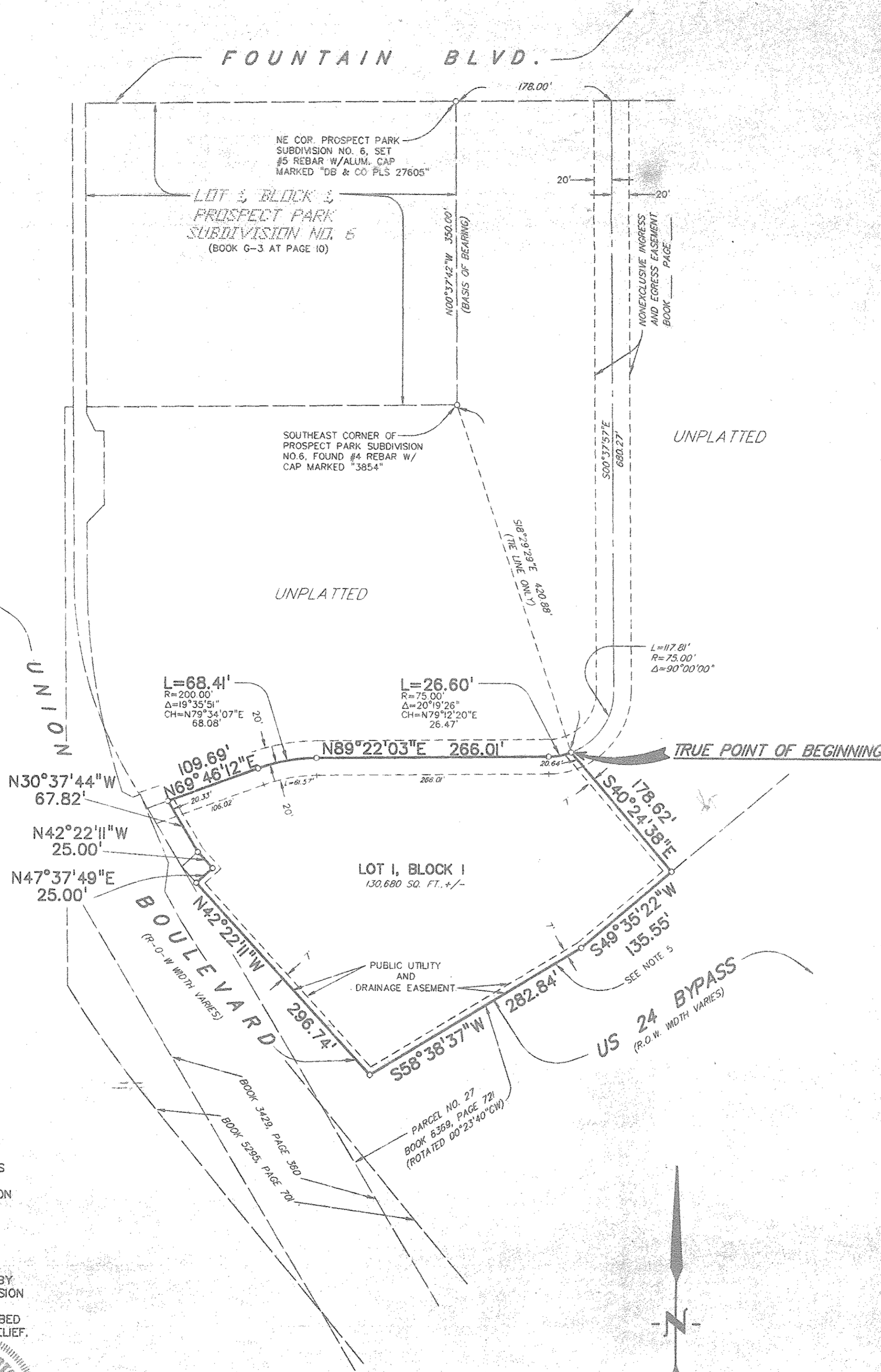
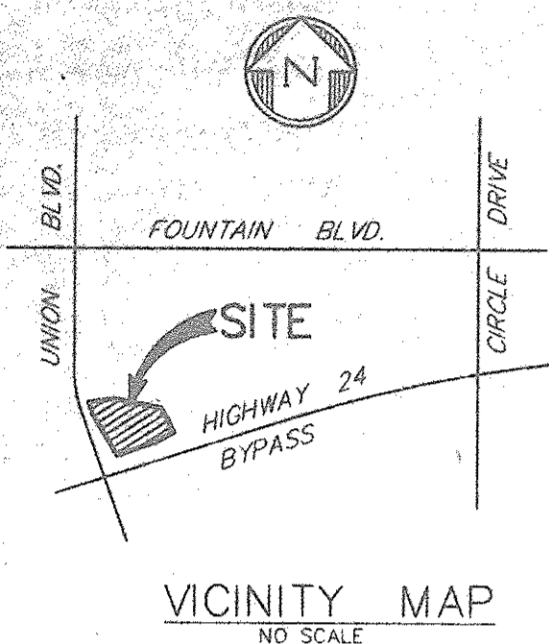


# OLYMPIC VILLAGE FILING NO. 1

A SUBDIVISION OF A PART OF SECTION 21, T14S, R66W OF THE 6TH P.M.,  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO  
AREA = 3.000 ACRES, MORE OR LESS



KNOW ALL BY THESE PRESENTS:  
THAT ANTON NELSON LIVING TRUST, IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SW/4 OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, PROSPECT PARK SUBDIVISION NO. 6, A SUBDIVISION RECORDED IN PLAT BOOK G-3 AT PAGE 10 OF THE RECORDS OF EL PASO COUNTY, COLORADO, FROM WHICH THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, PROSPECT PARK SUBDIVISION NO. 6 BEARS N00°37'42"W (BASIS OF BEARING), 350.00 FEET, THENCE S16°29'29"E, 420.88 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S40°24'38"E, 178.82 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 24 BYPASS AS DESCRIBED IN PARCEL NO. 27 IN CIVIL ACTION CASE NO. 91CV3140, DIVISION 2 RECORDED IN BOOK 6369 AT PAGE 721 OF THE RECORDS OF EL PASO COUNTY COLORADO;

THENCE S49°35'22"W, 135.55 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 24 BYPASS;

THENCE S58°38'37"W, 282.84 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 24 BYPASS;

THENCE N42°22'11"W, 296.74 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 24 BYPASS;

THENCE N47°37'49"E, 25.00 FEET;

THENCE N42°22'11"W, 25.00 FEET;

THENCE N30°37'44"W, 67.82 FEET;

THENCE N69°46'12"E, 109.69 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE EASTERLY, 68.41 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 19°35'51" AND BEING SUBTENDED BY A CHORD THAT BEARS N79°34'07"E, 68.08 FEET;

THENCE N89°22'03"E, 266.01 FEET TO A POINT OF CURVE TO THE LEFT THAT BEARS S79°12'20"W, 26.47 FEET FROM THE POINT OF BEGINNING;

THENCE EASTERLY, 26.60 FEET ALONG THE ARC OF SAID CURVE TO THE TRUE POINT OF BEGINNING, SAID ARC HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 20°19'26" AND BEING SUBTENDED BY A CHORD THAT BEARS N79°12'20"E, 26.47 FEET;

AREA = 3.000 ACRES, MORE OR LESS.

### DEDICATION:

THE ABOVE PARTY IN INTEREST HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO A BLOCK, LOTS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT. THE UNDERSIGNED DO HEREBY GRANT UNTO THE CITY OF COLORADO SPRINGS THE EASEMENTS AS SHOWN ON THE PLAT AND FURTHER RESTRICT THE USE OF THE EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED, HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUIT CLAIM ALL OR PART OF SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "OLYMPIC VILLAGE FILING NO. 1", IN THE CITY OF COLORADO SPRINGS.

IN WITNESS WHEREOF:

THE AFOREMENTIONED, ANTON NELSON LIVING TRUST HAS EXECUTED THESE PRESENTS THIS 3th DAY OF April, 1996, A.D.

BY: Anton Nelson  
ANTON NELSON, TRUSTEE

STATE OF COLORADO) )  
COUNTY OF EL PASO) )

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3th DAY OF April, 1996, A.D. BY ANTON NELSON, AS TRUSTEE FOR ANTON NELSON LIVING TRUST.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 12-05-1999

NOTARY PUBLIC

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 \_\_\_\_\_, 1996, A.D. AND IS DULY RECORDED IN PLAT BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.

RECEPTION NO.: \_\_\_\_\_ ARDIS W. SCHMITT, RECORDER

FEE: \_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY

PARK FEE: None DRAINAGE FEE: \_\_\_\_\_  
SCHOOL FEE: None BRIDGE FEE: \_\_\_\_\_

NOTICE IS HERE GIVEN:  
THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 1980, AS AMENDED.

### NOTE:

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 AND PRIVATE IMPROVEMENTS HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

### CERTIFICATION:

THE UNDERSIGNED REGISTERED LAND SURVEYOR OF THE STATE OF COLORADO DOES HEREBY CERTIFY THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND HAS BEEN PREPARED IN ACCORDANCE WITH TITLE 38 OF THE COLORADO REVISED STATUTE, 1973, AS AMENDED, AND THAT SAID PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

Richard E. Mariotti  
RICHARD E. MARIOTTI  
REGISTERED LAND SURVEYOR  
NO. 22573

### NOTES

- FOUND #5 REBAR WITH ALUMINUM CAP MARKED "D.B. & CO. L.S. 27605" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- BEARINGS ARE REFERRED TO THE EAST LINE OF PROSPECT PARK SUBDIVISION NO.6 AS BEARING N00°37'42"W.
- LOT LINES ARE NOT RADIAL UNLESS NOTED WITH (R).
- UNLESS SHOWN OTHERWISE ALL SIDE LOT LINES ARE PLATTED WITH A 5' PUBLIC UTILITY EASEMENT AND ALL REAR LOT LINES ARE PLATTED WITH A 7' PUBLIC UTILITY AND DRAINAGE EASEMENT WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE VESTED WITH THE OWNER.
- NO DIRECT ACCESS TO U.S. HIGHWAY 24 BYPASS.
- SHARED ACCESS AND PARKING ARE PROVIDED PER THE APPROVED DEVELOPMENT PLAN.

KNOWN ALL MEN THESE PRESENTS:

THAT THE CITY OF COLORADO SPRINGS, COLORADO, AUTHORIZED THE PLATTING OF THE ABOVE DESCRIBED TRACT OF LAND AS SET FORTH IN THE PLAT 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 1996, A.D.

BY: \_\_\_\_\_  
MAYOR OF COLORADO SPRINGS  
CITY CLERK

THE UNDERSIGNED HEREBY APPROVE FOR THE FILING THE ACCOMPANYING PLAT OF OLYMPIC VILLAGE FILING NO. 1

MANAGER OF DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

SCALE : 1" = 100'

100 50 0 100 200

DATE OF PREPARATION: DECEMBER 4, 1995

PREPARED BY: Drexel Barrell  
740 Wooten Rd. #108  
Colorado Springs, Co. 80915  
(719) 591-5151