

LEGEND

- PROPOSED GAS LINE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM INLET
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATERLINE
- PROPOSED ELECTRICAL LINE
- PROPOSED TELEPHONE LINE
- PROPERTY LINE
- EXISTING OVERHEAD UTILITIES AND POLE
- EXISTING ELECTRIC LINE
- EXISTING CHAIN LINK FENCE
- EXISTING SANITARY MAHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATERLINE
- EXISTING STORM SEWER
- EXISTING STORM SEWER
- EXISTING STORM SEWER MANHOLE
- EXISTING INLET
- REFER TO CONSTRUCTION NOTE
- PROPOSED STORM MANHOLE
- DOWN SPOUT

GENERAL NOTES

- SEE SHEET C1 FOR PROJECT GENERAL NOTES.
- ALL SANITARY SEWER PIPES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH THE APPLICABLE CLASS. RE: SHEET D6, DETAIL A. CLASS "B" BEDDING.
- CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR ALL CONNECTIONS TO BUILDING SERVICES AND VERIFY LOCATIONS AS SHOWN.
- SITE WORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IMPROVEMENTS TO WITHIN 5' OF THE PROPOSED BUILDING UNLESS SPECIFIED OTHERWISE.
- PIPE MATERIAL SUBSTITUTIONS WILL REQUIRE PRIOR APPROVAL OF ENGINEER.
- SEE SHEET C10 FOR NOTES PERTAINING TO SANITARY SEWER CONSTRUCTION.
- ALL DIP SHALL BE BONDED AND POLY-BAGGED. RE: SHEET D4, DETAIL E AND F.
- CONTRACTOR SHALL SUBMIT TO THE WASTE WATER INSPECTOR, T. R. THIAN (719) 636-5828 A PUMPING PLAN FOR APPROVAL.
- CONTRACTOR SHALL OBTAIN CONSTRUCTION APPROVAL AND A MANHOLE ENTRY PERMIT FROM THE WASTE WATER DEPARTMENT, T. R. THIAN (719) 636-5828.
- ALL 24" DIP SHALL CONFORM TO ANSI 21.51, THICKNESS CLASS 51.

CONSTRUCTION NOTES

- CONSTRUCT 5' DIAMETER SANITARY MANHOLE. RE: SHEET D5, DETAIL F.
- CONNECT 24" SANITARY SEWER PIPE TO EXISTING SANITARY MANHOLE. PLUG EXISTING 24" SANITARY SEWER PIPE IN SOUTH AT THE EXISTING MANHOLE.
- CONNECT SERVICE LATERAL TO 24" DIP WITH TOP TAPPING SADDLE A-10920, AMERICAN DUCTILE IRON CO. OR APPROVED EQUAL.

CITY WASTEWATER MAIN EXTENSIONS

WASTEWATER STATEMENT
 ANY CHANGES OR ALTERATIONS AFFECTING THE GRADE, ALIGNMENT, ELEVATION AND DEPTH OF COVER OF SEWERS AND APPURTENANCES SHOWN ON THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.

SIGNED: *John M. Padua* DATE: 9/27/95
 OWNER/DEVELOPER

DBA: WAL-MART STORES, INC.
 ADDRESS: 701 SOUTH WALTON BLVD.
 BENTONVILLE, AR 72716-8703

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.

GENERAL NOTES

1. SEE SHEET C1 FOR PROJECT GENERAL NOTES.

2. ALL SANITARY SEWER PIPES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH THE APPLICABLE CLASS. RE: SHEET D6, DETAIL A. CLASS "B" BEDDING.

3. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR ALL CONNECTIONS TO BUILDING SERVICES AND VERIFY LOCATIONS AS SHOWN.

4. SITE WORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IMPROVEMENTS TO WITHIN 5' OF THE PROPOSED BUILDING UNLESS SPECIFIED OTHERWISE.

5. PIPE MATERIAL SUBSTITUTIONS WILL REQUIRE PRIOR APPROVAL OF ENGINEER.

6. SEE SHEET C10 FOR NOTES PERTAINING TO SANITARY SEWER CONSTRUCTION.

7. ALL DIP SHALL BE BONDED AND POLY-BAGGED. RE: SHEET D4, DETAIL E AND F.

8. CONTRACTOR SHALL SUBMIT TO THE WASTE WATER INSPECTOR, T. R. THIAN (719) 636-5828 A PUMPING PLAN FOR APPROVAL.

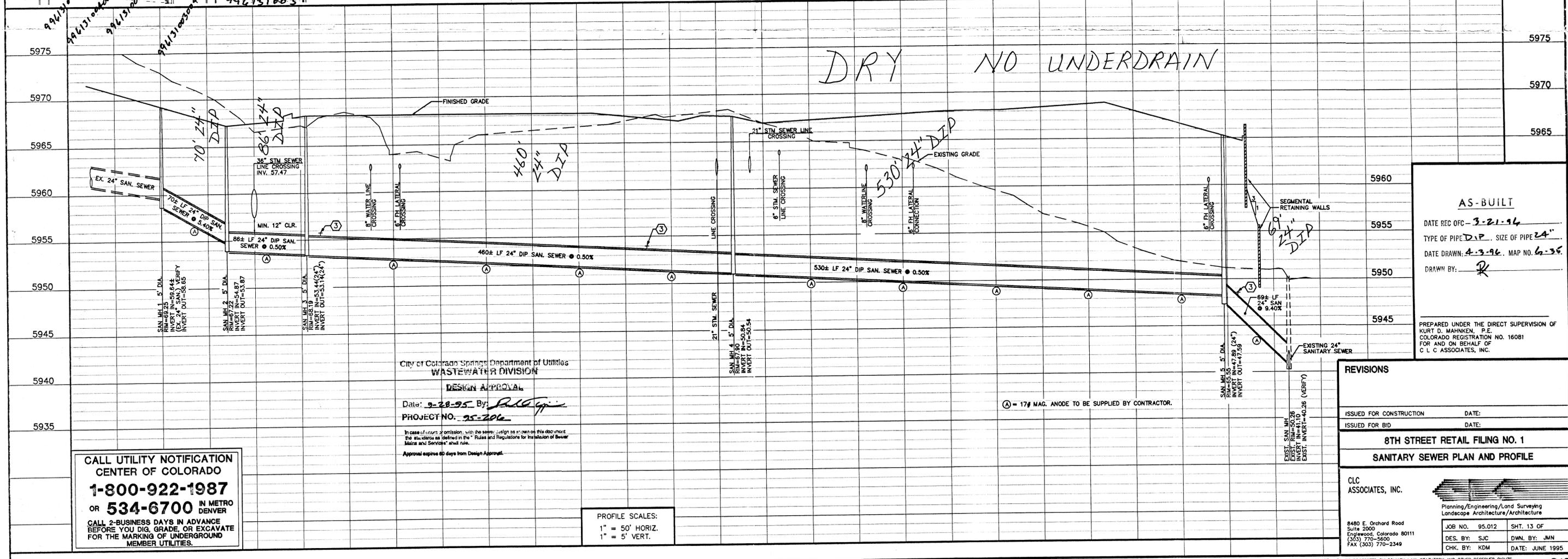
9. CONTRACTOR SHALL OBTAIN CONSTRUCTION APPROVAL AND A MANHOLE ENTRY PERMIT FROM THE WASTE WATER DEPARTMENT, T. R. THIAN (719) 636-5828.

10. ALL 24" DIP SHALL CONFORM TO ANSI 21.51, THICKNESS CLASS 51.

FIMS
9-35

STATE 25

DRY NO UNDERDRAIN



**CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
 1-800-922-1987
 OR 534-6700 IN METRO DENVER**

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Colorado Springs Department of Utilities
WASTEWATER DIVISION

DESIGN APPROVAL
 Date: 9-28-95 By: *Paul G. [Signature]*
 PROJECT NO. 25-206

In case of errors or omissions, with the sewer design as shown on this document the contractor shall be held responsible for the design and construction of Sewer Mains and Services' actual rule.
 Approval expires 60 days from Design Approval.

PROFILE SCALES:
 1" = 50' HORIZ.
 1" = 5' VERT.

AS-BUILT

DATE REC OFC - 3-21-94
 TYPE OF PIPE D.P. SIZE OF PIPE 24"
 DATE DRAWN 4-3-96. MAP NO. 6-35
 DRAWN BY: *R*

PREPARED UNDER THE DIRECT SUPERVISION OF
 KURT D. MAHNKEN, P.E.
 COLORADO REGISTRATION NO. 16081
 FOR AND ON BEHALF OF
 C L C ASSOCIATES, INC.

REVISIONS

ISSUED FOR CONSTRUCTION	DATE:
ISSUED FOR BID	DATE:

**8TH STREET RETAIL FILING NO. 1
 SANITARY SEWER PLAN AND PROFILE**

CLC ASSOCIATES, INC.

8480 E. Orchard Road
 Suite 2000
 Englewood, Colorado 80111
 (303) 770-5600
 FAX (303) 770-2349

Planning/Engineering/Land Surveying
 Landscape Architecture/Architecture

JOB NO. 95.012	SHT. 13 OF
DES. BY: SJC	DWN. BY: JMN
CHK. BY: KDM	DATE: JUNE 1995

8TH STREET RETAIL CENTER FILING NO. 1

A REPLAT OF TRACT A 'AUTO CENTER FILING NO. 1', LOT 1 'AUTO CENTER FILING NO. 3'
AND LOTS 3,4,5 'AUTO CENTER FILING NO. 4', AND LOTS 1 AND 2 OF 'AUTO CENTER FILING NO. 5'
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS

THAT AUTO CENTER ASSOCIATION, C.A.W. ENTERPRISES, L.L.C., A COLORADO LIMITED LIABILITY CORPORATION, TOYOTA MOTOR DISTRIBUTORS, INC., A CALIFORNIA CORPORATION, AND BOBBY J. MERRITT AND BETTY L. MERRITT, AS TENANTS IN COMMON, BEING OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION

TRACT A OF "AUTO CENTER FILING NO. 1", TOGETHER WITH LOT 1 "AUTO CENTER FILING NO. 2", TOGETHER WITH LOTS 3,4,5 "AUTO CENTER FILING NO. 4", TOGETHER WITH LOTS 1 AND 2 "AUTO CENTER FILING NO. 5" TOGETHER WITH LOT 1 "AUTO CENTER FILING NO. 3" ALL SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER SAID SECTION 24; THENCE NORTH 89 DEGREES 42 MINUTES 38 SECONDS EAST, A DISTANCE OF 232.91 FEET TO A POINT AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF EIGHTH STREET AND THE SOUTH RIGHT-OF-WAY LINE OF ABBOT LANE AND THE POINT OF BEGINNING; THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF ABBOT LANE THE NEXT FIVE (5) COURSES; (1) NORTH 89 DEGREES 55 MINUTES 22 SECONDS EAST, A DISTANCE OF 34.05 FEET; (2) ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25 DEGREES 28 MINUTES 14 SECONDS AN ARC DISTANCE OF 232.48 FEET, A RADIUS OF 522.96 FEET AND A CHORD BEARING OF NORTH 76 DEGREES 17 MINUTES 01 SECONDS EAST WITH A DISTANCE OF 230.57 FEET; (3) NORTH 89 DEGREES 01 MINUTES 08 SECONDS EAST, A DISTANCE OF 693.01 FEET; (4) SOUTH 79 DEGREES 38 MINUTES 14 SECONDS EAST, A DISTANCE OF 43.84 FEET; (5) SOUTH 79 DEGREES 48 MINUTES 36 SECONDS EAST, A DISTANCE OF 79.85 FEET TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 25; THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE OF INTERSTATE 25 THE NEXT TWO (2) COURSE (1) SOUTH 10 DEGREES 11 MINUTES 24 SECONDS WEST, A DISTANCE OF 468.99 FEET; (2) ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11 DEGREES 35 MINUTES 43 SECONDS AN ARC DISTANCE OF 310.14 FEET, A RADIUS OF 1532.50 FEET AND A CHORD BEARING OF SOUTH 04 DEGREES 23 MINUTES 35 SECONDS WEST WITH A DISTANCE OF 309.61 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 88 DEGREES 38 MINUTES 18 SECONDS WEST, DEPARTING SAID INTERSTATE 25 RIGHT-OF-WAY, A DISTANCE OF 289.24 FEET; THENCE NORTH 83 DEGREES 52 MINUTES 43 SECONDS WEST, A DISTANCE OF 402.20 FEET; THENCE SOUTH 87 DEGREES 51 MINUTES 51 SECONDS WEST, A DISTANCE OF 205.30 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 39 SECONDS EAST, A DISTANCE OF 3.88 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 21 SECONDS WEST, A DISTANCE OF 157.08 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF EIGHTH STREET AND A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE SAID RIGHT-OF-WAY LINE OF EIGHTH STREET THE NEXT THREE DESCRIBED COURSES; (1) ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04 DEGREES 10 MINUTES 25 SECONDS AN ARC DISTANCE OF 142.77 FEET, A RADIUS OF 1980.00 FEET AND A CHORD BEARING OF NORTH 12 DEGREES 07 MINUTES 14 SECONDS EAST WITH A DISTANCE OF 142.74 FEET; (2) NORTH 10 DEGREES 01 MINUTES 58 SECONDS EAST, A DISTANCE OF 125.86 FEET; (3) THENCE ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10 DEGREES 25 MINUTES 14 SECONDS AN ARC DISTANCE OF 427.01 FEET, A RADIUS OF 2347.80 FEET AND A CHORD BEARING OF NORTH 04 DEGREES 31 MINUTES 07 SECONDS EAST WITH A DISTANCE OF 426.42 FEET TO THE POINT OF BEGINNING.
CONTAINING 780,260.82 SQUARE FEET OR 17.91 ACRES MORE OR LESS.

DEDICATION

THE ABOVE OWNERS HAVE CAUSED SAID TRACT OF LAND TO BE PLATTED INTO A LOT, RIGHT-OF-WAY AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DO HEREBY GRANT UNTO THE CITY OF COLORADO SPRINGS, RIGHT-OF-WAY AND THOSE PUBLIC EASEMENTS 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 OBTAIN ALL OF ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND HEREIN PLATTED SHALL BE KNOWN AS "8TH STREET RETAIL CENTER FILING NO. 1" IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

OWNERS

IN WITNESS WHEREOF:
AUTO CENTER ASSOCIATION, A COLORADO NON-PROFIT CORPORATION

BY: Kenneth C. Wolford
PRESIDENT
ATTEST:
Randy W. Z...
SECRETARY

STATE OF COLORADO)
COUNTY OF EL PASO) SS
THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY
OF July, 1995 A.D. BY Kenneth C. Wolford, PRESIDENT OF AUTO CENTER ASSOCIATION

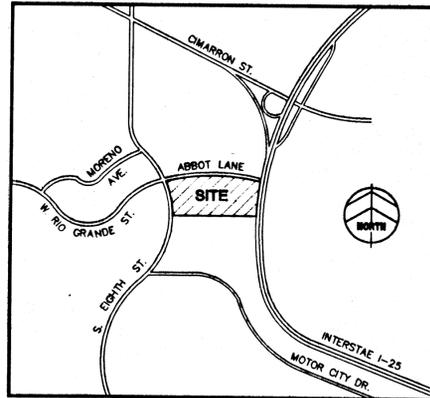
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 6-7-96 Dorothy S. L...
NOTARY PUBLIC

C.A.W. ENTERPRISES, L.L.C., A COLORADO LIMITED LIABILITY COMPANY
BY: Kenneth C. Wolford
MANAGING PARTNER
ATTEST:
Randy W. Z...
SECRETARY

STATE OF COLORADO)
COUNTY OF EL PASO) SS
THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY
OF July, 1995 A.D. BY Kenneth C. Wolford, PRESIDENT OF C.A.W. ENTERPRISES, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 6-7-96 Dorothy S. L...
NOTARY PUBLIC

8th. STREET AND ABBOT LANE



VICINITY MAP
NOT TO SCALE

TOYOTA MOTOR DISTRIBUTORS, INC., A CALIFORNIA CORPORATION

ATTEST: [Signature]
SECRETARY

STATE OF ~~CALIFORNIA~~ NEW MEXICO
COUNTY OF ~~LOS ANGELES~~ SANTA ANA
THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY
OF August, 1995 A.D. BY Robert Pitts, PRESIDENT OF
TOYOTA MOTOR DISTRIBUTORS, INC.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: August 2, 1996 [Signature]
NOTARY PUBLIC

BOBBY J. MERRITT AND BETTY L. MERRITT, TENANTS IN COMMON
BY: [Signature]
BETTY L. MERRITT
BY: [Signature]
BOBBY J. MERRITT

STATE OF ~~COLORADO~~ NEW MEXICO
COUNTY OF ~~EL PASO~~ SANTA ANA
THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY
OF AUGUST, 1995 A.D. BY BOBBY J. MERRITT AND BETTY L. MERRITT

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 7 MAY 95 [Signature]
NOTARY PUBLIC

GENERAL NOTES

- INDICATES SET #5 REBAR 24" LONG WITH YELLOW PLASTIC CAP MARKED "CLC L5# 24966" UNLESS OTHERWISE NOTED.
- INDICATES ORIGINAL LOT LINES FROM "AUTO CENTER" FILINGS NO. 1,2,3,4,5.
- - - INDICATES APPROXIMATE LIMITS OF 100 YEAR FEMA FLOODPLAIN AS SHOWN ON "FIRM" PANEL NO. 278 OF 625 COMMUNITY NO. 080060 0278C, DATED SEPT. 30 1992.
- ACCESS ACROSS THE RIGHT-OF-WAY OF INTERSTATE 25 IS DENIED BY DOCUMENT RECORDED AT BOOK 1621 PAGE 432, COUNTY OF EL PASO RECORDS.

PREPARED BY:
C.L.C.
Associates, INC.



8480 E. Orchard Road
Suite 2000
Englewood, Colorado 80111
(303) 770-2234
FAX (303) 770-2349

NOTICE IS HEREBY GIVEN

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 1980, 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 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, CONSTRUCTION BONDS, OR COMBINATIONS THEREOF, GUARANTEEING THE PAYMENT OF THE FEES AND THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

THE APPROVAL OF THIS PLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT AND VACATES ALL EASEMENTS AS SHOWN ON SHEET THREE OF THIS REPLAT.

EASEMENTS

ALL EASEMENTS ARE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH SEC. 15-3-607 OF THE CITY CODE.
EASEMENTS SHOWN ON THIS REPLAT ARE FOR PURPOSES AS SHOWN AND SUPERCEDE EASEMENTS ON ALL PRIOR PLATS.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION 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.

BY: [Signature]
WARREN L. RUBY REGISTERED LAND SURVEYOR
COLORADO REGISTRATION NO. 24966
FOR AND BEHALF OF COLORADO LAND CONSULTANTS, INC.
DATE: 7-27-95

APPROVAL CERTIFICATES

THE UNDERSIGNED HEREBY APPROVES FOR FILING, THE ACCOMPANYING PLAT OF 8TH STREET RETAIL CENTER

BY: [Signature] 8/3/95
MANAGER OF DEVELOPMENT SERVICES
BY: [Signature] August 7, 1995
CITY ENGINEER

KNOW ALL MEN BY 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 4th DAY OF August, 1995, A.D.

BY: [Signature]
MAYOR OF COLORADO SPRINGS

ATTEST: [Signature]
CITY CLERK

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 12:12 O'CLOCK P.M. THIS 23rd DAY OF August, 1995 A.D., AND DULY RECORDED IN PLAT BOOK 189 AT PAGE 63

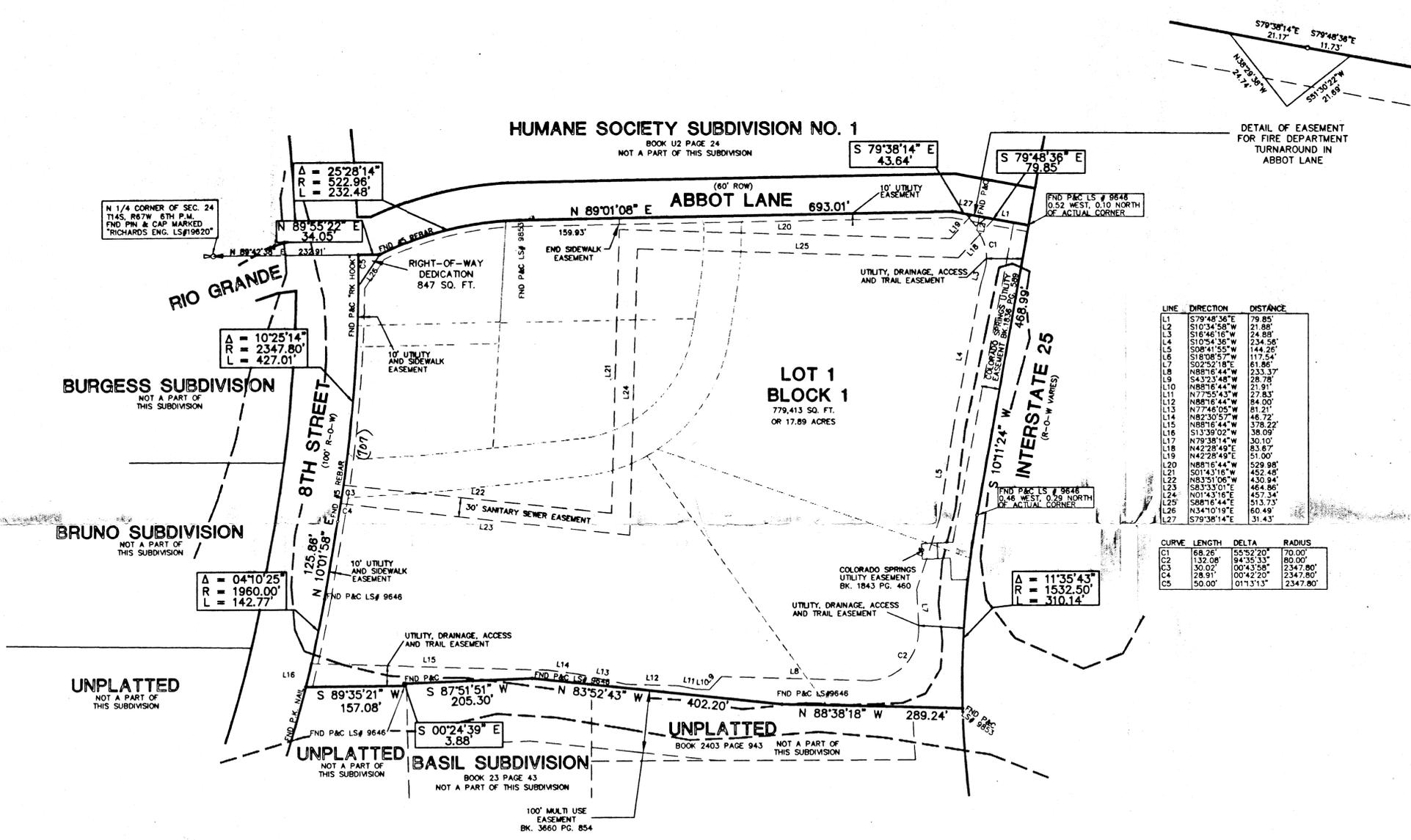
RECORDER: [Signature] BY: [Signature]
DEPUTY

RECEPTION NO.: 95087045
FEE: 30-
SCHOOL FEE: N/A COMM.
BRIDGE FEE: 675.00 @ 1.00
PARK FEE: N/A COMM.
DRAINAGE FEE: 600.00 @ 1.00

DATE OF PREPARATION:
APRIL 18, 1995
8TH STREET RETAIL CENTER FILING NO. 1
SHEET 1 OF 3

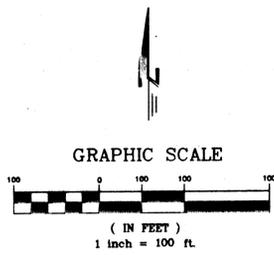
8TH STREET RETAIL CENTER FILING NO. 1

A REPLAT OF TRACT A 'AUTO CENTER FILING NO. 1', LOT 1 'AUTO CENTER FILING NO. 3'
AND LOTS 3,4,5 'AUTO CENTER FILING NO. 4', AND LOTS 1 AND 2 OF 'AUTO CENTER FILING NO. 5'
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



LINE	DIRECTION	DISTANCE
L1	S79°48'36"E	79.85'
L2	S10°34'58"W	21.86'
L3	S16°46'16"W	24.88'
L4	S10°54'36"W	234.56'
L5	S08°41'55"W	144.26'
L6	S18°08'57"W	117.54'
L7	S02°52'18"E	61.86'
L8	N88°16'44"W	233.37'
L9	S4°23'48"W	28.78'
L10	N88°16'44"W	21.91'
L11	N7°25'43"W	27.83'
L12	N88°16'44"W	84.00'
L13	N77°45'05"W	81.21'
L14	N82°30'57"W	46.72'
L15	N88°16'44"W	378.22'
L16	S13°39'02"W	38.09'
L17	N79°38'14"W	30.10'
L18	N42°28'49"E	83.67'
L19	N42°28'49"E	51.00'
L20	N88°16'44"W	529.98'
L21	S01°43'16"W	452.48'
L22	N83°51'06"W	430.84'
L23	S83°31'01"E	464.86'
L24	N01°43'16"E	457.34'
L25	S88°16'44"E	513.73'
L26	N34°10'19"E	60.49'
L27	S79°38'14"E	31.43'

CURVE	LENGTH	DELTA	RADIUS
C1	68.26'	55°52'20"	70.00'
C2	132.08'	84°35'33"	80.00'
C3	30.02'	00°43'58"	2347.80'
C4	28.91'	00°42'20"	2347.80'
C5	50.00'	01°13'13"	2347.80'



PREPARED BY:
C.L.C.
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8480 E. Orchard Road
Suite 2000
Englewood, Colorado 80111
(303) 770-2334
FAX (303) 770-2348

DATE OF PREPARATION:
APRIL 3, 1995
8TH STREET RETAIL CENTER FILING NO. 1
SHEET 2 OF 3

DRL

8TH STREET RETAIL CENTER FILING NO. 1

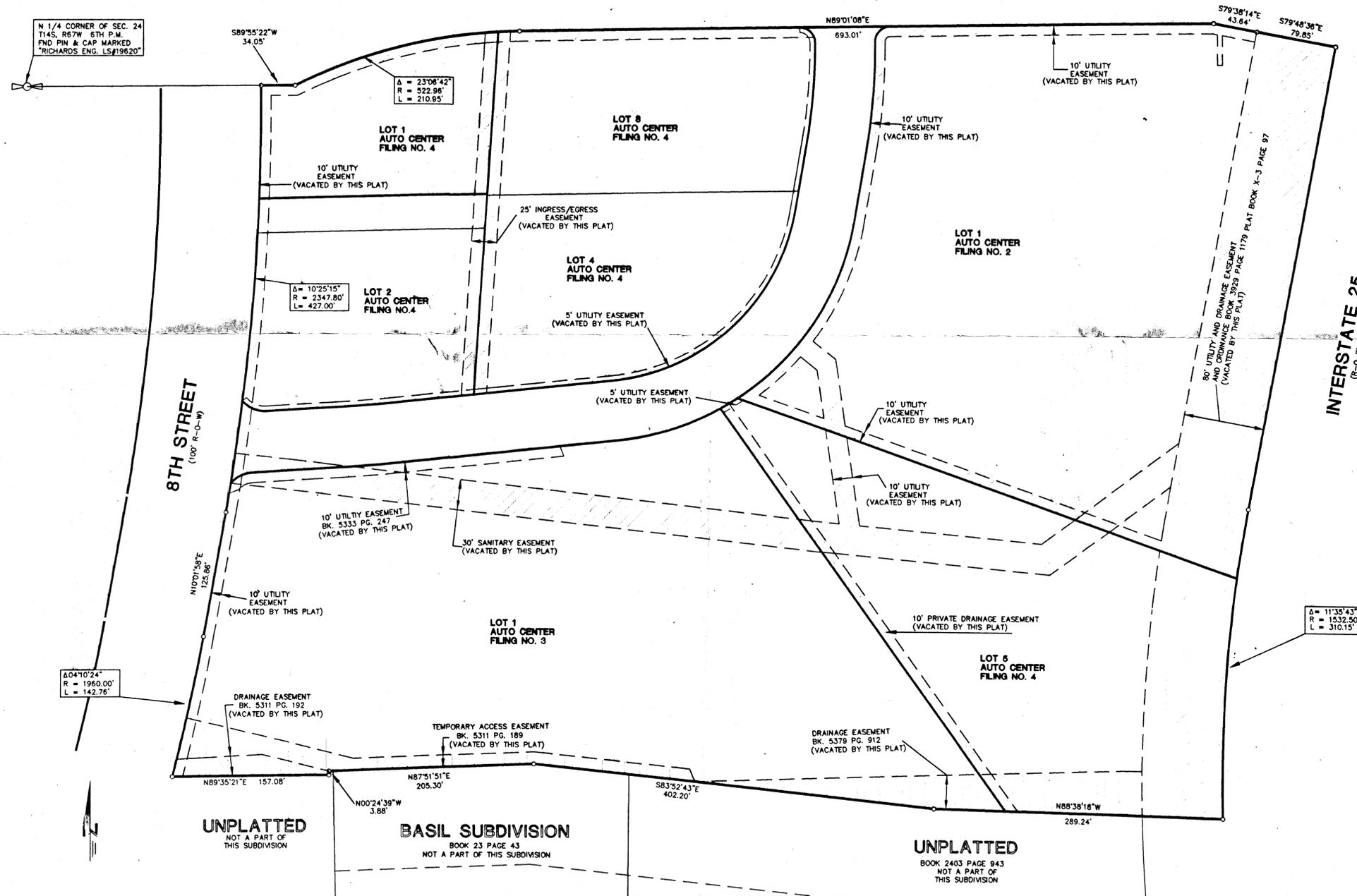
A REPLAT OF TRACT A *AUTO CENTER FILING NO. 1*, LOT 1 *AUTO CENTER FILING NO. 3*
AND LOTS 3,4,5 *AUTO CENTER FILING NO. 4*, AND LOTS 1 AND 2 OF *AUTO CENTER FILING NO. 5*
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

DETAIL OF EASEMENTS VACATED BY THIS REPLAT

HUMANE SOCIETY SUBDIVISION NO. 1

BOOK U2 PAGE 24
NOT A PART OF THIS SUBDIVISION

ABBOT LANE
(60' ROW)



N 1/4 CORNER OF SEC. 24
T14S, R67W, 6TH P.M.
FIND PIN & CAP MARKED
"RICHARDS ENG. LS#19620"

S89°55'22"W
34.05'

Δ = 23706.42'
R = 522.96'
L = 210.95'

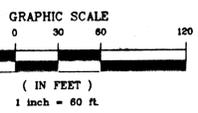
Δ = 10'25'15"
R = 2347.80'
L = 427.00'

S79°38'14"E
43.64'

S79°48'36"E
79.85'

Δ = 104'10'24"
R = 1950.00'
L = 142.76'

Δ = 11'38'43"
R = 1532.50'
L = 310.15'



PREPARED BY:
**C.L.C.
Associates, Inc.**



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DATE OF PREPARATION:
APRIL 3, 1995
8TH STREET RETAIL CENTER FILING NO. 1
SHEET 3 OF 3

SP

DRL