

# AMERICAN FURNITURE WAREHOUSE

A PORTION OF A TRACT OF LAND RECORDED AT RECEPTION NO. 208068886 AND RECEPTION NO. 206028177

A PART OF THE WEST HALF OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.

CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

SHEET 1 OF 5

COVER SHEET

KNOW ALL MEN BY THESE PRESENTS :

THAT AMERICAN FURNITURE WAREHOUSE CO, A COLORADO CORPORATION, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND.

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED JUNE 17, 2008 AT RECEPTION NO. 208068886 (FORMERLY DESCRIBED IN INSTRUMENTS RECORDED JUNE 28, 1973 IN BOOK 2198 AT PAGE 467 AND JUNE 28, 1973 IN BOOK 2601 AT PAGE 13) AND A PORTION OF THE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED FEBRUARY 24, 2006 AT RECEPTION NO. 206028177 OF THE RECORDS OF EL PASO COUNTY, COLORADO AND IS LOCATED IN THE WEST HALF (W1/2) OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3–1/4” ALUMINUM CAP STAMPED BY PLS 30107 AT THE WEST ONE–QUARTER CORNER OF SAID SECTION 7, FROM WHICH A 3/4” IRON PIPE AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 13, 1967 IN BOOK 2198 AT PAGE 467 BEARS S 89 DEGREES 55 MINUTES 29 SECONDS E A DISTANCE OF 1329.71 FEET AND IS THE BASIS OF BEARINGS USED HEREIN; THENCE S 89 DEGREES 55 MINUTES 29 SECONDS E ON THE NORTH BOUNDARY LINE OF SAID TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED JUNE 28, 1973 IN BOOK 2601 AT PAGE 13, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 89 DEGREES 55 MINUTES 29 SECONDS E ON SAID NORTH BOUNDARY LINE, A DISTANCE OF 1269.71 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 2198 AT PAGE 467; THENCE N 02 DEGREES 25 MINUTES 07 SECONDS E ON THE WEST BOUNDARY LINE OF SAID TRACT OF LAND, A DISTANCE OF 244.92 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 76 DEGREES 41 MINUTES 27 SECONDS E ON THE NORTHEASTERLY BOUNDARY LINE OF SAID TRACT OF LAND, A DISTANCE OF 460.65 FEET TO THE WESTERLY RIGHT–OF–WAY LINE OF TUTT BOULEVARD AS DEDICATED IN TUSCANY PLAZA SUBDIVISION FILING NO. 1 AS RECORDED JUNE 30, 2009 AT RECEPTION NO. 209712964 OF THE RECORDS OF SAID EL PASO COUNTY, THE FOLLOWING (3) COURSES ARE ON SAID WESTERLY RIGHT–OF–WAY LINE; THENCE: 1) S 16 DEGREES 36 MINUTES 27 SECONDS W A DISTANCE OF 100.81 FEET; 2) S 73 DEGREES 23 MINUTES 33 SECONDS E A DISTANCE OF 12.00 FEET; 3) S 16 DEGREES 36 MINUTES 27 SECONDS W A DISTANCE OF 287.19 FEET TO A POINT ON A CURVE ON THE NORTHERLY RIGHT–OF–WAY LINE OF WOLF RIDGE ROAD AS DEDICATED IN SAID TUSCANY PLAZA SUBDIVISION FILING NO. 1, THE FOLLOWING SIX (6) COURSES ARE ON THE NORTHERLY, WESTERLY AND SOUTHERLY RIGHT–OF–WAY LINES OF SAID WOLF RIDGE ROAD; THENCE: 1) ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12 DEGREES 39 MINUTES 06 SECONDS, A RADIUS OF 94.50 FEET FOR AN ARC DISTANCE OF 20.87 FEET, WHOSE CHORD BEARS S 59 DEGREES 38 MINUTES 49 SECONDS W TO A POINT OF COMPOUND CURVE; 2) ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10 DEGREES 52 MINUTES 15 SECONDS, A RADIUS OF 454.50 FEET FOR AN ARC DISTANCE OF 86.23 FEET, WHOSE CHORD BEARS S 71 DEGREES 24 MINUTES 30 SECONDS W; 3) S 76 DEGREES 50 MINUTES 38 SECONDS W A DISTANCE OF 72.18 FEET TO SAID WESTERLY RIGHT–OF–WAY LINE; 4) S 00 DEGREES 00 MINUTES 00 SECONDS E A DISTANCE OF 69.93 FEET TO A POINT ON A CURVE ON SAID SOUTHERLY RIGHT–OF–WAY LINE; 5) ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 19 DEGREES 34 MINUTES 35 SECONDS, A RADIUS OF 229.50 FEET FOR AN ARC DISTANCE OF 78.41 FEET TO A POINT OF COMPOUND CURVE; 6) ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 43 DEGREES 05 MINUTES 55 SECONDS, A RADIUS OF 44.50 FEET FOR AN ARC DISTANCE OF 33.47 FEET TO A POINT OF COMPOUND CURVE ON THE WESTERLY RIGHT–OF–WAY LINE OF SAID TUTT BOULEVARD, THE FOLLOWING THREE (3) COURSES ARE ON SAID WESTERLY RIGHT–OF–WAY LINE; THENCE: 1) ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 17 DEGREES 02 MINUTES 22 SECONDS, A RADIUS OF 384.50 FEET FOR AN ARC DISTANCE OF 114.35 FEET; 2) S 00 DEGREES 02 MINUTES 15 SECONDS W A DISTANCE OF 395.67 FEET TO A POINT OF CURVE; 3) ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 04 DEGREES 27 MINUTES 33 SECONDS, A RADIUS OF 646.00 FEET FOR AN ARC DISTANCE OF 50.28 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2601 AT PAGE 13; THENCE N 83 DEGREES 21 MINUTES 10 SECONDS W ON SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 1572.62 FEET TO THE EAST RIGHT–OF–WAY LINE OF POWERS BOULEVARD AS DESCRIBED IN INSTRUMENT RECORDED APRIL 12, 1988 IN BOOK 5494 AT PAGE 971 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE N 07 DEGREES 28 MINUTES 24 SECONDS W ON SAID EAST RIGHT–OF–WAY LINE AS DESCRIBED AT SAID RECEPTION NO. 206028177, A DISTANCE OF 110.05 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 05 DEGREES 20 MINUTES 46 SECONDS, A RADIUS OF 2425.00 FEET FOR AN ARC DISTANCE OF 226.27 FEET; THENCE N 44 DEGREES 41 MINUTES 40 SECONDS E, A DISTANCE OF 83.21 FEET TO THE POINT OF BEGINNING.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO A LOT AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC 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 VACATE, 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 "AMERICAN FURNITURE WAREHOUSE", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

OWNER:

AMERICAN FURNITURE WAREHOUSE CO, A COLORADO CORPORATION HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D.

BY: \_\_\_\_\_

\_\_\_\_\_

AS: \_\_\_\_\_ OF AMERICAN FURNITURE WAREHOUSE CO., A COLORADO CORPORATION.

THE STATE OF COLORADO }  
THE COUNTY OF EL PASO } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED TO ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D. BY \_\_\_\_\_

AS \_\_\_\_\_ OF AMERICAN FURNITURE WAREHOUSE CO, A COLORADO LIMITED LIABILITY COMPANY A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

AVIGATION STATEMENT:

THE PROPERTY BEING PLATTED HEREIN IN ITS ENTIRETY IS SUBJECT TO AN AVIGATION EASEMENT FOR PUBLIC AVIGATION PURPOSES. SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED ON THE INSTRUMENT RECORDED AT RECEPTION NO. \_\_\_\_\_ 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.

EASEMENTS:

EASEMENTS ARE AS SHOWN HEREON WITH SURFACE MAINTENANCE BEING VESTED WITH THE PROPERTY OWNER.

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.

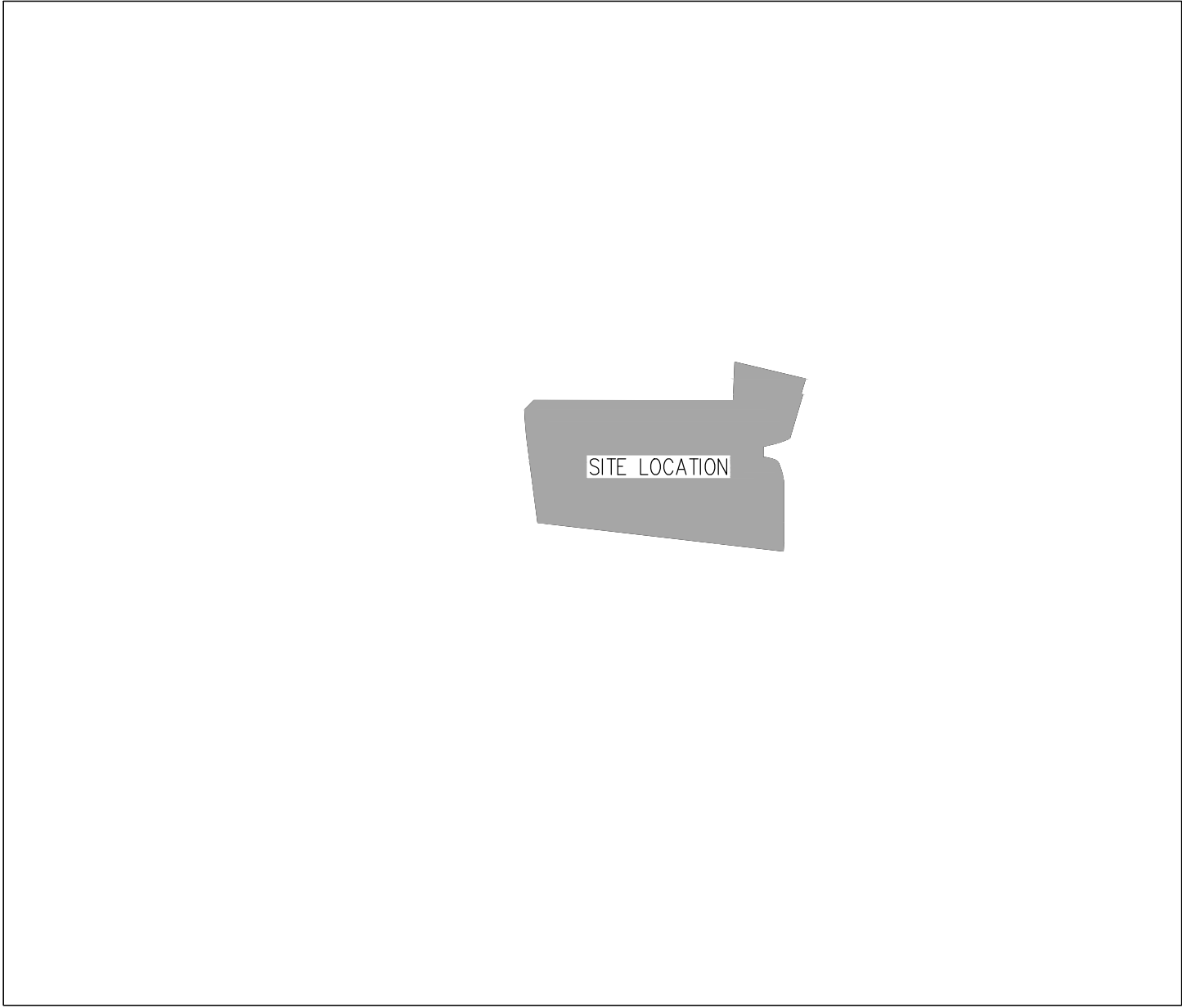
NO BUILDING PERMITS SHALL BE ISSUED FOE BUILDING SITE WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES INCLUDING, BUT NOT LIMITED TO, LETTERS OF CREDIT, CASH, SUBDIVISION BONDS, OR COMBINATIONS THEREOF GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DRAINAGE, STREET, AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

GENERAL NOTES:

- BEARINGS ARE BASED ON A LINE BETWEEN THE NORTHWEST POINT ON THE MOST NORTHERLY LINE OF THE SUBJECT PROPERTY AND THE NORTHEAST POINT OF THE SOUTHEAST LINE OF THE SUBJECT PROPERTY, BEARING S 21°36'22" E, AS MONUMENTED BY A NO.4 IRON ROD FOUND WITH RED PLASTIC CAP "ILLEGIBLE" AT THE NORTHWEST AND BY A FOUND PK NAIL WITH BRASS TAG "PLS 19586" AT THE SOUTHEAST, AS SHOWN HEREON.
- 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.
- 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 LAST FIELD INSPECTION OF THIS SITE BY THE SURVEYOR WAS ON NOVEMBER 16, 2020.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE CITY OF COLORADO SPRINGS AND COUNTY OF EL PASO, COLORADO.
- ALL LINEAR UNITS SHOWN ARE U.S. SURVEY FEET.
- THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500–YEAR FLOODPLAIN) AS ESTABLISHED BY FEMA PER FIRM PANEL 08041C0537G, EFFECTIVE DECEMBER 7, 2021, AND FIRM PANEL 08041C0536G, EFFECTIVE DECEMBER 7, 2021.
- ALL ACCESS DRIVEWAYS, DRIVES, AISLE WAYS, MANEUVERING AND PARKING AREAS WITHIN THIS PLATTED LOT SHALL BE FOR THE COMMON USE OF ALL USERS, PUBLIC AND PRIVATE, AND OWNERS OF THIS PLANNED DEVELOPMENT.
- DIRECT ACCESS FROM LOT 1 TO POWERS BOULEVARD WILL NOT BE PERMITTED.
- 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.

VICINITY MAP:

1" = 1000'



SURVEYOR'S CERTIFICATION:

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/HER 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/HER KNOWLEDGE AND BELIEF.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
BRIAN SOCIA, PLS 38272  
FOR AND ON-BEHALF OF  
BOWMAN CONSULTING GROUP, LTD.

CLERK AND RECORDER:

THE STATE OF COLORADO }  
THE COUNTY OF EL PASO } S.S.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D., AND IS DULY RECORDED AT THE RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

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

FEE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

FEES:

SCHOOL FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

PARK FEE: \_\_\_\_\_

DRAINAGE FEE: \_\_\_\_\_

CITY FILE NO: AR FP 21–00220

**Bowman**  
CONSULTING  
1526 Cole Blvd., Suite 100  
Lakewood, CO 80401  
Phone: (303) 801-2900  
www.bowmanconsulting.com

FINAL PLAT  
AMERICAN FURNITURE WAREHOUSE  
EL PASO COUNTY, COLORADO

SEAL

DRAWN  
D.J.M.

CHKD  
BS

JOB No. 050895–01–001

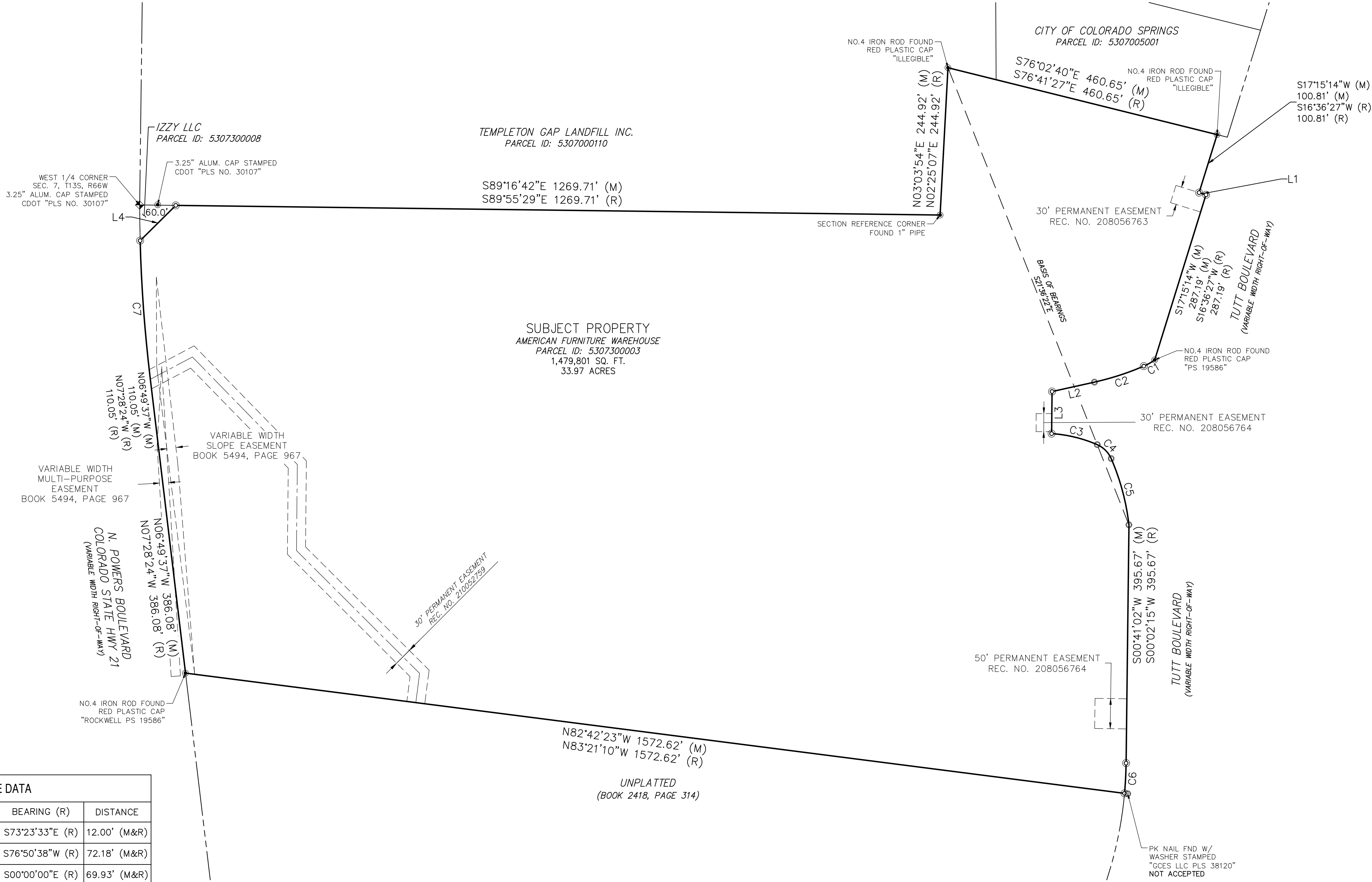
DATE : 01/12/2021

SHEET  
2 OF 5

# AMERICAN FURNITURE WAREHOUSE

A PORTION OF A TRACT OF LAND RECORDED AT RECEPTION NO. 208068886 AND RECEPTION NO. 206028177  
A PART OF THE WEST HALF OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.  
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

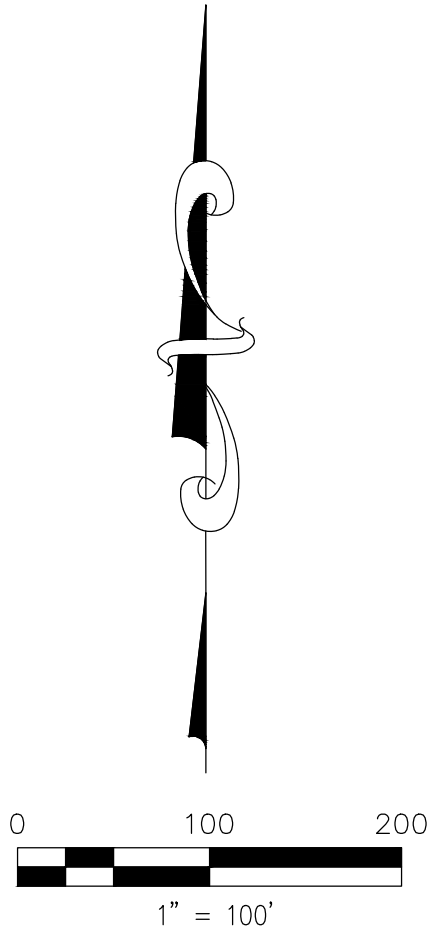
SHEET 2 OF 5  
AS-RECORDED BOUNDARY AND EASEMENTS



LINE DATA			
LINE #	BEARING (M)	BEARING (R)	DISTANCE
L1	S72°44'46"E (M)	S73°23'33"E (R)	12.00' (M&R)
L2	S77°29'25"W (M)	S76°50'38"W (R)	72.18' (M&R)
L3	S00°38'47"W (M)	S00°00'00"E (R)	69.93' (M&R)
L4	N45°20'27"E (M)	N44°41'40"E (R)	83.21' (M&R)

CURVE DATA						
CURVE #	LENGTH	RADIUS	DELTA	CHORD (M)	CHORD (R)	CHORD LENGTH
C1	20.87' (M&R)	94.50' (M&R)	12°39'13" (M&R)	S60°17'36"W (M)	S59°38'49"W (R)	20.83' (M&R)
C2	86.23' (M&R)	454.50' (M&R)	10°52'14" (M&R)	S72°03'17"W (M)	S71°24'30"W (R)	86.10' (M&R)
C3	78.41' (M&R)	229.50' (M&R)	19°34'32" (M&R)	S76°24'14"E (M)	S77°03'01"E (R)	78.03' (M&R)
C4	33.47' (M&R)	44.50' (M&R)	43°05'39" (M&R)	S45°04'00"E (M)	S45°42'47"E (R)	32.69' (M&R)
C5	114.35' (M&R)	384.50' (M&R)	17°02'23" (M&R)	S14°59'51"E (M)	S15°38'38"E (R)	113.93' (M&R)
C6	50.28' (M&R)	646.00' (M&R)	4°27'34" (M&R)	S02°54'49"W (M)	S02°16'02"W (R)	50.27' (M&R)
C7	226.27' (M&R)	2425.00' (M&R)	5°20'46" (M&R)	N04°09'14"W (M)	N04°48'01"W (R)	226.19' (M&R)

- LEGEND**
- PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - ROAD RIGHT-OF-WAY LINE
  - EXISTING EASEMENT LINE
  - PROPOSED EXCLUSIVE STORM WATER EASEMENT LINE
  - PROPOSED NON-EXCLUSIVE UTILITY EASEMENT LINE
  - FOUND MONUMENT (AS NOTED)
  - FOUND PK NAIL WITH BRASS TAG IN CONC STAMPED "PLS 19586"
  - SET NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38272"



CITY FILE NO: AR FP 21-00220

**Bowman**  
CONSULTING  
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www.bowmanconsulting.com  
1526 Cole Blvd., Suite 100  
Lakewood, CO 80401

REVISIONS		DATE
REVISION	DESCRIPTION	
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**FINAL PLAT**  
**AMERICAN FURNITURE WAREHOUSE**  
**EL PASO COUNTY, COLORADO**

SEAL		
	DRAWN DJM	CHKD BS
JOB No. 050895-01-001		
DATE : 01/12/2021		
SHEET 2 OF 5		

# AMERICAN FURNITURE WAREHOUSE

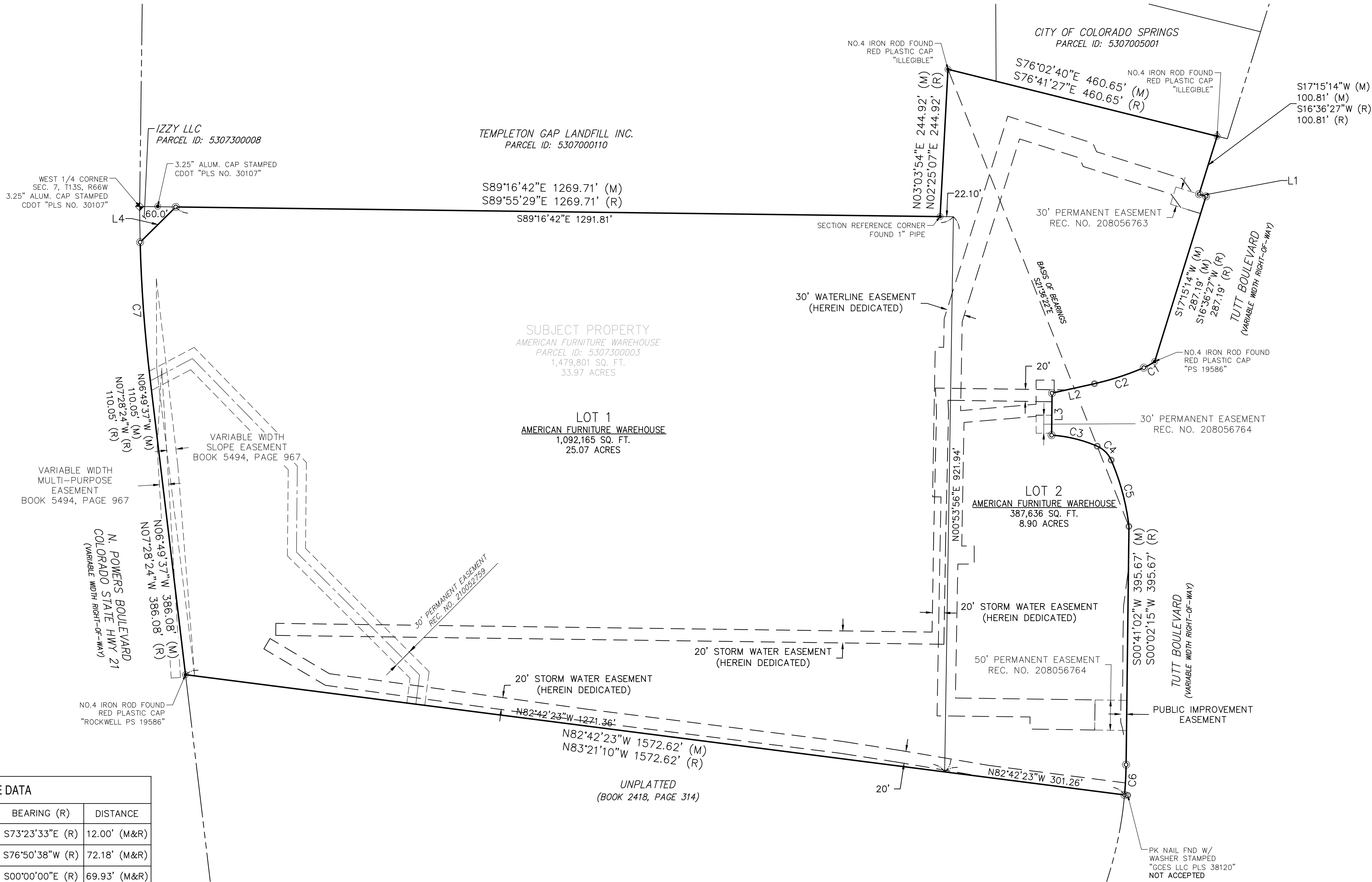
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A PART OF THE WEST HALF OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.

CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

SHEET 3 OF 5

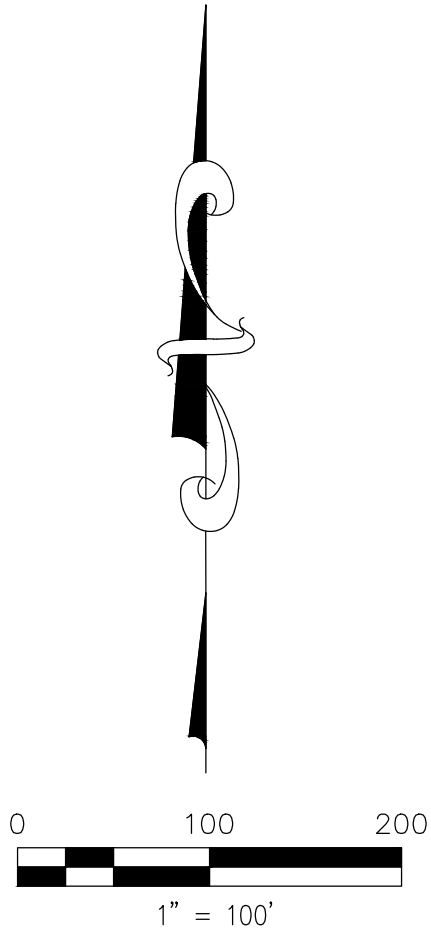
AS-PLATTED BOUNDARY AND EASEMENTS



LINE DATA			
LINE #	BEARING (M)	BEARING (R)	DISTANCE
L1	S72°44'46"E (M)	S73°23'33"E (R)	12.00' (M&R)
L2	S77°29'25"W (M)	S76°50'38"W (R)	72.18' (M&R)
L3	S00°38'47"W (M)	S00°00'00"E (R)	69.93' (M&R)
L4	N45°20'27"E (M)	N44°41'40"E (R)	83.21' (M&R)

CURVE DATA						
CURVE #	LENGTH	RADIUS	DELTA	CHORD (M)	CHORD (R)	CHORD LENGTH
C1	20.87' (M&R)	94.50' (M&R)	12°39'13" (M&R)	S60°17'36"W (M)	S59°38'49"W (R)	20.83' (M&R)
C2	86.23' (M&R)	454.50' (M&R)	10°52'14" (M&R)	S72°03'17"W (M)	S71°24'30"W (R)	86.10' (M&R)
C3	78.41' (M&R)	229.50' (M&R)	19°34'32" (M&R)	S76°24'14"E (M)	S77°03'01"E (R)	78.03' (M&R)
C4	33.47' (M&R)	44.50' (M&R)	43°05'39" (M&R)	S45°04'00"E (M)	S45°42'47"E (R)	32.69' (M&R)
C5	114.35' (M&R)	384.50' (M&R)	17°02'23" (M&R)	S14°59'51"E (M)	S15°38'38"E (R)	113.93' (M&R)
C6	50.28' (M&R)	646.00' (M&R)	4°27'34" (M&R)	S02°54'49"W (M)	S02°16'02"W (R)	50.27' (M&R)
C7	226.27' (M&R)	2425.00' (M&R)	5°20'46" (M&R)	N04°09'14"W (M)	N04°48'01"W (R)	226.19' (M&R)

- LEGEND**
- PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - ROAD RIGHT-OF-WAY LINE
  - EXISTING EASEMENT LINE
  - PROPOSED EXCLUSIVE STORM WATER EASEMENT LINE
  - PROPOSED NON-EXCLUSIVE UTILITY EASEMENT LINE
  - FOUND MONUMENT (AS NOTED)
  - FOUND PK NAIL WITH BRASS TAG IN CONC STAMPED "PLS 19586"
  - SET NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38272"



CITY FILE NO: AR FP 21-00220

**Bowman**  
CONSULTING

REVISIONS	DATE	DESCRIPTION
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REVISION	---	

**FINAL PLAT**  
**AMERICAN FURNITURE WAREHOUSE**  
**EL PASO COUNTY, COLORADO**

SEAL		
	DRAWN DJM	CHKD BS
JOB No. 050895-01-001		
DATE : 01/12/2021		
SHEET 3 OF 5		

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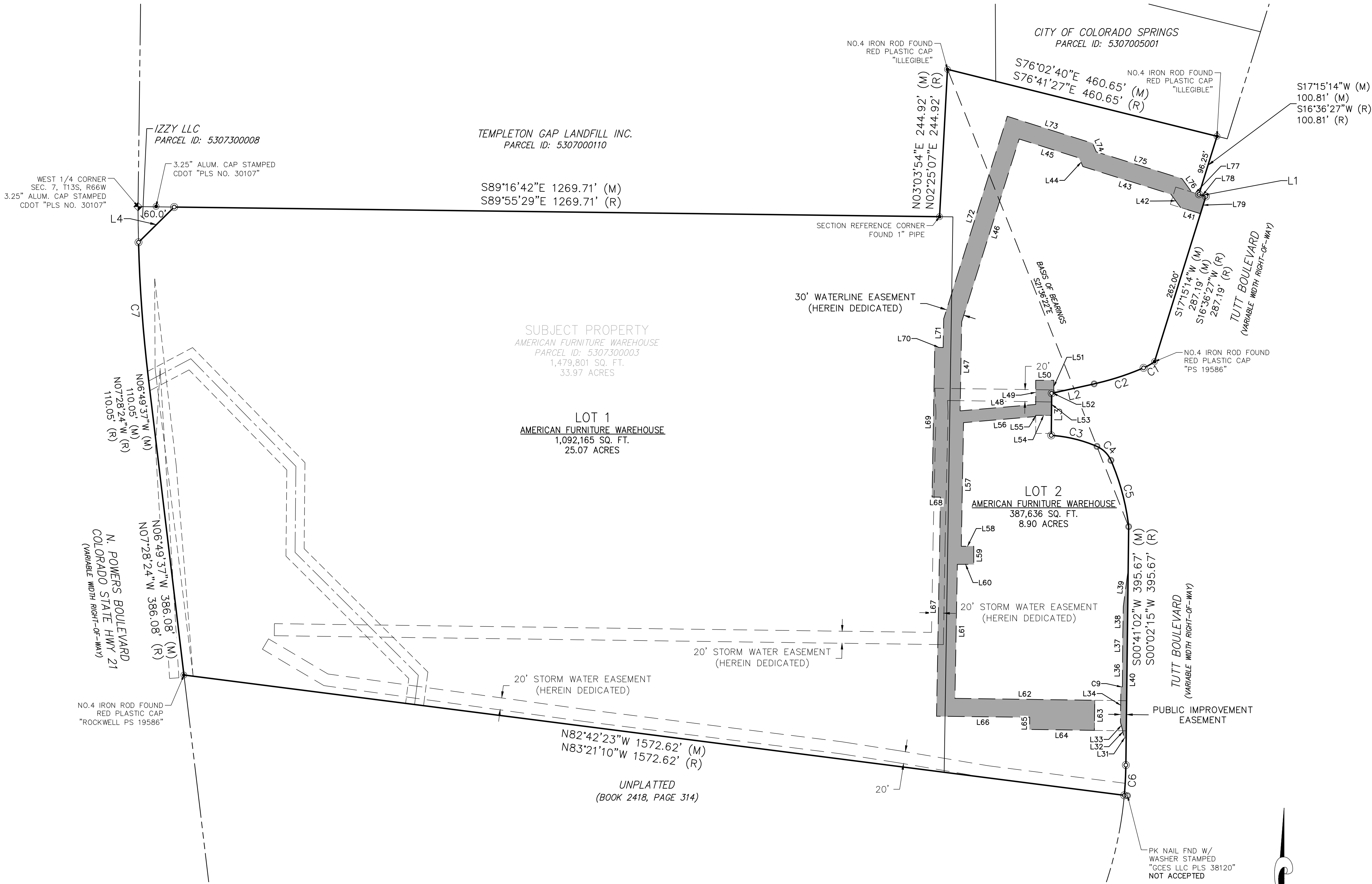


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A PART OF THE WEST HALF OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.  
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

LINE DATA		
LINE #	BEARING	DISTANCE
L31	N29°07'23"W	9.38'
L32	N10°26'29"W	10.91'
L33	N15°29'51"W	10.98'
L34	N00°41'02"E	56.46'
L36	N00°20'46"E	53.02'
L37	N00°29'47"E	28.86'
L38	N01°00'21"E	50.33'
L39	N07°27'29"E	62.51'
L40	S00°41'02"W	283.39'
L41	N72°42'41"W	35.04'
L42	N35°39'34"W	27.14'
L43	N72°33'33"W	153.10'
L44	N22°56'18"W	15.35'
L45	N72°25'27"W	104.57'
L46	S17°26'08"W	31.93'
L47	S01°01'57"W	147.91'
L48	N85°07'06"E	125.86'
L49	N00°00'00"E	40.05'
L50	N90°00'00"E	30.00'
L51	S00°00'00"E	20.85'
L52	S77°29'25"W	3.51'
L53	S00°38'47"W	36.63'
L54	N90°00'00"W	26.16'
L55	S00°00'00"E	1.90'

LINE DATA		
LINE #	BEARING	DISTANCE
L56	S85°07'34"W	120.19'
L57	S01°01'57"W	205.21'
L58	N90°00'00"E	20.67'
L59	S00°00'00"E	30.00'
L60	N90°00'00"W	27.22'
L61	S01°01'57"W	222.42'
L62	S891°3'30"E	232.01'
L63	S00°49'49"W	50.00'
L64	N89°10'11"W	107.52'
L65	N00°44'53"E	20.17'
L66	N89°20'55"W	154.56'
L67	N01°01'57"E	363.64'
L68	N88°58'03"W	14.00'
L69	N01°01'57"E	248.48'
L70	S88°58'03"E	14.00'
L71	N01°01'57"E	47.56'
L72	N17°26'08"E	352.33'
L73	S72°25'27"E	148.47'
L74	S22°56'18"E	15.31'
L75	S72°33'33"E	149.24'
L76	S35°39'34"E	27.09'
L77	S72°44'48"E	12.73'
L78	S72°37'20"E	12.18'
L79	S17°08'09"W	30.00'

CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C9	4.16'	23.50'	10°09'03"	N38°57'40"E	4.16'



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CITY FILE NO: AR FP 21-00220

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Lakewood, CO 80401

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[www.bowmanconsulting.com](http://www.bowmanconsulting.com)

REVISIONS		
REVISION	DESCRIPTION	DATE
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FINAL PLAT  
AMERICAN FURNITURE WAREHOUSE  
EL PASO COUNTY, COLORADO

SEAL

DRAWN	CHKD
DJM	BS

JOB No. 050895-01-001

DATE : 01/12/2021

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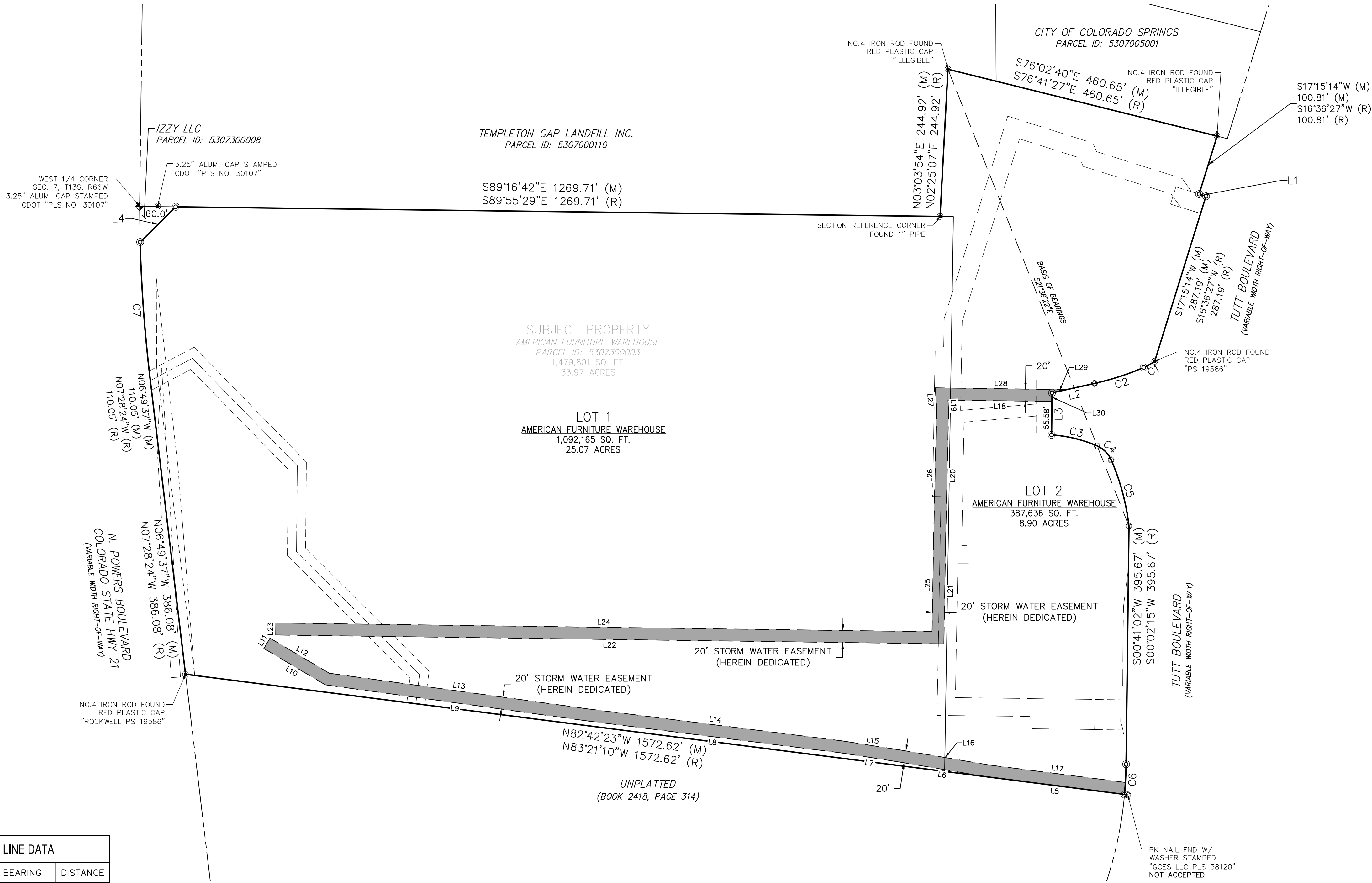
SHEET  
4 OF 5

1526 Cole Blvd., Suite 100  
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# AMERICAN FURNITURE WAREHOUSE

A PORTION OF A TRACT OF LAND RECORDED AT RECEPTION NO. 208068886 AND RECEPTION NO. 206028177  
A PART OF THE WEST HALF OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.  
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

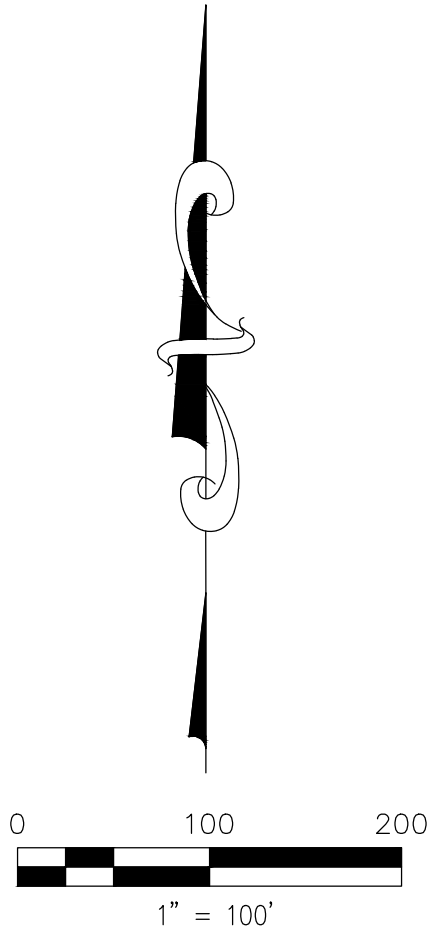
SHEET 5 OF 5  
AS-PLATTED STORM WATER EASEMENT DETAIL



LINE DATA		
LINE #	BEARING	DISTANCE
L5	N82°42'23"W	231.29'
L6	N80°23'13"W	145.73'
L7	N81°06'01"W	99.80'
L8	N82°49'20"W	426.28'
L9	N82°09'04"W	437.09'
L10	N59°23'39"W	118.63'
L11	N30°36'21"E	20.00'
L12	S59°23'39"E	114.60'
L13	S82°09'04"E	432.95'
L14	S82°49'20"E	426.46'
L15	S81°06'01"E	100.22'
L16	S80°23'13"E	145.45'
L17	S82°42'23"E	229.82'

LINE DATA		
LINE #	BEARING	DISTANCE
L18	N89°12'16"W	172.75'
L19	S02°42'17"E	19.40'
L20	S01°17'52"W	211.90'
L21	S00°58'26"W	173.93'
L22	N89°14'18"W	1110.05'
L23	N00°45'42"E	20.00'
L24	S89°14'18"E	1090.12'
L25	N00°58'26"E	154.06'
L26	N01°17'52"E	211.26'
L27	N02°42'17"W	39.96'
L28	S89°12'16"E	217.89'
L29	S77°29'25"W	24.53'
L30	S00°47'44"W	14.36'

- LEGEND**
- PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - ROAD RIGHT-OF-WAY LINE
  - EXISTING EASEMENT LINE
  - PROPOSED EXCLUSIVE STORM WATER EASEMENT LINE
  - PROPOSED NON-EXCLUSIVE UTILITY EASEMENT LINE
  - FOUND MONUMENT (AS NOTED)
  - FOUND PK NAIL WITH BRASS TAG IN CONC STAMPED "PLS 19586"
  - SET NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38272"



CITY FILE NO: AR FP 21-00220

**Bowman**  
CONSULTING

REVISIONS	DATE	DESCRIPTION
	---	
REVISION	---	---

**FINAL PLAT**  
**AMERICAN FURNITURE WAREHOUSE**  
**EL PASO COUNTY, COLORADO**

SEAL		
	DRAWN DJM	CHKD BS
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SHEET 5 OF 5		

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