# SOLACE APARTMENTS FILING NO.

# LOCATED IN THE SW1/4 OF THE NW1/4 SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO

THAT BUTLER AND PEETZ, LLC, BEING THE OWNER OF THE FOLLOWING TRACT OF LAND

A PARCEL OF LAND LOCATED IN THE SOUTH WEST CAUATER OF THE NORTHWEST CAUATER OF SECTION 7, TOWNSHP 14 SOUTH, RANGE 65 WEST OF THE BIT PAIN, CITY OF COLCRAND SPRINGS, COLUNTY OF EL PASO, STATE OF COLCRAND, REING WORE PARTICLARLY DESCRIBED AS POLLUME.

BEGINNING AT THE SOUTHEASTERY CORNER OF LOT 2, POWERS & GALLEY PLAZA FILING NO, 1 RECORDED IN PLAT BOOK A-4 AT PAGE 30 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE NORTHERLY LINE OF SAID LOT 2, NB972213"W A DISTANCE OF 414,58 FEET, TO A POINT ON THE EASTERLY LINE OF COOT PARCEL EA-20 PROJECT C R200-142 RECORDED UNDER RECEPTION NO. 210035525, SAID POINT BEING A POINT OF NON-TANCENT CURVE, THENCE ON THE EASTERLY LINE OF SAID LOT 2, NOC22"47"E A DISTANCE OF 258.78 FEET, TO THE NORTHEASTERLY CORNER;

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS SSB72/52/W, HANNIG A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 1754/45" AND AN ARC LENGTH OF 146.94 FEET, TO A POINT OF REVIESSE CURVE;

THENCE ON SAID EASTERLY LINE, THE FOLLOWING COURSES.

- 2, ON THE ARC OF A CLIRVE TO THE RIGHT HANING A RADIUS OF 1080,00 FEET, A CENTRAL ANGLE OF 21/12/10" AND AN ARC LENGTH OF 410.66 FEET, TO A POINT OF COMPOUND CLIRVE.
- ON THE ARC OF A CURVE TO THE RIGHT, HANNG A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 17:38'18" AND AN ARC LENGTH OF 184.70 FEET, TO A POINT OF NON-TANGENT.
- 4. N27'49'47"W A DISTANCE OF 104.02 FEET
- NO34419TE A DISTANCE OF 206.36 FEET, TO A POINT ON THE SOUTHERLY LINE OF POWERS POINTE FILING NO. 5 RECORDED UNDER RECEPTION NO. 205094827;

THENE OR SUS BOTHERS VIEW, AND HE SOUTHER VIEW OF PORRES PORT TURN, ALL FLOODED, DANSE RECEIPTOR MY SOURSEST AMD 0. SUBSYING RECEIPTOR MY SOURCE AND USE BEND THE ADMINISTRY LIES SOWN OF THAT I AND SUMED. THE ADMINISTRY LIES SOWN OF THAT I AND SUMED. THE ADMINISTRY DIES SOWN OF THAT I AND SUMED. THE ADMINISTRY LIES SOWN OF THAT I AND SUMED. THE ADMINISTRY LIES SOWN OF THAT I AND SUMED. THE ADMINISTRY LIES SOWN OF THAT I AND SUMED. THE ADMINISTRY LIES SOWN OF THAT I AND SUMED. THE ADMINISTRY LIES SOWN OF THAT I AND SUMED. THE ADMINISTRY LIES SOWN OF THE ADMI

THENCE ON SAID WESTERY LINE AND THE WESTERLY LINE OF CAMARRON-INDISTRAL NO. 1 RECORDED IN PLAT BOOK N-2 AT PAGE 6, SOC29295W A DISTANCE OF 1375.25 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GALLEY ROAD:

THENCE ON SAID NORTHERLY RICHT-OF-WAY LINE, NIGHZYDO"W A DISTANCE OF 376.01 FEET, TO A POINT ON THE EASTERLY LINE OF THAT PROPERTY RECORDED IN BOOK 5913 AT PAGE 7337.

THENCE ON SAID EASTERLY LINE AND THE EASTERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 21538406, N00'27'47'E A DISTANCE OF 210,00 FEET;

HENCE ON THE MORNERY LINE OF SAID PROPERTY RECORDED LINDER RECEPTION NO. 2151-38405, NB942'DO'W A DISTANCE OF 68.61 FET.T TO THE POINT OF BEDINNING.

CONTAINING A CALCULATED AREA OF 1,255,877 SQUARE FEET OR 28,8310 ACRES.

DEDICATION

## Remove: El Paso County

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### DWINERS CENTIFICATE

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## BUTLER & PEETZ, LLC

DAY OF . SS: ACKNOWLEDGED BEFORE ME THIS STATE OF COLORADO COUNTY OF

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

MY COMMISSION EXPIRES

PER CAS, 15—90-06, YOU MUST COMENICAR WIL ECEA ACTION NO BASED UPON ANY DETECT IN THIS SURKEY WITHIN THEIR YEARS AFTER YOU REST DISCORDER SICH DETECT. IN NO ENGINE MAY ANY ACTION BASED HOWN ANY DETECT IN THIS SURKEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

		TRACT TABLE		
TRACT	SIZE (ACRES)	3SN	MAINTENANCE OWNERSHIP	OWNERSHIP
٧	7.6846	RESERVED FOR FUTURE DEVELOPMENT	d ক ৪	9 8 9
8	4.7038	OPEN SPACE/LANDSCAPING/DRAINAGE	d 29 8	89 P
TOTAL	12.3884	3 11 2235 4 63 E18 = 6 4 6		

- PER C.R.S. 38-51-106. "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET". ONE METER EDUALS 38.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY
- BASS OF BEARNG, THE EASTERLY LINE OF LOT 2, POWERS & GALLEY PLAZA FILING NO, I RECORDED IN PLAT BOOK A-4 AT PAGE SAID LINE BRICKHANNINED BY A I-1/4" YILLING PLASTIC OF STAMED" SZOOW. AT THE SOUTH END AND A INDICE BEARN ON STAYED SSOOW ON SAID PLAT.
  - ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO.
- - THE SALT GES NOT CONSTUTE, A THE SEX MEN BY A DESCRIPTION, LED TO TENERAL CHARGES OF THE SEXTENCE WE THE EXCENSION SHOW, WHEN THE CONSTRUCTION SHOW, THE PROSPRESS OF THE SEX OF THE CONSTRUCTION SHOW, THE PROSPRESS OF THE SEX OF T
    - - TRACT A IS FOR FUTURE DEVELORMENT AND WILL REMAIN A NO BUILD AREA UNTIL REPLATTED. THIS TRACT WILL BE OWNED AND MANITANED BY BUTLER & PEETZ, LLC.
- DELLORY SHLL, COLVEY WIT PITERA, NO STITE LUSS, ROLLINGA, ORDANICS, RICHER, NO POWER RECORDERS, AND OPERATEDES, AND OPERATEDES TRACT B IS FOR OPEN SPACE, LANDSCAPING, AND DRAINAGE AND WILL REMAIN A NO BUILD AREA EXCEPT FOR THE CONSTRUCTION OF DRAINAGE FACILITIES. THIS TRACT WILL BE DINNED AND MAINTAINED BY BUTLER & PEETZ, LLC.
- IN OLD OF ANTERST BESIED, WITH AND ULESS DIESE THE KERNETTERS THEORY OF SECONDACT, WAS BALL BULDON CRANTERS BESIED, WITH AND ULESS DIESE THE KERNETTERS BESIED OF ANTEROPERS THE WORLD WAS RECEIVED THE WEST OFFICE AND FOUNDATION OF A COMMON CREATERS THE WAS REPORTED THE WEST OFFICE AND FOUNDATION OF A COMMON CREATERS THE WEST OFFICE AS PROCESSORY OF AN EXCLUSION OF AN IN-CIRCUMSTANT OF THE CENTRAL SE PROCESSORY OF THE CENTRAL SE PROCESSORY OF A THE ALTERNATION OF AN IN-CIRCUMSTANT OF A COMMON CREATERS THE CHARLES OF A COMMON CREATERS AND FOUNDATION OF AN IN-CIRCUMSTANT OF A COMMON CREATERS AND FOUNDATION OF AN IN-CIRCUMSTANT OF A COMMON CREATERS AND FOUNDATION OF AN IN-CIRCUMSTANT OF A COMMON CREATERS AND FOUNDATION OF AN IN-CIRCUMSTANT OF A COMMON CREATERS AND FOUNDATION OF AN IN-CIRCUMSTANT OF A COMMON CREATERS AND FOUNDATION OF AN IN-CIRCUMSTANT OF A COMMON CREATERS AND FOUNDATION OF AN IN-CIRCUMSTANT OF A COMMON CREATERS AND FOUNDATION OF AN IN-CIRCUMSTANT OF A COMMON CREATERS AND FOUNDATION OF AN IN-CIRCUMSTANT OF A COMMON CREATERS AND FOUNDATION OF AN IN-CIRCUMSTANT OF A COMMON CREATERS AND FOUNDATION OF AN IN-CIRCUMSTANT OF A COMMON CREATERS AND FOUNDATION OF AN IN-CIRCUMSTANT OF A COMMON OF
  - CELLOMOR REPORTS HAVE REED SUBMETION IN ASSOCIATION WITH ITR REPUBLISHEN PLAY OF THE SASSIBLE OF THE STATE OF THE SASSIBLE OF
    - THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE. MAUBDICES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNIED STATES POSTAL SERVICE PROJUNTIONS.
- THE SUBMOURCE AGREES ON BEHALD OF INJURIEST, AND AN DELOCIPE OR BUILDING SUCKESSORS AND ASSESSES. THAT IS ABSTRACTED AND ASSESSES AND ASSESSES SHALL OF REQUIRED TO ANY TRAFFIC MARKET RESTORANCE WITH THE LE ASSESSES AND ASSESSES SHALL OF REQUIRED TO ANY TRAFFIC MARKET RESTORANCE WITH REQUIRED AND OFFICE THE PRODUMENT SEQUENCY (PERSOLUTION NO. 19-47), OR ANY AMENDMENTS THERETO, AT ONE PROOF TO THE THE OFFICE ASSESSED ASSESSED.
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  - NO DRIVEWAY ACCESS SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

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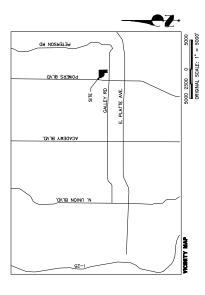
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- WATER AND SANITARY SERVICE SHALL BE SUPPLIED BY CHERCKEE METROPOLITAN DISTRICT NO. 1 ELECTRIC AND NATURAL GAS SERVICE SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTY LICENSED IN THE STATE OF COLDRADO.
- THE SIGNORESIS, ACCESS ON HEAVY CANAMERSTER ON PROGRESS OF SIGNORESIS THAT THE SIGNORESIS OF ACCESSION AND SIGNORE
  - WHEN AND WESTAMES THE SERVERS TO REAL SERVENCED WE REPORTED THE CENTER WENDSHIPM DESIRED WAS CONTROLLED WITH A SERVER OF THE STATE INDERER WE OBSERVE WESTAMES WE WENT WESTAMES WE WENT WE WENT WE WENT WE WENT WE WENT WE WENT WE WENT WE WENT WE WENT WE WENT WE WENT WE WENT WE WE WENT WE WENT WE WENT WE WE WE

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- A BLANKET ACCESS EASEMENT IS HEREBY GRANTED OVER ALL OF LOT 1 AND TRACT A FOR EMERGENCY SERVICES.
- NOTICE IS HERBY OWEN, PROPERTES MAY BE IMPACIED BY AIR QUALITY, NOTE, AND DIHER POTENTAL NUISMOES CREATED BY EXCHEMING AND FUTURE INDUSTRIALLY ZONED
  PROPERTES. 23
- AREAS DESIGNATED AS FLODOPLAIN ARE TO BE NO-BUILD AREAS.

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### BURVEYORS CERTIFICATE

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JARROD ADAMS, COLORADO REGISTERED PLS #38252 FOR AND ON BEHALF OF UR ENGINEERING, LLC



# BOARD OF COUNTY COMMISSIONERS CERTIFICATE

OMESSORES, ST. FOR SCALE, APPRINGE FINE NO. 1 WAS APPRINGED FOR FILE BY THE END OFF CONTINUED FOR COUNTY OFFI COMESSORES, ST. FOR THE MAY OFF CONTINUED AND SELECT TO ANY NOTES SPECIES HERCAN AND WIN COMPUTING CACEPTE, BY THE RESULTING TO APPROVE, THE TRACKINGS OF LOND THE PUBLIC SHOUTES HERCAN AND WIN COMPUTING ACCEPTE, BY THE COMPUTING THE PUBLIC SHOUTES AND THE WAS THE SPECIES TO ANY OFFI THE SPECIES TO ANY UNIT. AND THE SPECIES WAS APPORTED AND THE PUBLIC SHOUTES AND THE SPECIES AND T

CHAIR, BOARD OF COUNTY COMMISSIONERS

# PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

### SS CLERK AND RECORDER STATE OF COLORADO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE COUNTY OF EL PASO

THE RECORDS OF EL PASO DAY OF O'CLDOX \_\_\_M. THIS AND IS DULY RECORDED AT RECEP

CHUCK BROERMAN, RECORDER DEPUTY

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FINAL PLAT SOLACE APARTMENTS FILING NO. 1 JOBN NO. 25174-00 MAY 3, 2021 SHEET 1 OF 3





Centernial 303-740-8383 # Colorado Springs 719-593-2589 For Colles 970-497-9883 • www.jengineering.com

PCD FILE NO. SF-20-032

BRIDGE FEE:
PARK FEE:
DRAINAGE FEE:

