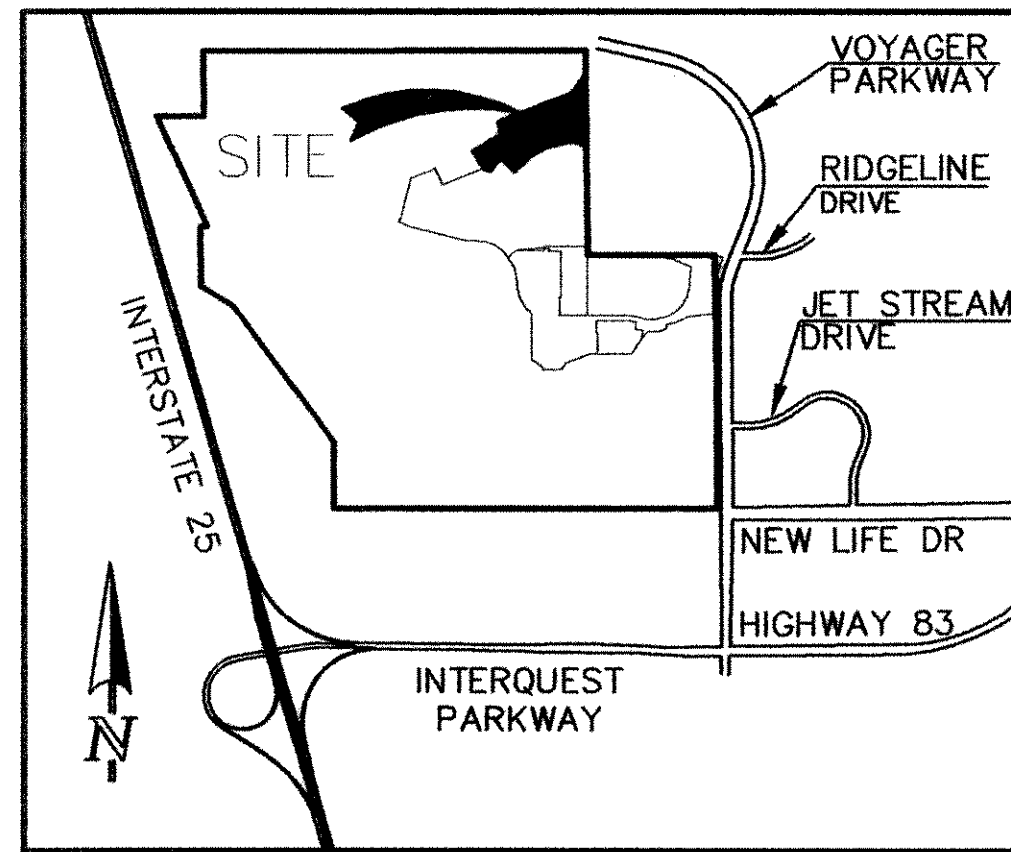


# THE FARM FILING NO. 3

A PORTION OF SECTION 17, TOWNSHIP 12 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO



**VICINITY MAP**  
N.T.S.

**KNOW ALL MEN BY THESE PRESENTS:**

THAT ALLISON VALLEY DEVELOPMENT COMPANY, 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 SECTION 17, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** A PORTION OF THE WESTERLY BOUNDARY OF TRAIL RIDGE SOUTH AT NORTHGATE FILING NO. 1 RECORDED UNDER RECEPTION NO. 201027215 RECORDS OF EL PASO COUNTY, COLORADO, AND A PORTION OF THE WESTERLY BOUNDARY OF SOUTH VALLEY AT TRAIL RIDGE RECORDED UNDER RECEPTION NO. 201085370, BEING A PORTION OF THE NORTH/SOUTH CENTERLINE OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHERLY END BY A NO. 5 REBAR WITH ALUMINUM CAP STAMPED "RLS 32820" AND AT THE SOUTHERLY END (CENTER QUARTER OF SECTION 17) BY 3 1/4 INCH ALUMINUM CAP STAMPED "PLS 22573" IS ASSUMED TO BEAR S00°19'12"E A DISTANCE OF 803.70 FEET.

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY BOUNDARY OF SOUTH VALLEY AT TRAIL RIDGE RECORDED UNDER RECEPTION NO. 201085370, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING.

THENCE S00°33'51"E, ON THE WESTERLY BOUNDARY LINE OF SOUTH VALLEY AT TRAIL RIDGE, A DISTANCE OF 131.63 FEET TO THE NORTHEASTERLY CORNER OF THE FARM FILING NO. 2B RECORDED UNDER RECEPTION NO. 217713905;

THENCE ON THE NORTHERLY LINE OF SAID THE FARM FILING NO. 2B THE FOLLOWING (7) SEVEN COURSES;

1. S89°26'09"W, A DISTANCE OF 120.01 FEET;
2. S76°09'03"W, A DISTANCE OF 102.77 FEET;
3. S70°30'36"W, A DISTANCE OF 105.74 FEET;
4. S76°09'03"W, A DISTANCE OF 85.00 FEET;
5. S63°04'55"W, A DISTANCE OF 113.43 FEET;
6. S57°38'44"W, A DISTANCE OF 80.31 FEET;
7. S47°39'00"W, A DISTANCE OF 243.89 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SPECTACULAR BID CIRCLE, AS PLATTED IN THE FARM FILING NO. 2 RECORDED UNDER RECEPTION NO. 216713819;

THENCE N42°21'00"W ON SAID EASTERLY RIGHT OF WAY LINE OF SAID SPECTACULAR BID CIRCLE, A DISTANCE OF 186.00 FEET TO THE NORTHEASTERLY CORNER OF KELSEO PLACE AS PLATTED IN SAID THE FARM FILING NO. 2;

THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF SAID KELSEO PLACE THE FOLLOWING (3) THREE COURSES;

1. S47°39'00"W, A DISTANCE OF 91.79 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 18°57'03", A RADIUS OF 223.50 FEET AND A DISTANCE OF 73.92 FEET TO A POINT OF TANGENT;
3. S28°41'57"W, A DISTANCE OF 12.00 FEET TO THE MOST EASTERLY CORNER OF LOT 89 AS PLATTED IN SAID THE FARM FILING NO. 2;

THENCE N72°23'58"W ON THE NORTHERLY BOUNDARY LINE OF SAID LOT 89, A DISTANCE OF 63.87 FEET TO THE SOUTHEASTERLY CORNER OF LOT 22 AS PLATTED IN THE FARM FILING NO. 4 RECORDED UNDER RECEPTION NO. 217713987;

THENCE ON THE EASTERLY AND SOUTHERLY BOUNDARY LINE OF SAID THE FARM FILING NO. 4 THE FOLLOWING (3) THREE COURSES;

1. N29°33'19"W, A DISTANCE OF 202.57 FEET;
2. N63°26'57"E, A DISTANCE OF 150.76 FEET;
3. N58°53'41"E, A DISTANCE OF 177.73 FEET;

THENCE N11°19'02"W, ON SAID EASTERLY BOUNDARY AND ITS NORTHERLY EXTENSION, A DISTANCE OF 174.31 FEET;

THENCE N68°49'41"E, A DISTANCE OF 844.98 FEET;  
THENCE N36°13'07"E, A DISTANCE OF 188.59 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TRAIL RIDGE SOUTH AT NORTHGATE FILING NO. 1 RECORDED UNDER RECEPTION NO. 201027215;

THENCE S00°19'12"E, ON SAID WESTERLY BOUNDARY OF SAID TRAIL RIDGE SOUTH AT NORTHGATE FILING NO. 1 AND SAID WESTERLY BOUNDARY OF SOUTH VALLEY AT TRAIL RIDGE, A DISTANCE OF 518.59 FEET TO THE POINT OF BEGINNING;

CONTAINING A TOTAL CALCULATED AREA OF 11.538 ACRES.

**DEDICATION:**

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, A STREET, A TRACT, AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE STREETS AND 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 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 "THE FARM FILING NO. 3", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. ALL STREETS ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE.

**OWNER:**

ALLISON VALLEY DEVELOPMENT COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THE 29<sup>th</sup> DAY OF August, 2017, A.D.

BY: B. Douglas Quimby  
ALLISON VALLEY DEVELOPMENT COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY LA PLATA COMMUNITIES, INC., A COLORADO CORPORATION, MANAGER B. DOUGLAS QUIMBY, PRESIDENT & CEO

BY: Denise Wallace  
ALLISON VALLEY DEVELOPMENT COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY LA PLATA COMMUNITIES, INC., A COLORADO CORPORATION, MANAGER DENISE WALLACE, SECRETARY

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29<sup>th</sup> DAY OF August, 2017, A.D., BY B. DOUGLAS QUIMBY AS PRESIDENT & CEO, AND DENISE WALLACE AS SECRETARY OF LA PLATA COMMUNITIES, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: June 3, 2019 Alayla R. Mendoza  
NOTARY PUBLIC

**LIEN HOLDER:**

GINGER I, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THE 31<sup>st</sup> DAY OF August, 2017, A.D.

BY: Robert W. Lead AS: Manager  
OF GINGER I, LLC., A COLORADO LIMITED LIABILITY COMPANY

STATE OF Colorado }  
COUNTY OF El Paso } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31<sup>st</sup> DAY OF August, 2017, A.D., BY Robert W. Lead, AS Manager OF GINGER I, LLC., A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: June 3, 2019 Alayla R. Mendoza  
NOTARY PUBLIC

**LIEN HOLDER:**

KIRKPATRICK BANK, AN OKLAHOMA STATE CHARTERED BANK HAS EXECUTED THIS INSTRUMENT THE 29<sup>th</sup> DAY OF August, 2017, A.D.

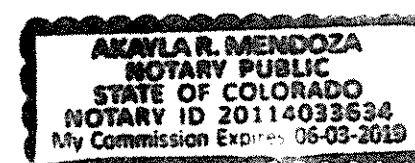
BY: MRS AS: SVP  
OF KIRKPATRICK BANK AN OKLAHOMA STATE CHARTERED BANK

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29<sup>th</sup> DAY OF August, 2017, A.D., BY Mark A. Benes, AS Senior Vice President OF KIRKPATRICK BANK AN OKLAHOMA STATE CHARTERED BANK

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: June 3, 2019 Alayla R. Mendoza  
NOTARY PUBLIC



**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 PUBLIC 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.

**GENERAL NOTES:**

1. THE DATE OF PREPARATION IS FEBRUARY 6, 2017.

**FLOODPLAIN STATEMENT:**

THIS SITE, THE FARM FILING NO. 3, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0295F, EFFECTIVE MARCH 17, 1997.

THE FINDINGS AND DECREE FOR ALLISON VALLEY METROPOLITAN DISTRICT NO. 1 IS RECORDED UNDER RECEPTION NO. 206176522 AND AS AMENDED.

THE SUBJECT PROPERTY IS INCLUDED IN THE ALLISON VALLEY METROPOLITAN DISTRICT NO. 2 PER RECEPTION NO.'S 206176523, 207002264, 214095098 AND 214011456 AND AS AMENDED

THE ARTICLES OF INCORPORATION OF THE FARM HOMEOWNERS ASSOCIATION, INC. WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NO. 2151301663. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE FARM ARE RECORDED UNDER RECEPTION NO. 215042669 AND AS AMENDED.

TRACT A IS FOR PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND PUBLIC UTILITIES, TO BE OWNED AND MAINTAINED BY THE ALLISON VALLEY METROPOLITAN DISTRICT NO. 2. OWNERSHIP OF TRACT A IS TO BE CONVEYED BY SEPARATE INSTRUMENT.

NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES. THIS NOTICE SHALL RUN WITH THE LAND.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES 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.

THE ADDRESSES ( ) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

ALL EASEMENTS DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 21212548 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.

THIS PLAT 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 THE TITLE COMMITMENT ORDER NUMBER RND55054953 ISSUED BY LAND TITLE GUARANTEE COMPANY, DATED DECEMBER 05, 2015.

THE ALLISON VALLEY METROPOLITAN DISTRICT NO. 2 SHALL MAINTAIN ALL IMPROVEMENTS LYING WITHIN MEDIANS, ISLANDS AND SIMILAR AREAS LYING WITHIN THE PLATTED RIGHTS OF WAY.

ALL LOTS WITHIN THIS SUBDIVISION HAVE WATER PRESSURES LESS THAN THE 60 PSI REQUIRED BY COLORADO SPRINGS UTILITIES AND LOT OWNERS ARE REQUIRED TO TAKE ON THE RESPONSIBILITY TO ADDRESS THE LOW FLOWS IN THE HOME.

ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO AN AVIGATION EASEMENT TO THE UNITED STATES AIR FORCE ACADEMY AS RECORDED UNDER RECEPTION NO. 217053156 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.

**EASEMENTS:**

UNLESS SHOWN GREATER IN WIDTH BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AND A FIVE (5) FOOT EASEMENT ALONG THE FRONT LOT LINES FOR PUBLIC UTILITIES AND PUBLIC IMPROVEMENT PURPOSES, WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. ANY PUBLIC IMPROVEMENT EASEMENT LYING WITHIN ANY LOT, AS SHOWN ON THIS PLAT, HAVE THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

**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.



DOUGLAS P. REINHOLD, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 10788 AND  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS, LLC

August 29, 2017  
DATE

**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 "THE FARM FILING NO. 3".

For D. Sit 9/14/17  
CITY PLANNING DIRECTOR DATE  
For COP 9-14-17  
CITY ENGINEER DATE  
Joseph G. Longaker 9/15/17  
CITY CLERK DATE

**CLERK AND RECORDER:**

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 12:43 O'CLOCK P.M. THIS 15<sup>th</sup> DAY OF SEPTEMBER, 2017, A.D., AND IS DULY RECORDED AT RECEPTION NO. 2177140216 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: Joseph G. Longaker  
DEPUTY

FEE: 20.00

SURCHARGE: 3.00

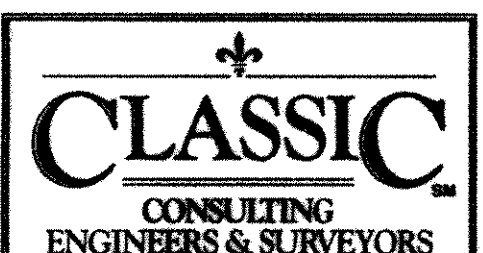
SCHOOL FEE: LAND DEDICATION

BRIDGE FEE: PAID

PARK FEE: LAND DEDICATION

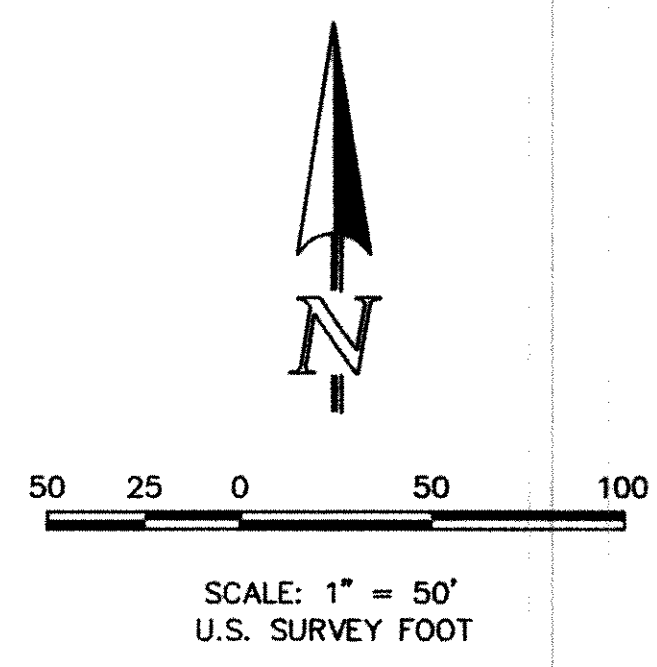
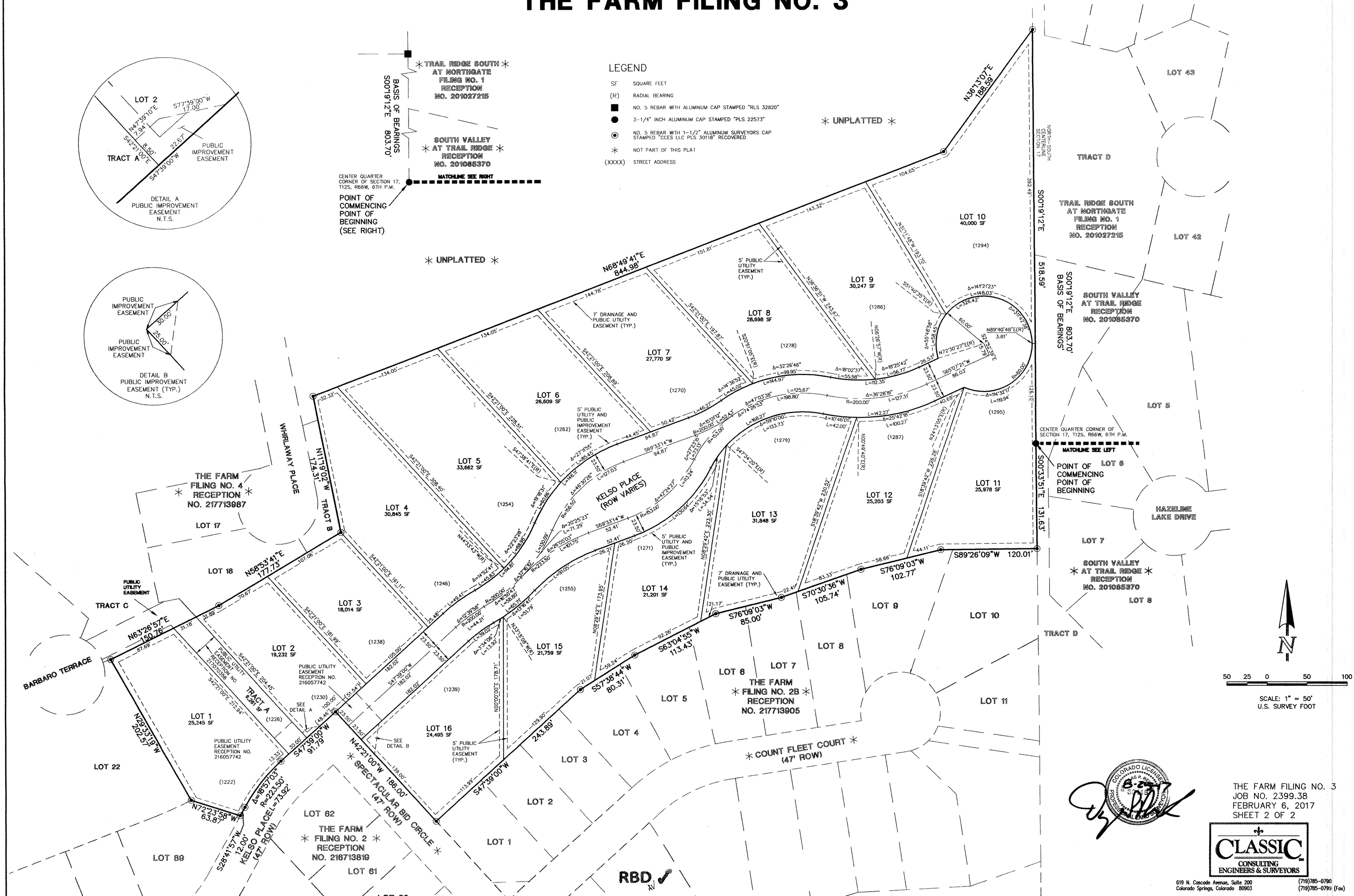
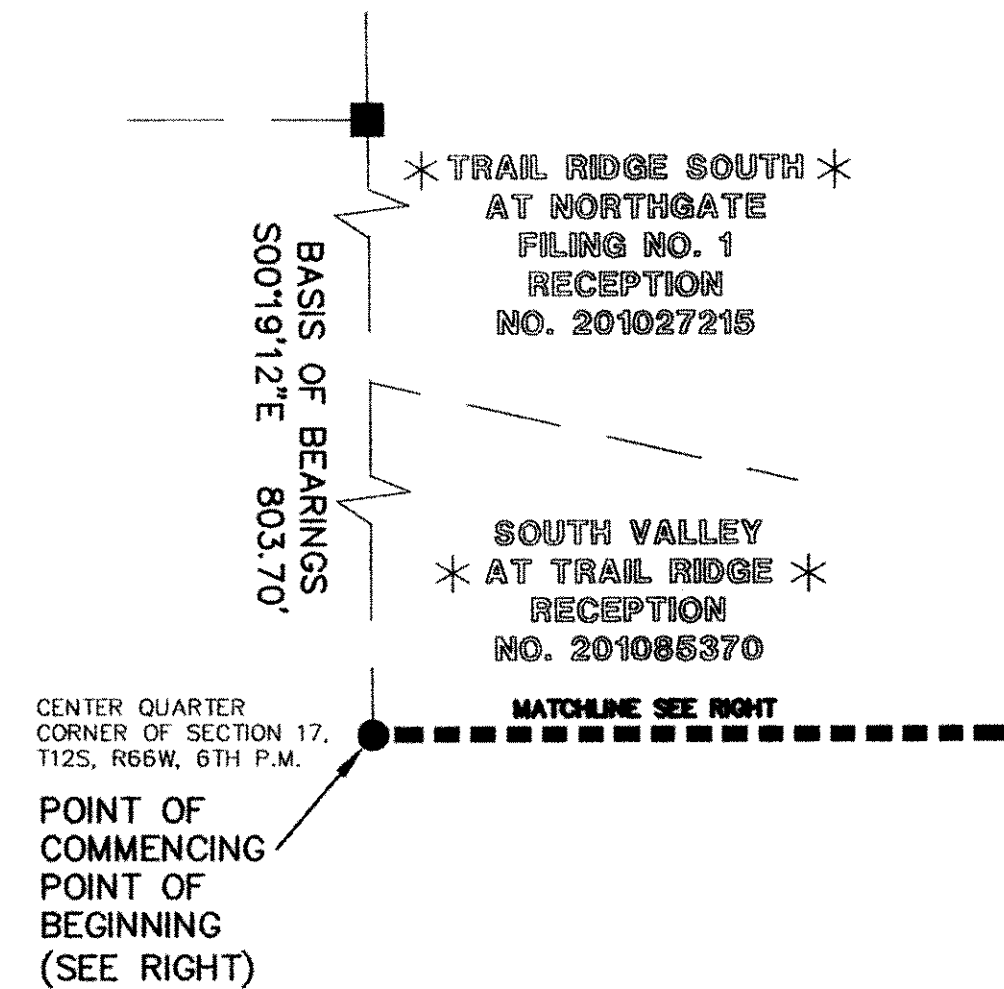
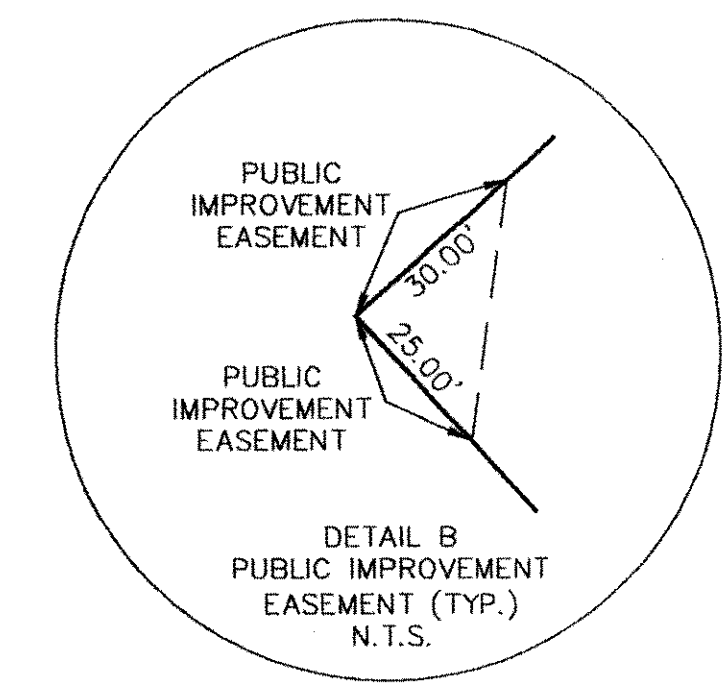
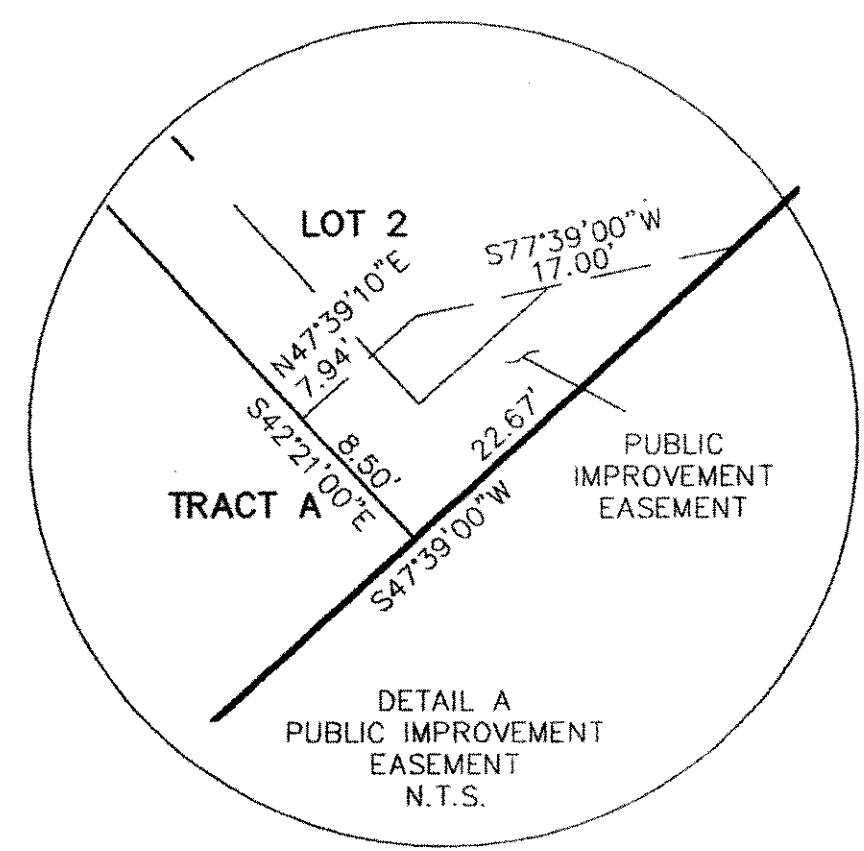
DRAINAGE FEE: REIMBURSABLE FACILITIES/PAID

THE FARM FILING NO. 3  
JOB NO. 2399.38  
FEBRUARY 6, 2017  
SHEET 1 OF 2

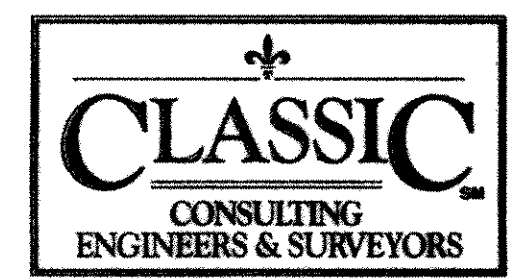


# THE FARM FILING NO. 3

- LEGEND**
- SF SQUARE FEET
  - (R) RADIAL BEARING
  - NO. 5 REBAR WITH ALUMINUM CAP STAMPED "RLS 32820"
  - 3-1/4" INCH ALUMINUM CAP STAMPED "PLS 22573"
  - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED
  - \* NOT PART OF THIS PLAT
  - (XXXX) STREET ADDRESS



THE FARM FILING NO. 3  
 JOB NO. 2399.38  
 FEBRUARY 6, 2017  
 SHEET 2 OF 2



619 N. Cascade Avenue, Suite 200  
 Colorado Springs, Colorado 80903  
 (719) 785-0790  
 (719) 785-0799 (Fax)

N:\239938\DRAWINGS\SURVEY\PLAT\239938-F3-F2.dwg, 8/25/2017 7:01:53 AM, 1:1

RBD