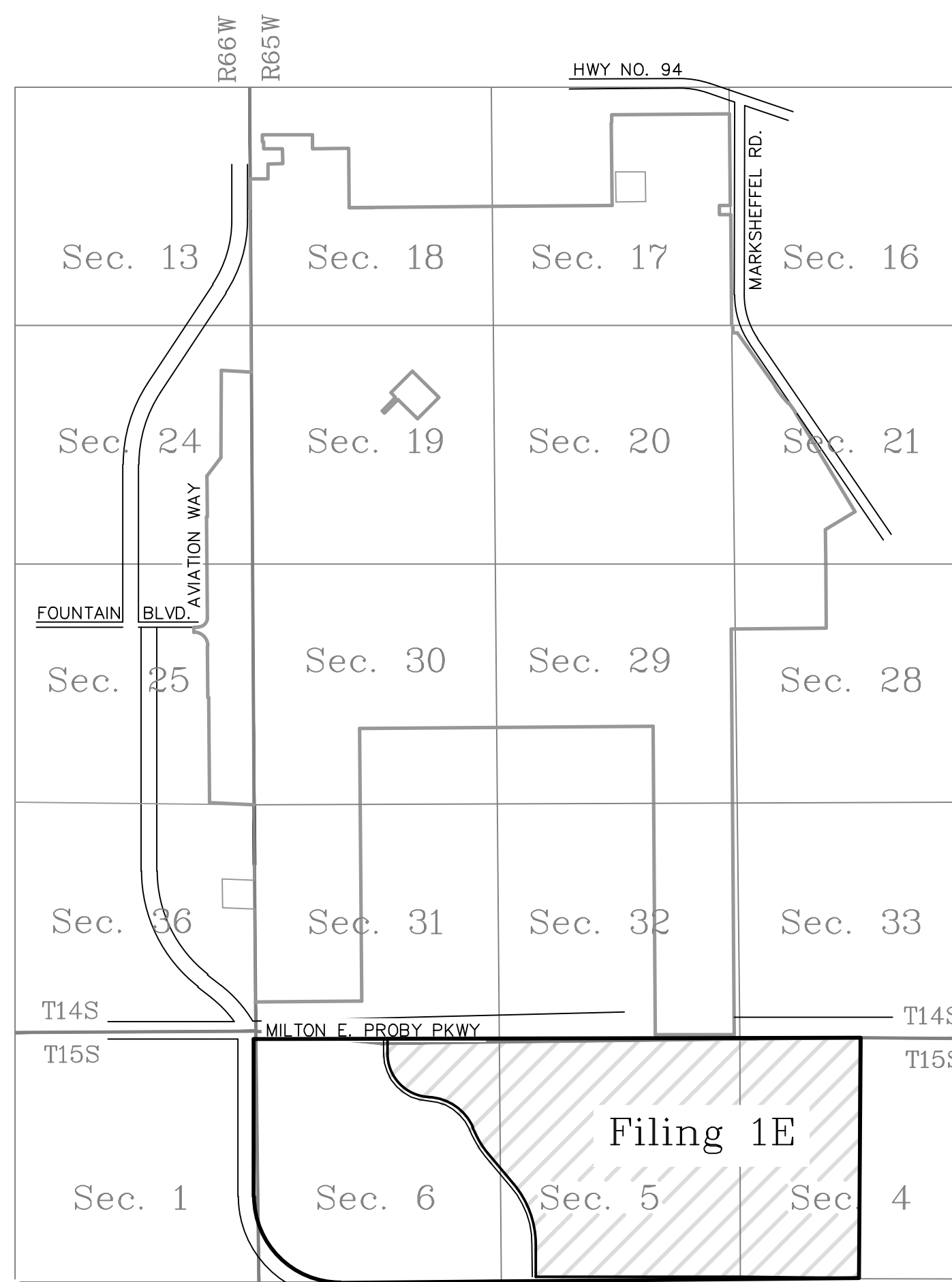


COLORADO SPRINGS AIRPORT FILING NO. 1F

A REPLAT OF LOT 4, COLORADO SPRINGS AIRPORT FILING NO. 1E,
 LOCATED IN A PORTION OF SECTIONS 4, 5 AND 6 OF TOWNSHIP 15 SOUTH, RANGE 65 WEST, ALL OF THE 6th PRINCIPAL MERIDIAN,
 LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



BE IT KNOWN BY THESE PRESENTS:

THAT THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, ON BEHALF OF ITS ENTERPRISE, COLORADO SPRINGS MUNICIPAL AIRPORT, ACTING BY AND THROUGH JOHN W. SUTHERS, MAYOR, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

LEGAL DESCRIPTION:

LOT 4, COLORADO SPRINGS AIRPORT FILING NO. 1E AS RECORDED IN RECEPTION NO. 222714920 OF THE RECORDS OF EL PASO COUNTY

CONTAINS: 1002.266 ACRES, MORE OR LESS.

SURVEY NOTES

1. BEARINGS ARE BASED ON THE WESTERLY LINE OF LOT 2, COLORADO SPRINGS AIRPORT FILING NO. 1, AS BEARING N00°15'49"E. AS MONUMENTED BY A #4 REBAR W/CAP MARKED "WPW L.S. 11997" AT THE WEST PC AND A FOUND 3-1/2 ALUM CAP AT THE SW CORNER OF SEC 36, T14S, R66W, 6TH P.M..
2. THIS PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, INFORMATION OBTAINED FROM FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08041C0764G & 08041C0768G, DATED 12/7/2018.
3. SET #5 REBAR WITH A 2" ALUMINUM CAP STAMPED "POLARIS, PLS 27605", FLUSH WITH THE GROUND AT ALL EXTERIOR CORNERS, UNLESS OTHERWISE NOTED.
4. LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.
5. "AIRPORT ROADWAY" SHALL BE FOR USE AS PEDESTRIAN AND VEHICULAR ACCESS FOR THE PURPOSE OF INGRESS AND EGRESS FOR LAND OWNERS, TENANTS, AND THE PUBLIC ACCESSING THE COLORADO SPRINGS AIRPORT PROPERTY AS DEPICTED IN THIS PLAT. THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, BY AND THROUGH ITS ENTERPRISE, THE COLORADO SPRINGS MUNICIPAL AIRPORT SHALL RETAIN ALL RIGHTS, TITLE, AND INTEREST IN ALL "AIRPORT ROADWAYS". NOTHING HEREIN SHALL BE CONSTRUED AS A DEDICATION OF A PUBLIC RIGHT OF WAY OR PUBLIC ROADWAY WHICH DIVESTS THE COLORADO SPRINGS MUNICIPAL AIRPORT OF ITS PROPRIETARY RIGHTS, TITLE, INTEREST, OR CONTROL, IN VIOLATION OF FEDERAL, STATE, OR LOCAL LAW.
6. THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
7. FIELD WORK COMPLETED ON (DATE WILL BE ADDED AFTER FINAL APPROVAL).
8. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE "COLORADO SPRINGS AIRPORT FILING 1D" SUBDIVISION PLAT, THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
9. PLAT DATE OF PREPARATION: MARCH 30, 2022.
10. PROPOSED PUBLIC IMPROVEMENT CORRIDORS (PIC) AS DESIGNATED ON THIS PLAT, ARE CORRIDORS WITHIN THE BOUNDARIES OF THE AIRPORT AS MAY BE SET FORTH ON THE CITY OF COLORADO SPRINGS MUNICIPAL AIRPORT MASTER PLAN, AIRPORT EXHIBIT "A" PROPERTY MAP, AS AMENDED ("AIRPORT EXHIBIT A"), OR MAY BE PROVIDED FOR PURSUANT TO AGREEMENTS BETWEEN THE AIRPORT AND OTHER CITY ENTERPRISES AND DEPARTMENTS FOR THE PURPOSE OF PUBLIC IMPROVEMENTS, AS DEFINED BY CITY CODE SECTION 7-7.108. NOTHING HEREIN SHALL BE CONSTRUED AS A DEDICATION OF A PUBLIC RIGHT OF WAY WHICH DIVESTS THE COLORADO SPRINGS MUNICIPAL AIRPORT OF ITS PROPRIETARY RIGHTS, TITLE, INTEREST, OR CONTROL IN VIOLATION OF FEDERAL, STATE, OR LOCAL LAW.
11. AREAS WITHIN THIS PLAT ARE NOT SUBJECT TO BASIN FEES.
12. TRACTS AND LOTS ARE NOT TO BE DEVELOPED PRIOR TO FINAL DRAINAGE REPORT APPROVAL FOR SAID TRACTS OR LOTS.
13. TRACT "A" IS FOR THE PURPOSE OF SIGNAGE, LANDSCAPING, DRAINAGE, TRAILS AND OPEN SPACE AND IS OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, BY AND THROUGH ITS ENTERPRISE, THE COLORADO SPRINGS AIRPORT.
14. TRACT "B" IS FOR THE PURPOSE OF SIGNAGE, LANDSCAPING, DRAINAGE, TRAILS AND OPEN SPACE AND IS OWNED BY "PEAK METROPOLITAN DISTRICT BOARD MEMBERS" AND MAINTAINED BY "PEAK METROPOLITAN DISTRICT" WHICH WILL BE CONVEYED BY A SEPARATE INSTRUMENT.

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 BUILDINGS 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.

SURVEYOR'S CERTIFICATE

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 RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THE REQUIREMENTS TO TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

RANDALL D. HENCY
 COLORADO REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 27605

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID PROPERTY TO BE REPLATTED INTO LOTS, AND AIRPORT ROADWAY AS SHOWN ON THE PLAT. THIS PROPERTY AS PLATTED HEREIN SHALL BE KNOWN AS "COLORADO SPRINGS AIRPORT FILING NO. 1F" IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

THE AFOREMENTIONED HAS HEREUNTO SET HIS HAND AND SEAL THIS _____ DAY OF _____, 2022.

CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION

BY: _____
 JOHN W. SUTHERS
 MAYOR

ATTEST:

 CITY CLERK

CITY APPROVAL

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "COLORADO SPRINGS AIRPORT FILING NO. 1E".

DIRECTOR OF CITY PLANNING _____ DATE _____
 CITY ENGINEER _____ DATE _____
 CITY CLERK _____ DATE _____
 DIRECTOR OF AVIATION _____ DATE _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)) SS
 COUNTY OF EL PASO)

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2022 A.D., AND IS DULY RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

CHUCK BROERMAN, RECORDER
 BY: _____
 DEPUTY

FEE: _____
 SURCHARGE: _____
 SCHOOL FEE: _____
 BRIDGE FEE: _____
 PARK FEE: _____
 DRAINAGE FEE: _____

CITY FILE NO. AR-FP-

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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 CERTIFICATION SHOWN HEREON.

COLORADO SPRINGS AIRPORT FILING NO. 1F

REVISIONS				DRAWN BY:	DATE:
ZONE	REV	DESCRIPTION	DATE	TJW	3-30-2022
				CHECKED BY:	N/A
				RDH	
				JOB NO:	220107
				SHEET:	1 of 5

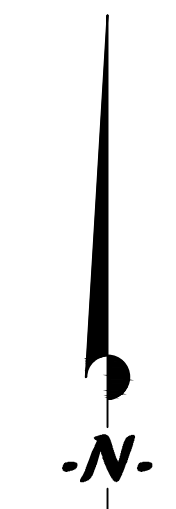
DRAWN BY:	TJW	DATE:	3-30-2022
CHECKED BY:	RDH	DRAWING NO:	N/A
JOB NO:	220107	SHEET:	1 of 5

POLARIS SURVEYING, INC.
 1903 Lelaray Street, Suite 102
 COLORADO SPRINGS, CO 80909
 (719)448-0844 FAX (719)448-9225

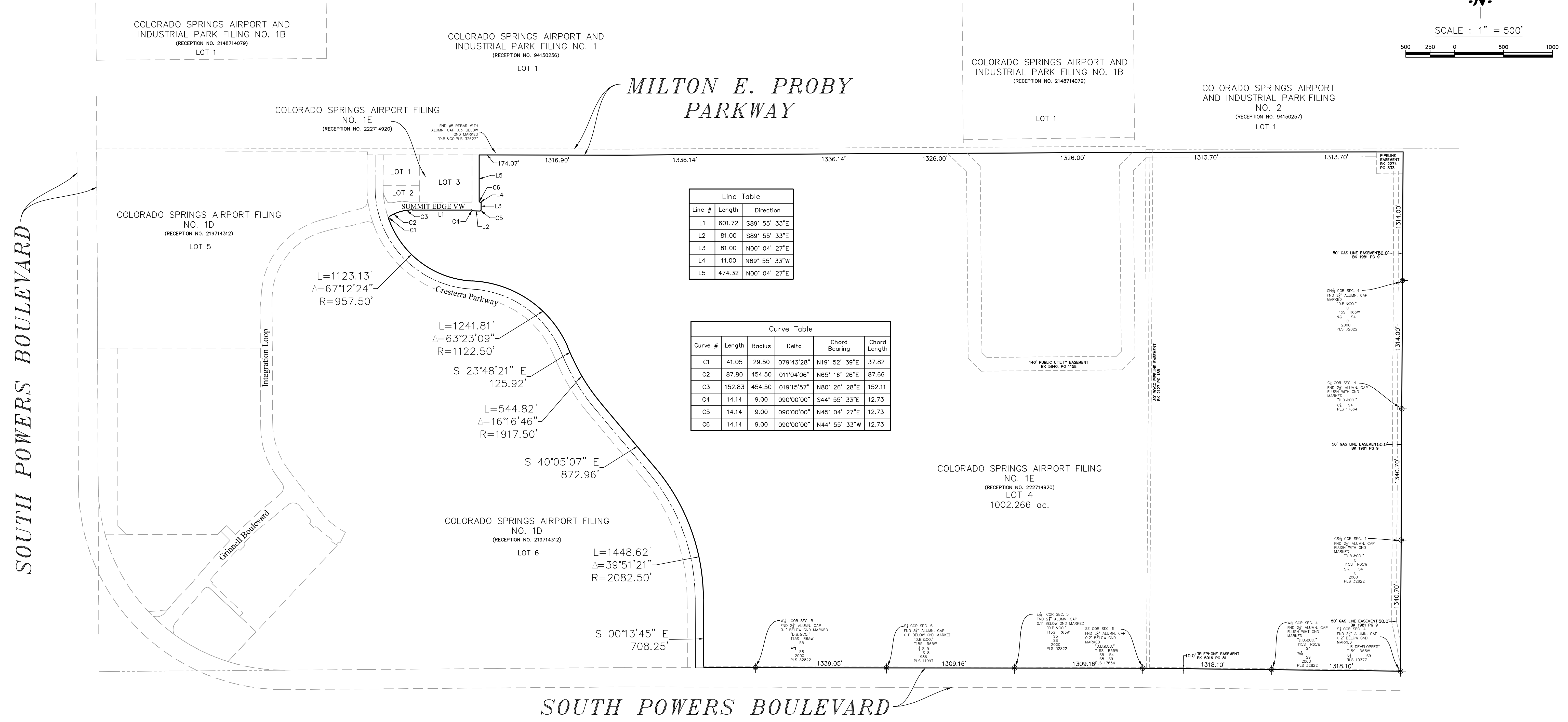
Colorado Springs Airport
 REPLAT
 For:
COSA SHEET 1 OF 5

COLORADO SPRINGS AIRPORT FILING NO. 1F

A REPLAT OF LOT 4, COLORADO SPRINGS AIRPORT FILING NO. 1E,
 LOCATED IN A PORTION OF SECTIONS 4, 5 AND 6 OF TOWNSHIP 15 SOUTH, RANGE 65 WEST, ALL OF THE 6th PRINCIPAL MERIDIAN,
 LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



SCALE : 1" = 500'
 500 250 0 500 1000



Line #	Length	Direction
L1	601.72	S89° 55' 33\"E
L2	81.00	S89° 55' 33\"E
L3	81.00	N00° 04' 27\"E
L4	11.00	N89° 55' 33\"W
L5	474.32	N00° 04' 27\"E

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	41.05	29.50	079°43'28\"	N19° 52' 39\"E	37.82
C2	87.80	454.50	011°04'06\"	N65° 16' 26\"E	87.66
C3	152.83	454.50	019°15'57\"	N80° 26' 28\"E	152.11
C4	14.14	9.00	090°00'00\"	S44° 55' 33\"E	12.73
C5	14.14	9.00	090°00'00\"	N45° 04' 27\"E	12.73
C6	14.14	9.00	090°00'00\"	N44° 55' 33\"W	12.73

AS PLATTED

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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 CERTIFICATION SHOWN HEREON.

COLORADO SPRINGS AIRPORT
 FILING NO. 1F

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

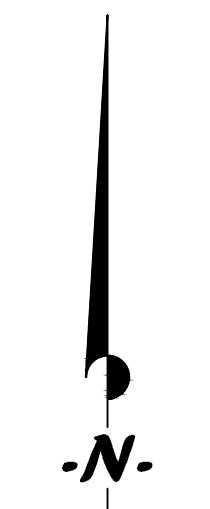
DRAWN BY: TJW
 CHECKED BY: RDH
 JOB NO: 220107
 DATE: 3-30-2022
 DRAWING NO: N/A
 SHEET: 2 of 5

POLARIS SURVEYING, INC.
 1903 Lelary Street, Suite 102
 COLORADO SPRINGS, CO 80909
 (719)448-0844 FAX (719)448-9225

CITY FILE NO. AR-FP-
 Colorado Springs Airport
 REPLAT
 For:
 COSA SHEET 2 OF 5

COLORADO SPRINGS AIRPORT FILING NO. 1F

A REPLAT OF LOT 4, COLORADO SPRINGS AIRPORT FILING NO. 1E,
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 LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



SCALE : 1" = 500'

COLORADO SPRINGS AIRPORT AND INDUSTRIAL PARK FILING NO. 1B
 (RECEPTION NO. 2148714079)
 LOT 1

COLORADO SPRINGS AIRPORT AND INDUSTRIAL PARK FILING NO. 1
 (RECEPTION NO. 94150256)
 LOT 1

COLORADO SPRINGS AIRPORT AND INDUSTRIAL PARK FILING NO. 1B
 (RECEPTION NO. 2148714079)
 LOT 1

COLORADO SPRINGS AIRPORT AND INDUSTRIAL PARK FILING NO. 2
 (RECEPTION NO. 94150257)
 LOT 1

MILTON E. PROBY PARKWAY

Line #	Length	Direction
L6	601.72	S89° 55' 33"E
L7	81.00	S89° 55' 33"E
L8	81.00	N00° 04' 27"E
L9	11.00	N89° 55' 33"W
L10	474.32	N00° 04' 27"E

L=1123.13'
 Δ=67°12'24"
 R=957.50'

L=1241.81'
 Δ=63°23'09"
 R=1122.50'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C7	41.05	29.50	079°43'28"	N19° 52' 39"E	37.82
C8	87.80	454.50	011°04'06"	N65° 16' 26"E	87.66
C9	152.83	454.50	019°15'57"	N80° 26' 28"E	152.11
C10	14.14	9.00	090°00'00"	S44° 55' 33"E	12.73
C11	14.14	9.00	090°00'00"	N45° 04' 27"E	12.73
C12	14.14	9.00	090°00'00"	N44° 55' 33"W	12.73

COLORADO SPRINGS AIRPORT FILING NO. 1D
 (RECEPTION NO. 219714312)
 LOT 6

L=1448.62'
 Δ=39°51'21"
 R=2082.50'

S 00°13'45" E
 708.25'

SEE DETAIL SHT 4

LOT 7
 883.918 ac.

SOUTH POWERS BOULEVARD

SOUTH POWERS BOULEVARD

LEGEND

- PIC PUBLIC IMPROVEMENT CORRIDOR
- PLAT BOUNDARY
- LOT LINE
- EASEMENT
- RIGHT-OF-WAY
- TRACT LINE
- SECTION LINE
- UNLESS SHOWN OTHERWISE FOUND #5 1.5" ALUMINUM CAP
- MARKED "POLARIS Δ PLS 27605" FLUSH WITH GROUND
- (AR20) ADDRESS

AS REPLATTED

CITY FILE NO. AR-FP-

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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 CERTIFICATION SHOWN HEREON.

COLORADO SPRINGS AIRPORT FILING NO. 1F

REVISIONS				
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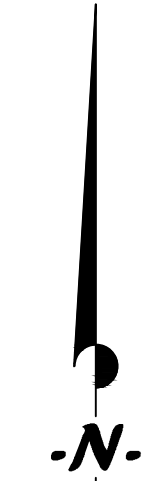
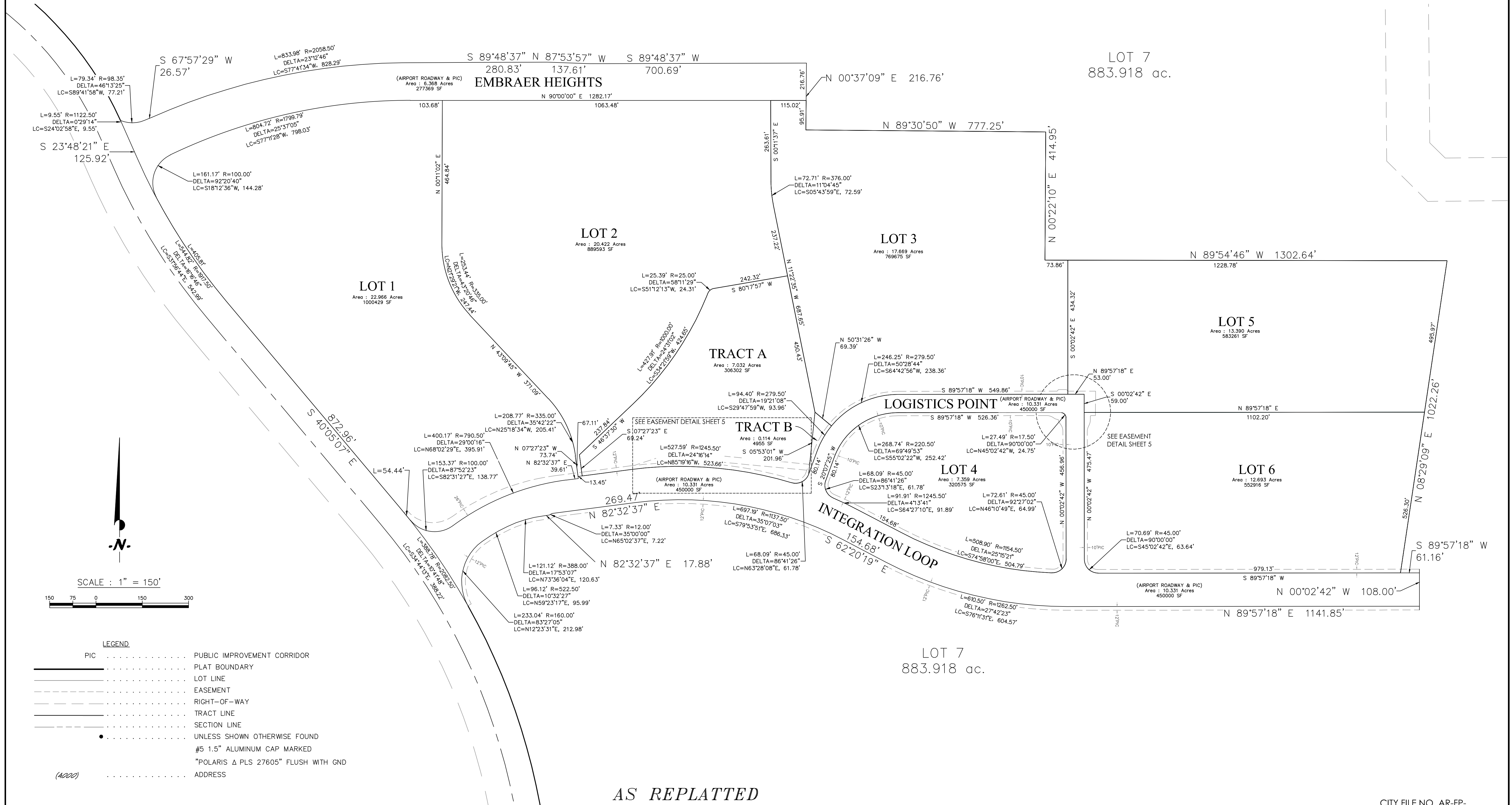
DRAWN BY: TJW
 CHECKED BY: RDH
 JOB NO: 220107
 DATE: 3-30-2022
 DRAWING NO: N/A
 SHEET: 3 of 5

POLARIS SURVEYING, INC.
 1903 Lelary Street, Suite 102
 COLORADO SPRINGS, CO 80909
 (719)448-0844 FAX (719)448-9225

Colorado Springs Airport REPLAT
 For: COSA SHEET 3 OF 5

COLORADO SPRINGS AIRPORT FILING NO. 1F

A REPLAT OF LOT 4, COLORADO SPRINGS AIRPORT FILING NO. 1E,
 LOCATED IN A PORTION OF SECTIONS 4, 5 AND 6 OF TOWNSHIP 15 SOUTH, RANGE 65 WEST, ALL OF THE 6th PRINCIPAL MERIDIAN,
 LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



SCALE : 1" = 150'



LEGEND

- PIC PUBLIC IMPROVEMENT CORRIDOR
- PLAT BOUNDARY
- LOT LINE
- EASEMENT
- RIGHT-OF-WAY
- TRACT LINE
- SECTION LINE
- UNLESS SHOWN OTHERWISE FOUND
- #5 1.5" ALUMINUM CAP MARKED
- "POLARIS Δ PLS 27605" FLUSH WITH GND
- (A000) ADDRESS

AS REPLATTED

COLORADO SPRINGS AIRPORT FILING NO. 1F

REVISIONS			
ZONE	REV	DESCRIPTION	DATE

DRAWN BY:	TJW	DATE:	3-30-2022
CHECKED BY:	RDH	DRAWING NO.:	N/A
JOB NO.:	220107	SHEET:	4 of 5

CITY FILE NO. AR-FP-

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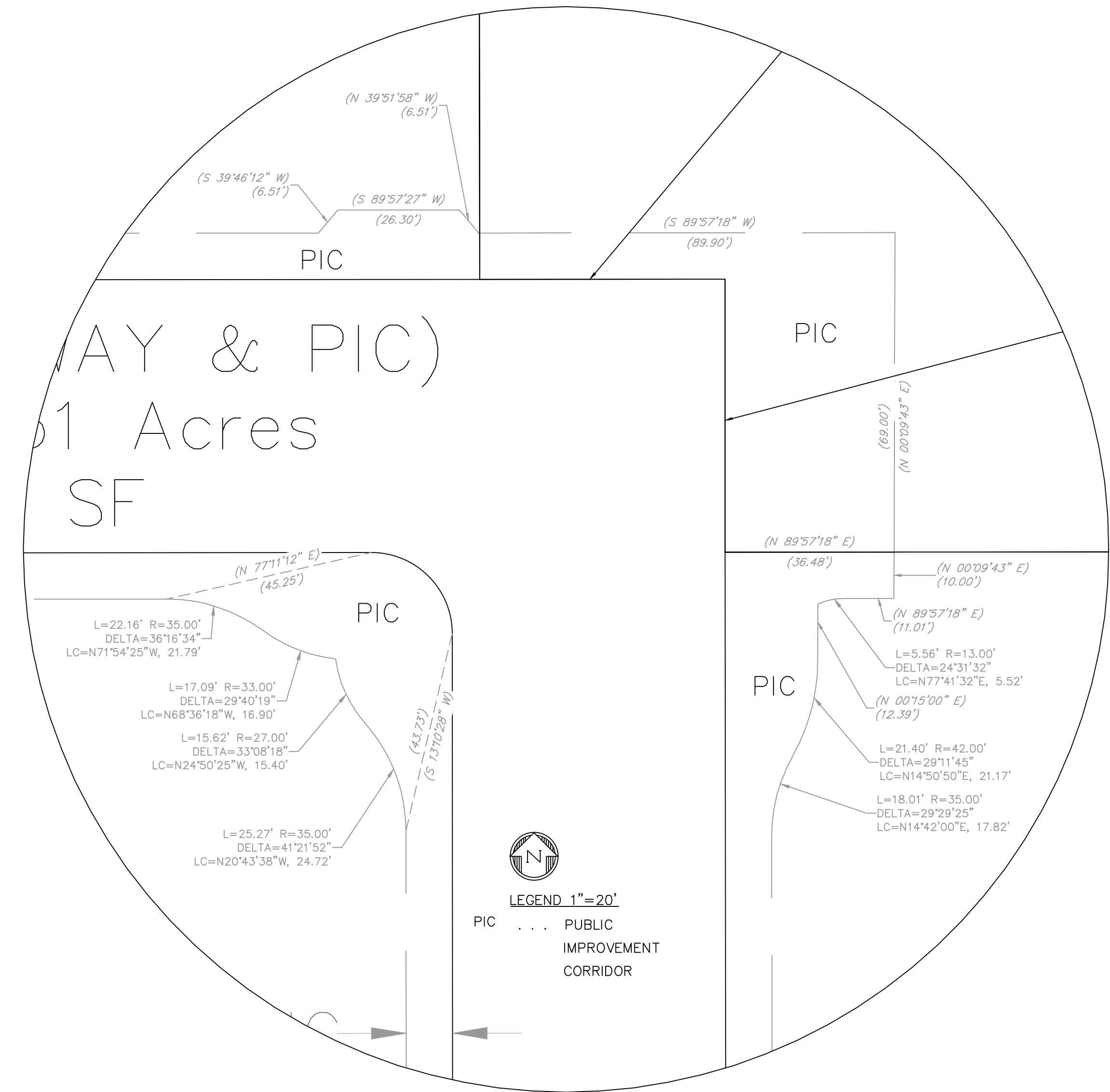
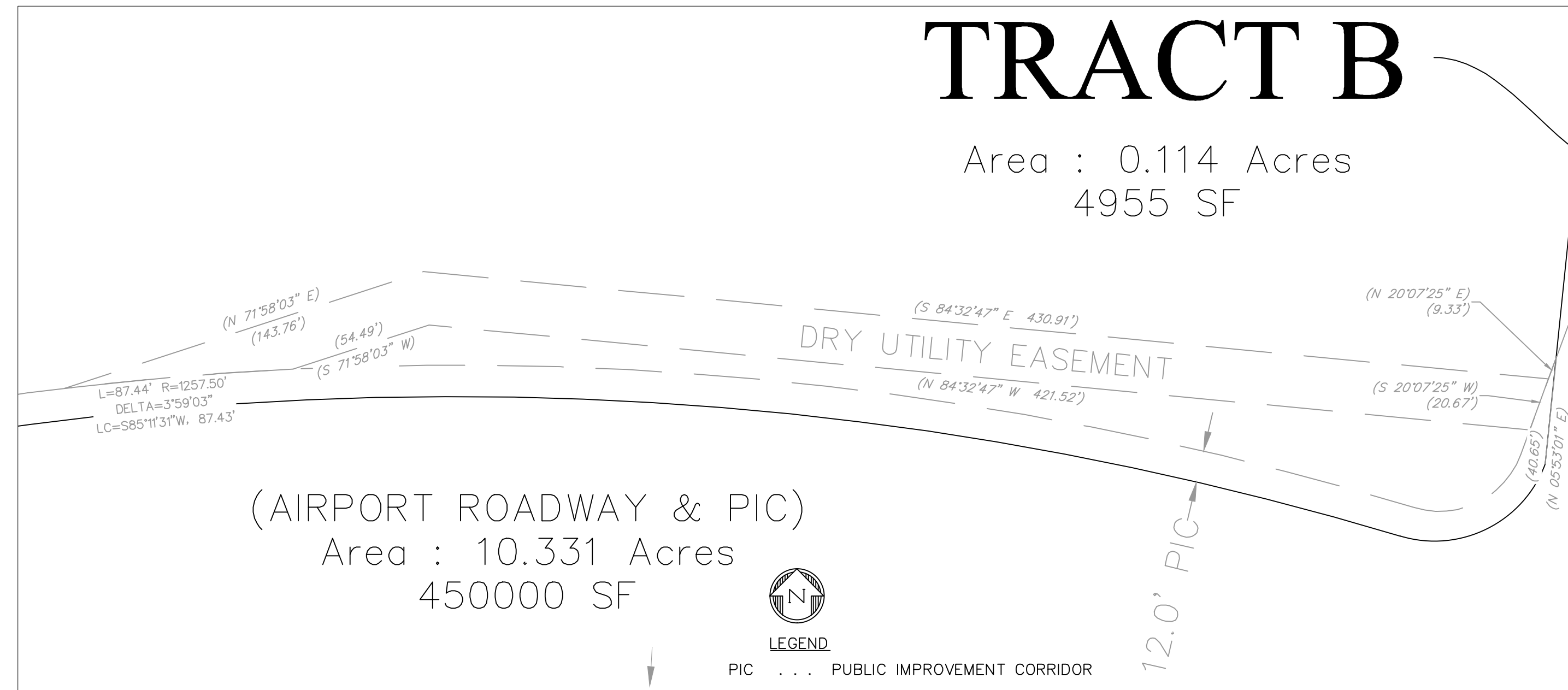
Colorado Springs Airport
 REPLAT

For:
 COSA SHEET 4 OF 5

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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 CERTIFICATION SHOWN HEREON.

COLORADO SPRINGS AIRPORT FILING NO. 1F

A REPLAT OF LOT 4, COLORADO SPRINGS AIRPORT FILING NO. 1E,
 LOCATED IN A PORTION OF SECTIONS 4, 5 AND 6 OF TOWNSHIP 15 SOUTH, RANGE 65 WEST, ALL OF THE 6th PRINCIPAL MERIDIAN,
 LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



EASEMENT DETAILS

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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 CERTIFICATION SHOWN HEREON.

COLORADO SPRINGS AIRPORT
 FILING NO. 1F

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

DRAWN BY: TJW
 CHECKED BY: RDH
 JOB NO: 220107

DATE: 3-30-2022
 DRAWING NO: N/A
 SHEET: 4 of 5

POLARIS SURVEYING, INC.
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CITY FILE NO. AR-FP-

Colorado Springs Airport
 REPLAT

For:
 COSA SHEET 4 OF 5