

Chuck Broerman
12/16/2021 11:35:00 AM
Doc \$0.00
Rec \$33.00

El Paso County, CO

221714877

SUBDIVISION/CONDOMINIUM PLAT

Reception Number Date Time

Reception Fee Number of Pages File Number

Solace Apartments Filing No. 1
Name of Plat

CS Powers & Galley LLC
Owner's Name

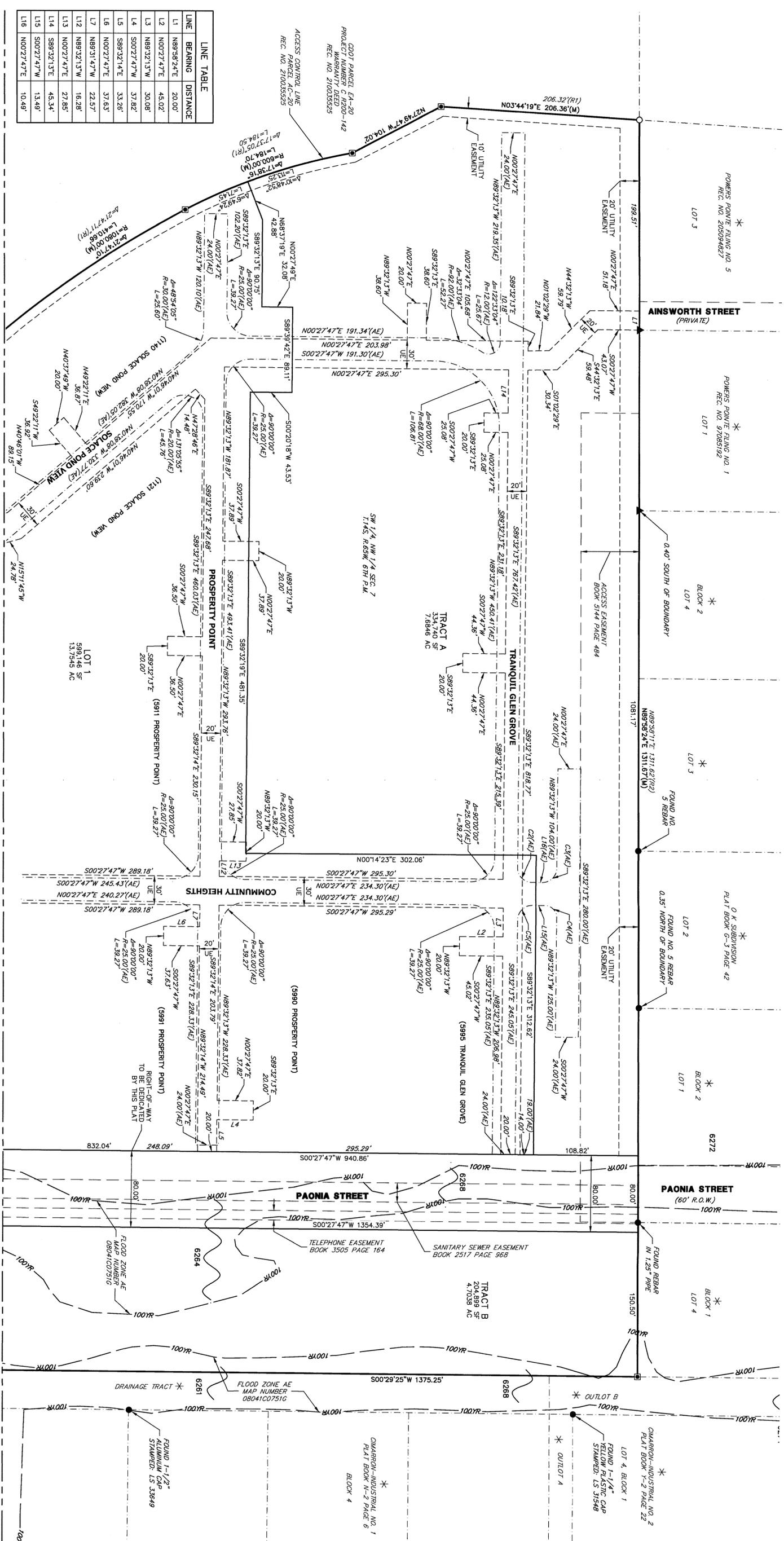
Subdivision

Condominium

SOLACE APARTMENTS FILING NO. 1

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

14877



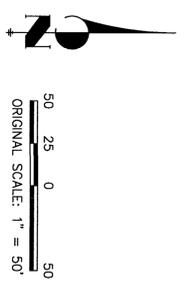
LINE	BEARING	DISTANCE
L1	N89°58'24\"/>	20.00'
L2	N00°27'47\"/>	45.02'
L3	N89°32'13\"/>	30.08'
L4	S00°27'47\"/>	37.82'
L5	S89°32'14\"/>	33.26'
L6	N00°27'47\"/>	37.63'
L7	N89°31'47\"/>	22.57'
L12	N89°32'13\"/>	16.28'
L13	N00°27'47\"/>	27.85'
L14	S89°32'13\"/>	45.34'
L15	S00°27'47\"/>	13.49'
L16	N00°27'47\"/>	10.49'

LEGEND

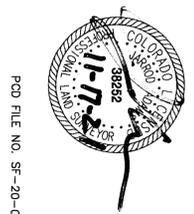
- FOUND 2" ALUMINUM CAP STAMPED: WATTS LS9853
- ▲ FOUND 1.25" YELLOW PLASTIC CAP ILLIBLE
- SET 1.5" ALUMINUM CAP STAMPED: PLS 38252
- * NOT A PART OF THIS SUBDIVISION PLAT
- (M) AS MEASURED
- (R1) PER DEED REC. NO. 210035525
- (R2) PER LAND SURVEY PLAT REC. NO. 212900123
- 20.00' PROPOSED LOT DIMENSION
- 20.00' PROPOSED UTILITY EASEMENT DIMENSION
- (R) RADIAL BEARING
- (S.F./AC) SQUARE FEET/ACRES
- 20.00'(AE) PROPOSED PRIVATE ACCESS EASEMENT DIMENSION
- UE UTILITY EASEMENT

SEE SHEET 3

CURVE	DELTA	RADIUS	LENGTH
C2	90°00'00"	15.00'	23.56'
C3	90°00'00"	15.00'	23.56'
C4	90°00'00"	12.00'	18.95'
C5	90°00'00"	15.00'	23.56'



CURVE	DELTA	RADIUS	LENGTH
C2	90°00'00"	15.00'	23.56'
C3	90°00'00"	15.00'	23.56'
C4	90°00'00"	12.00'	18.95'
C5	90°00'00"	15.00'	23.56'



FINAL PLAT
SOLACE APARTMENTS FILING NO. 1
JOB NO. 25174.00
SEPTEMBER 20, 2021
SHEET 2 OF 3

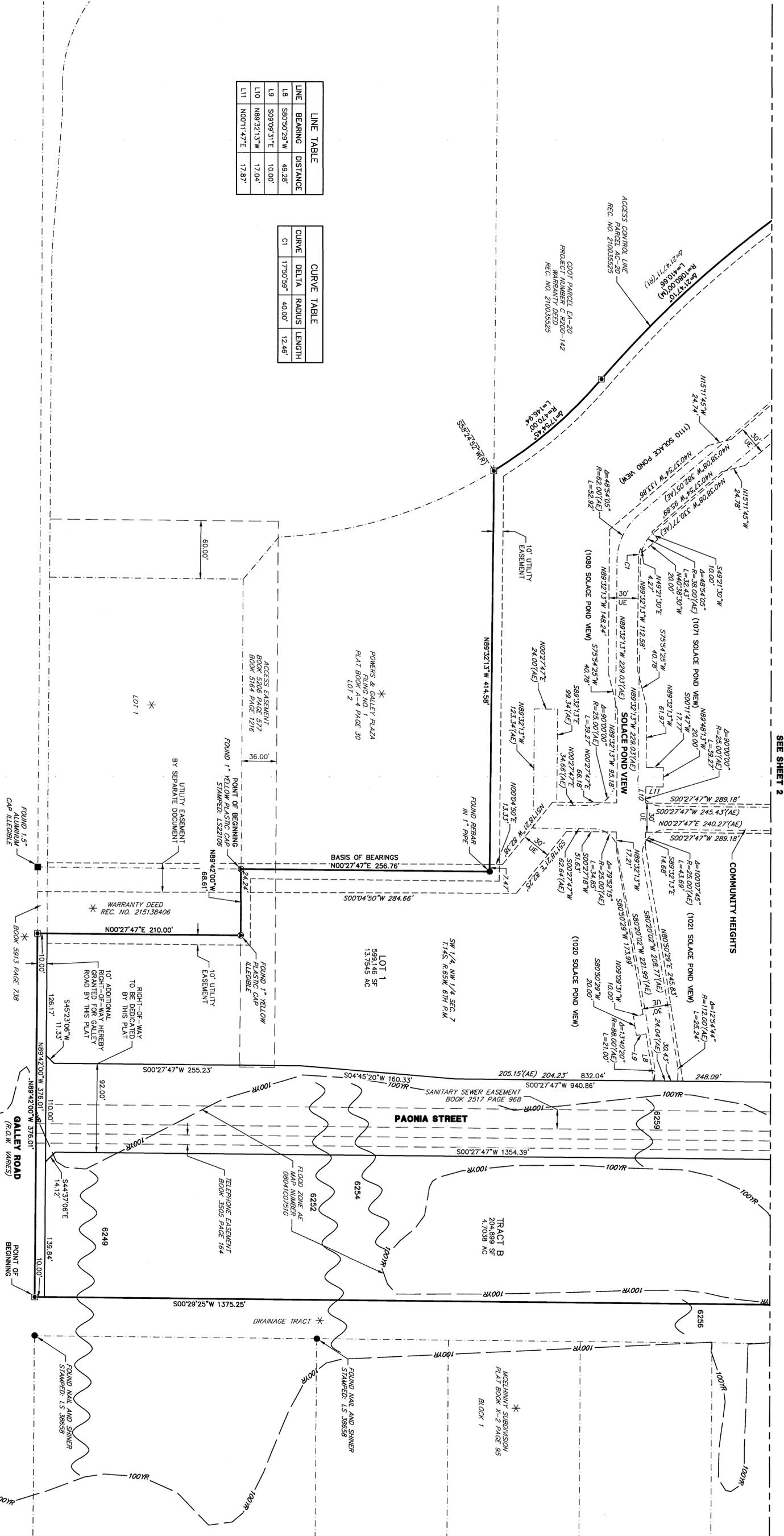
J.R. ENGINEERING
A Western Company
General 303-741-8883 • Colorado Springs 719-593-2583
Fax 719-593-9888 • www.jrengineering.com

PCD FILE NO. SF-20-032

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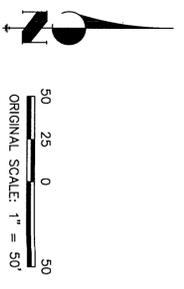


LINE	BEARING	DISTANCE
L8	S80°50'29"W	49.28'
L9	S09°09'31"E	10.00'
L10	N89°32'13"W	17.04'
L11	N00°11'47"E	17.87'

CURVE	DELTA	RADIUS	LENGTH
C1	17°50'59"	40.00'	12.46'

LEGEND

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- 20.00' PROPOSED UTILITY EASEMENT DIMENSION
- (R) RADIAL BEARING
- (S.F./AC) SQUARE FEET/ACRES
- 100' YEAR FLOODPLAIN
- PROPOSED UTILITY EASEMENT
- PROPOSED 24' WIDE PRIVATE ACCESS EASEMENT
- BASE FLOOD ELEVATION 6268



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FINAL PLAT
SOLACE APARTMENTS FILING NO. 1
JOB NO. 25174.00
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SHEET 3 OF 3

Charalynn 303-740-8833 • Colorado Springs 719-593-2833
For Codes 970-431-8888 • www.jreng.com