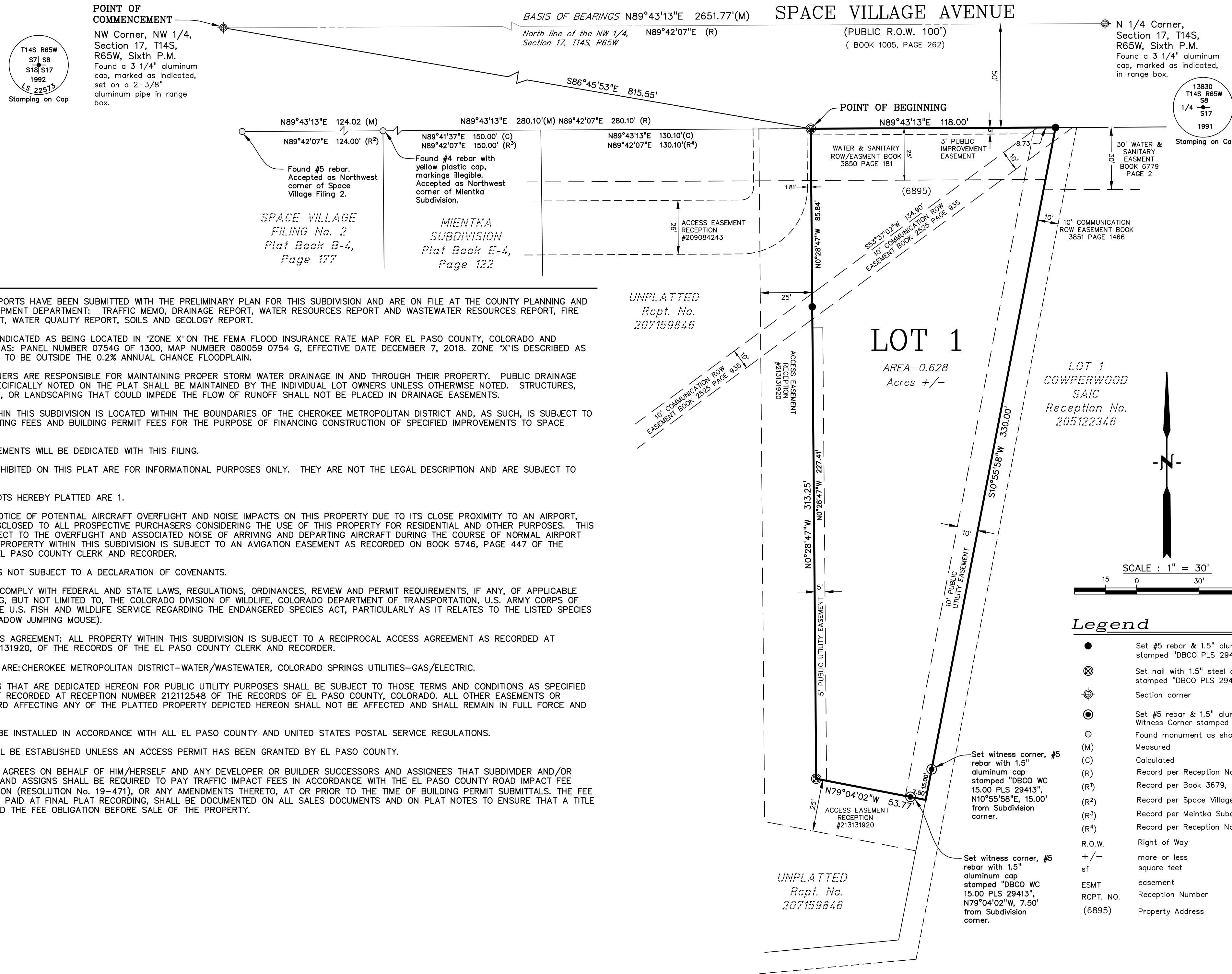
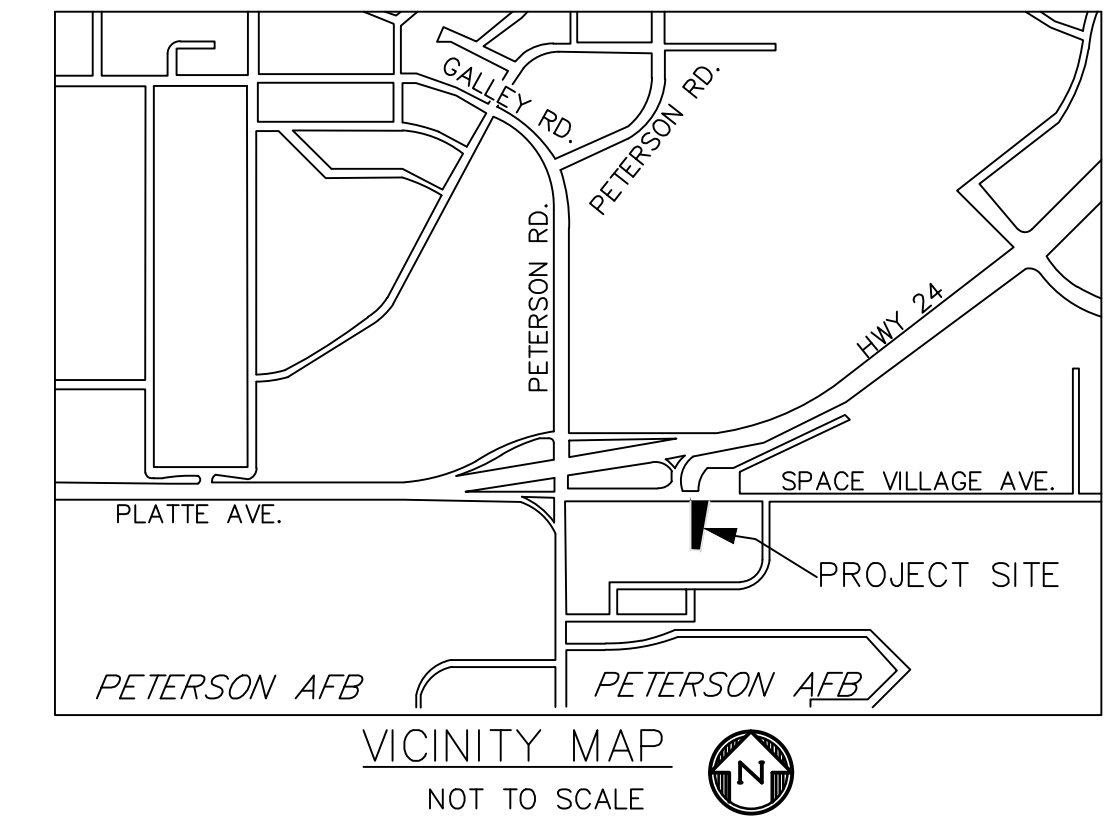


# SPACE VILLAGE APARTMENTS FILING No. 1

A SUBDIVISION OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

TOTAL PLATTED AREA = 0.628 ACRES ±



### PLAT NOTES:

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRAFFIC MEMO, DRAINAGE REPORT, WATER RESOURCES REPORT AND WASTEWATER RESOURCES REPORT, FIRE PROTECTION REPORT, WATER QUALITY REPORT, SOILS AND GEOLOGY REPORT.
- THE PROPERTY IS INDICATED AS BEING LOCATED IN "ZONE X" ON THE FEMA FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS: PANEL NUMBER 0754C OF 1300, MAP NUMBER 080059 0754 G, EFFECTIVE DATE DECEMBER 7, 2018. ZONE "X" IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE NOTED. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE CHEROKEE METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATTING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO SPACE VILLAGE AVE.
- NO PUBLIC IMPROVEMENTS WILL BE DEDICATED WITH THIS FILING.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE NUMBER OF LOTS HEREBY PLATTED ARE 1.
- THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED ON BOOK 5746, PAGE 447 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- THIS SUBDIVISION IS NOT SUBJECT TO A DECLARATION OF COVENANTS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (e.g., PREBLE'S MEADOW JUMPING MOUSE).
- RECIPROCAL ACCESS AGREEMENT: ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A RECIPROCAL ACCESS AGREEMENT AS RECORDED AT RECEPTION NO. 213131920, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- UTILITY PROVIDERS ARE: CHEROKEE METROPOLITAN DISTRICT—WATER/WASTEWATER, COLORADO SPRINGS UTILITIES—GAS/ELECTRIC.
- ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTEREST OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

### SURVEYOR'S STATEMENT:

I, JOHN C. DAY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE RESULTS OF A SURVEY MADE ON AUGUST 14, 2020 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH THE REQUIREMENTS PERTAINING TO LAND SURVEYING OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, THIS PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JOHN C. DAY DATE: \_\_\_\_\_  
 PLS NUMBER 29413  
 FOR AND BEHALF OF  
 DREXEL BARRELL & CO.

### SURVEY NOTES:

- "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".
- THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS NORTH 89°43'13" EAST, SAID LINE IS MONUMENTED AS SHOWN HEREON. THE BEARINGS ARE GRID BEARINGS DERIVED FROM STATIC GPS OBSERVATIONS, BASED IN THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. THE RECORD BASIS OF BEARINGS FOR THIS LINE IS NORTH 89°42'07" EAST PER THAT DOCUMENT RECORDED AT RECEPTION NO. 220035988.
- THE LEGAL DESCRIPTION SHOWN HEREON WAS WRITTEN BY JOHN C. DAY, PROFESSIONAL LAND SURVEYOR (PLS), LICENSED IN THE STATE OF COLORADO, PLS 29413. THIS DESCRIPTION IS BASED ON MEASUREMENTS BETWEEN FOUND AND SET MONUMENTS.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT. ALL MONUMENTS FOUND OR SET ARE WITHIN 0.1'+/- OF THE GROUND SURFACE, UNLESS NOTED OTHERWISE.
- THE UNDERSIGNED HAS RELIED UPON OLD REPUBLIC TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER SC5507922-5 HAVING AN EFFECTIVE DATE OF 01/23/2020 AT 5:00 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
- SURVEY FIELD WORK COMPLETED IN AUGUST 2020.

### KNOW ALL MEN BY THESE PRESENTS:

THAT ELITE PROPERTY GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THOSE TRACTS OF LAND AS DESCRIBED IN BOOK 3630, PAGE 188 AND BOOK 3679, PAGE 489 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17 TO BEAR SOUTH 89°43'13" EAST, SAID LINE BEING MONUMENTED AT THE WESTERLY TERMINUS BY A FOUND 3.25" ALUMINUM CAP STAMPED "T14S R65W S7 S8 S18 S17 1992 LS 22573" IN A RANGE BOX AND MONUMENTED AT THE EASTERLY TERMINUS BY A FOUND 3.25" ALUMINUM CAP STAMPED "13830 T14S R65W S8 1/4 S17 1991" IN A RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE SOUTH 86°45'53" EAST, 815.55 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SPACE VILLAGE AVENUE AS DESCRIBED IN THAT DOCUMENT RECORDED AT BOOK 1005, PAGE 262 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°43'13" EAST, 118.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 3630, PAGE 188;

THENCE S10°55'58"W, 330.00 FEET ALONG THE EASTERLY LINE OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 3679, PAGE 489; THENCE N79°04'02"W, 53.77 FEET; THENCE N00°28'47"W, 227.41 FEET TO THE NORTHWESTERLY LINE OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 3679, PAGE 489;

THENCE CONTINUING N00°28'47"W, 85.84 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SPACE VILLAGE AVENUE TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 0.628 ACRES MORE OR LESS.

### OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO A LOT AND EASEMENTS FOR PUBLIC UTILITIES AND PUBLIC IMPROVEMENT PURPOSES AS SHOWN OR NOTED HEREON UNDER THE NAME AND SUBDIVISION OF "SPACE VILLAGE APARTMENTS FILING No. 1". THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

### IN WITNESS THEREOF:

ELITE PROPERTY GROUP, LLC A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: SCOTT BERKMAN, AS MEMBER OF ELITE PROPERTY GROUP, LLC A COLORADO LIMITED LIABILITY COMPANY

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

BY \_\_\_\_\_ AS MEMBER OF ELITE PROPERTY GROUP, LLC A COLORADO LIMITED LIABILITY COMPANY,

NOTARY PUBLIC  
 WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR SPACE VILLAGE FILING PLAT No. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (EASEMENTS) ARE ACCEPTED.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

### CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO )  
 COUNTY OF EL PASO )  
 I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.  
 CHUCK BROERMAN, RECORDER

FEE: \_\_\_\_\_  
 SURCHARGE: \_\_\_\_\_  
 BY: \_\_\_\_\_ DEPUTY

PCD FILE No. SF2025

JUNE 10, 2021 SHEET 1 OF 1

DREXEL, BARRELL & CO.  
 Engineers & Surveyors  
 3 SOUTH 7TH STREET  
 COLORADO SPRINGS, COLORADO 80905  
 (719) 260-0887 Fax: (719) 260-8352  
 Job No. 21268-01  
 Drawing No. 21268-01 SPACE VILLAGE FILING 1 PLAT