANCE, ORDER NO. SC55091611.1, ISSUED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 04/02/2021 AT 5:00 P.M. AS PROVIDED BY THE CLIENT. ADDITIONAL REAL ESTATE RECORD RESEARCH WAS NOT CONDUCTED BY M&S CIVIL CONSULTANTS.
4. THE AVIGATION EASEMENT DEDICATED HEREIN FOR PUBLIC AVIGATION PURPOSES, SHALL BE CONSIDERED A PUBLIC EASEMENT SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED ON THE INSTRUMENT RECORDED AT RECEPTION NO. 217069667 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.
 - A. NO ELECTROMAGNETIC, LIGHT, ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS OR NAVIGATIONAL AIDS ARE ALLOWED.
 - B. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THE POTENTIALITY AND THE RAMIFICATIONS THEREOF.
 - C. NO MAN-MADE OR NON-MAN MADE OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.
 - D. IF USE OF TEMPORARY CONSTRUCTION EQUIPMENT WILL EXCEED 200 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT MUST FILE FEDERAL AVIATION ADMINISTRATION (FAA) FORM 7460-1 "NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" FOR THE EQUIPMENT AND PROVIDE FAA DOCUMENTATION TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
5. A GEOLOGIC HAZARD WAIVER REQUEST PREPARED BY ENTECH ENGINEERING, INC. DATED NOVEMBER 24, 2020 HAS BEEN PLACED WITH THE CITY OF COLORADO SPRINGS PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. CONTACT LAND USE REVIEW DIVISION, 30 SOUTH NEVADA AVENUE, SUITE 301, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
6. DECLARATION OF DRAINAGE COVENANTS, CONDITIONS AND RESTRICTIONS, AND EASEMENTS AS RECORDED SEPTEMBER 9, 2021 UNDER RECEPTION NO. 221170123.
7. TRACT B WILL BE CONVEYED BY SEPARATE INSTRUMENT.

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 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.

Vernon P. Taylor 11/16/2021
VERNON P. TAYLOR, COLORADO PLS NO. 25966
FOR AND ON BEHALF OF:
M&S CIVIL CONSULTANTS, 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 APPROVALS:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "CLARK PLACE FILING NO. 1"

Val C. G. G. G. 11/24/21
CITY ENGINEER DATE

W. Samara Baxter 11/24/21
CITY PLANNING DIRECTOR DATE

Dena Romano for Sarah B. Johnson 11/24/21
CITY CLERK DATE

CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 1:14 PM O'CLOCK 29th DAY OF November, 2021, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 221714859 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: \$30.00 CHUCK BROERMAN, RECORDER

SURCHARGE: \$3.00 BY: Cory Young DEPUTY

FEES:

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

SUMMARY:

5 LOTS	7.099 ACRES	64.43%
2 TRACTS	3.920 ACRES	35.57%
TOTAL	11.019 ACRES	100.00%

TRACT TABLE				
TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	2.986	CREEK CHANNEL/DRAINAGE/OPEN SPACE/PUBLIC UTILITIES/ANY OTHER PUBLIC USE THE CITY DEEMS APPROPRIATE.	COCs	COCs
B	0.934	DRAINAGE/PRIVATE DETENTION POND/PUBLIC UTILITIES/LANDSCAPING	LOTS 1-5	LOTS 1-5
TOTAL	3.920	(TOTAL ACREAGE OF ALL TRACTS)		

COCs = CITY OF COLORADO SPRINGS
LOTS 1-5: EQUAL SHARES OF INDIVIDUAL LOT OWNERS OF LOTS 1 THROUGH 5

FINAL PLAT
CLARK PLACE FILING NO. 1
JOB NO. 08-046
DATE PREPARED: 04/20/2021
DATE REVISED: 10/05/2021
ISSUED FOR MYLAR: 11/16/2021



212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

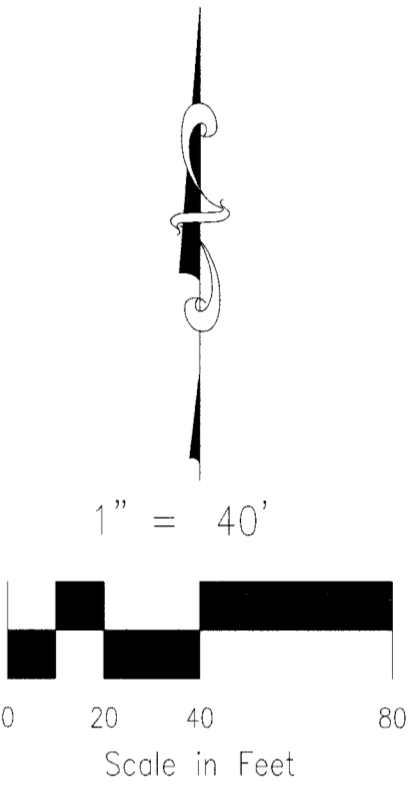
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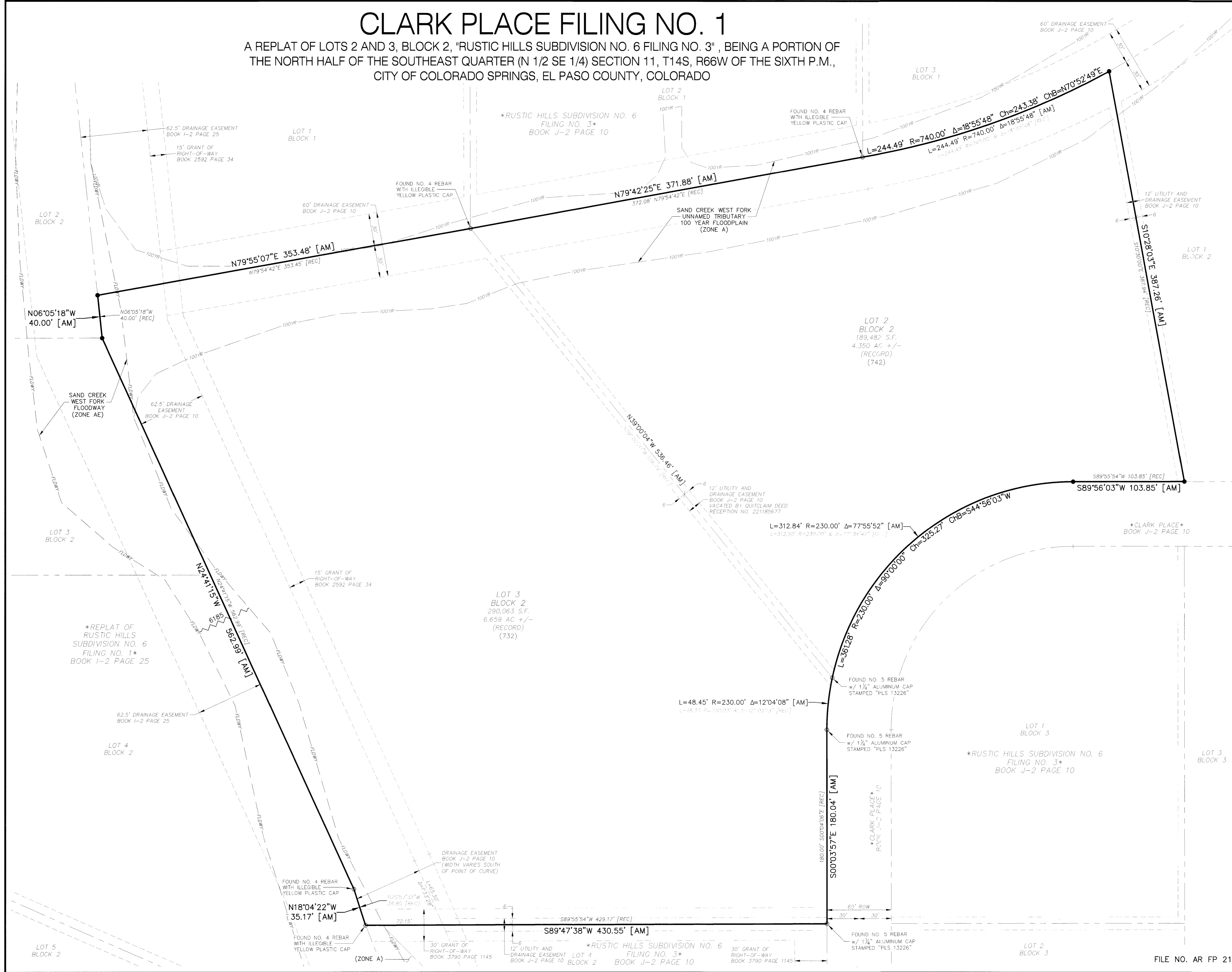
14859

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD
- ChL CHORD LENGTH
- SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS NOTED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- - - EASEMENT LINE
- - - ADJACENT SUBDIVISION LINE
- - - ADJACENT PROPERTY LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT
- - - SECTION/QUARTER SECTION LINE
- 6185 FEMA FIRM BASE FLOOD ELEVATION (BFE)
FEMA FIRM BASE FLOOD ELEVATION LINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- PU PUBLIC UTILITY EASEMENT
- PI PUBLIC IMPROVEMENT EASEMENT
- DL PRIVATE DRAINAGE EASEMENT



AS PLATTED
PLAT BOOK J-2 PAGE 10



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COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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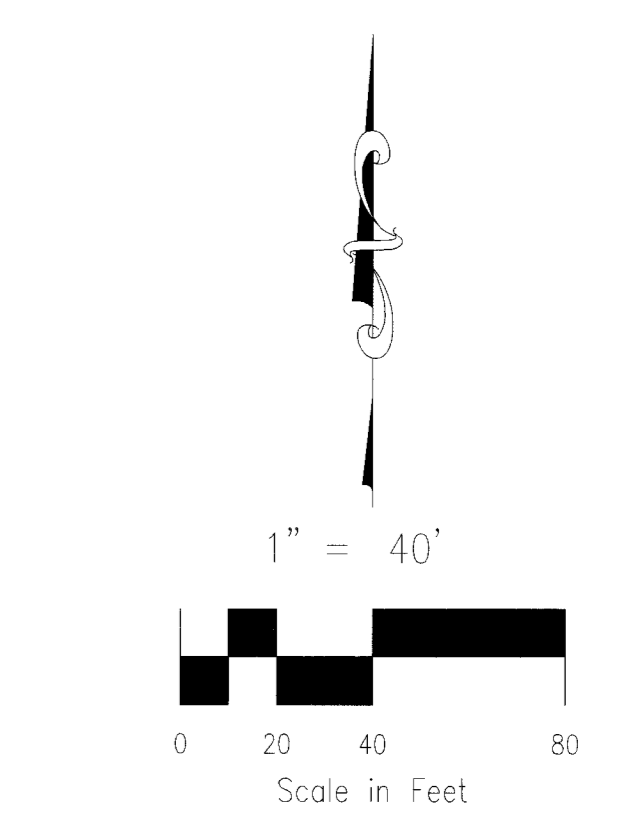
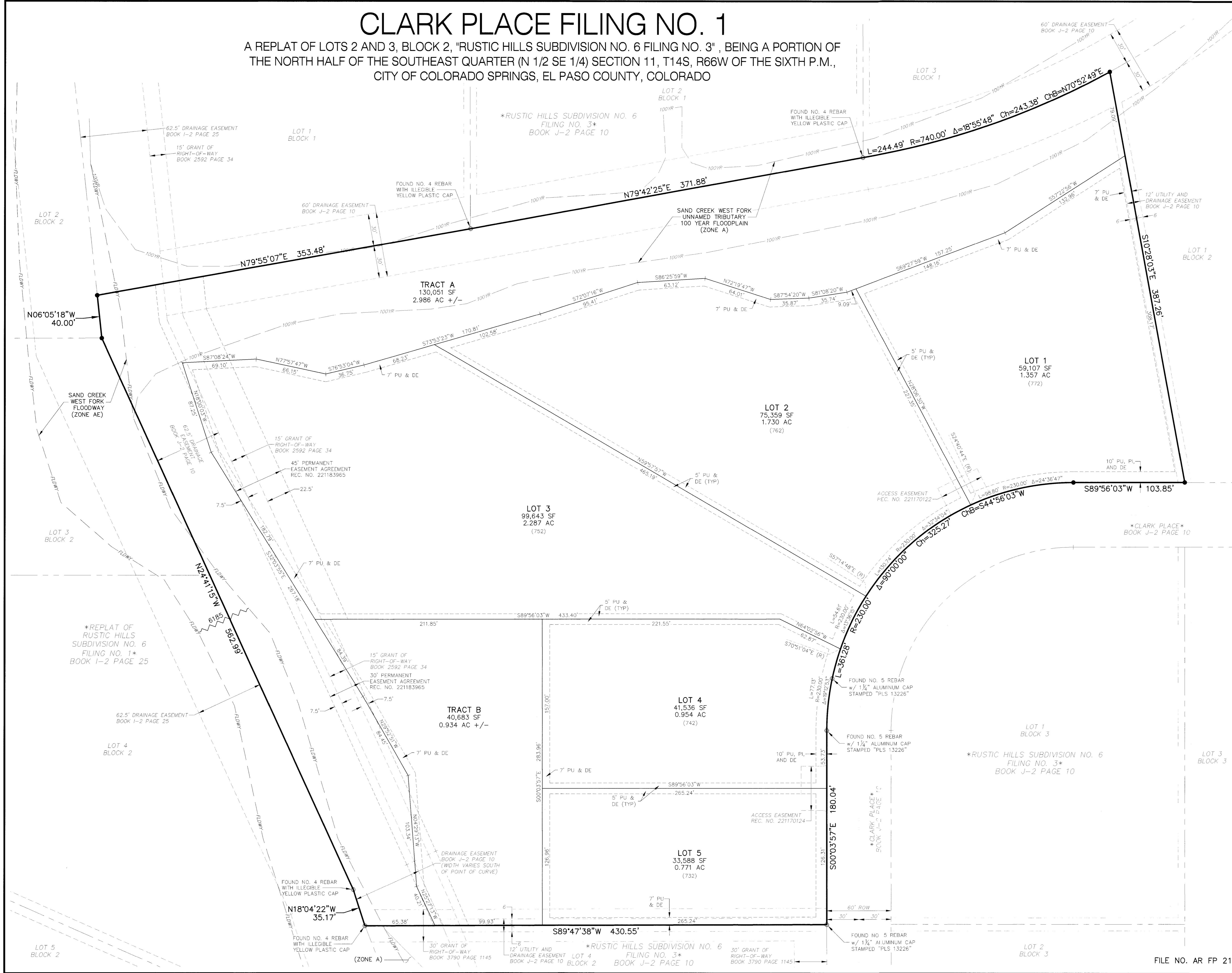
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(xxxx)	ADDRESS
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ChL	CHORD LENGTH
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