SPACE VILLAGE FILING NO. 4

A PORTION OF THE NORTH 1/2 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE COUNTY OF EL PASO, STATE OF COLORADO

SHEET 1 OF 3

BE IT KNOWN BY THESE PRESENTS:

THAT FIRST WING DEVELOPMENT, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 1 AS PLATTED IN COWPERWOOD SAIC, AS RECORDED UNDER RECEPTION NO. 205122346, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SPACE VILLAGE AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S89°53'54"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1327.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE SO0°12'31"E ON SAID EAST LINE, A DISTANCE OF 757.08 FEET; THENCE S89°56'31"W, A DISTANCE OF 1289.94 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE NO3°02'00"W ON THE EASTERLY BOUNDARY LINE OF SAID LOT 1. A DISTANCE OF 761.80 FEET TO THE POINT OF

CONTAINING 994.018 SQUARE FEET OR 22.820 ACRES. MORE OR LESS.

SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE COUNTY OF EL PASO, EASEMENTS TO THE COUNTY OF EL PASO, COLORADO 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 COUNTY OF EL PASO, COLORADO. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "SPACE VILLAGE FILING NO. 4", IN THE COUNTY OF EL PASO, STATE OF COLORADO.

OWNER:	FIRST	WING	DEVELOPMENT,	LLLP,	Α	COLORADO	LIMITED	LIABILITY	LIMITED	PARTNERSHIP,	HAS	EXECUTED	THIS
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OF FIRST WING DEVELOPMENT, LLLP, COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

NOTARY:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ______, 2023, ______ FOR FIRST WING DEVELOPMENT, LLLP,

A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:_____

NOTARY PUBLIC

GENERAL NOTES:

- 1. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, PER THE PLAT OF COWPERWOOD SAIC RECORDED AUGUST 9, 2005 AT RECEPTION NO. 205122346 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF EL PASO. STATE OF COLORADO, WHICH BEARS SOUTH 89°53'54" FAST BETWEEN THE MONUMENTS SHOWN AND DESCRIBED HEREON.
- 2. THE DATE OF PREPARATION IS MAY 23, 2022.
- 3. FLOODPLAIN STATEMENT: THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS ESTABLISHED BY FEMA PER FIRM PANEL 08041C0754G, EFFECTIVE DATE DECEMBER 7,
- 4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OF LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508,
- 5. NO BUILDING 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 IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH EL PASO COUNTY.
- 6. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE AND OTHER MATTERS OF RECORD, ALTURA LAND CONSULTANTS RELIED ON TITLE COMMITMENT ORDER NO. SC55101684 AS PREPARED BY LAND TITLE GUARANTEE COMPANY AND DATED NOVEMBER 16, 2021.
- 7. BOUNDARY CORNER MONUMENTATION IS SET NAIL AND DISK OR #5 REBAR W/GREEN PLASTIC CAP "PLS 38081" FLUSH WITH THE GROUND AT ALL CORNERS, UNLESS SHOWN OTHERWISE.
- 8. LINEAL UNITS USED FOR THIS SURVEY AS U.S. SURVEY FEET.
- 9. EASEMENTS DEDICATED PER THIS PLAT ARE AS SHOWN, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNER.
- 10. THE PROPERTY SHOWN HEREON HAS A GROSS AREA OF 994,018 SQUARE FEET OR 22.820 ACRES, MORE OR 11. 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.

EL PASO COUNTY NOTES, CONDITIONS AND RESTRICTIONS:

1. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER ______ ___ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE,

THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE. CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS ALITHORIZED BY THE SURDIVISION IMPROVEMENTS AGREEMENT.

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other REVIEW AND PERMIT interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, NING, BUT NOT LIMITED reets, and easements (use which are applicable) as shown hereon under the name and subdivision of LS. ARMY CORPS OF . All public improvements so platted are hereby dedicated to public use and S ACT, PARTICULARLY said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. ARE NOT THE LEGAL Upon acceptance by resolution, all public improvements so dedicated will become matters of naintenance by El Paso County, Colorado. 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 DY; DRAINAGE REPORT; perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and RT; FIRE PROTECTION replacement of utility lines and related facilities.

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state corporation.

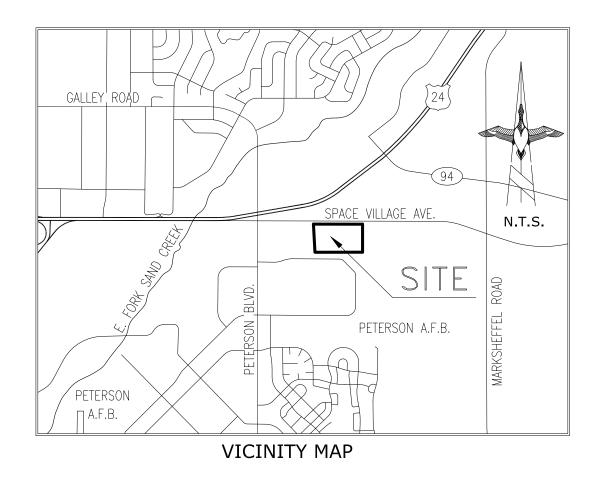
D(S), THE DEVELOPER (print name) as Manager/Member of company, a state limited liability company. (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not AGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING

THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

Signatures of managers/members for a LLC shall be acknowledged as follows:

- 9) UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY
- 10) NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 11) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 12) LOT 1 AND 2 OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN / STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT ("AGREEMENT") AS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.
- 13) THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS 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 SUBMITTAL.
- 14) THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.

Please add this note: (new note per county guidelines to be added to all plats) The subdivider/developer is responsible for extending utilities to each lot, tract or building Gas and electric service for this subdivision is name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)



	SHEET INDEX
SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	SUBDIVISION BOUNDARY AND EXISTING EASEMENT DETAIL
3	EASEMENTS CREATED BY THIS PLAT DETAIL

EASEMENTS:

/WATER QUALITY BMP

3UILDING PERMITS FOR

EASEMENTS DEDICATED PER THIS PLAT ARE AS SHOWN, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNER.

NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT:

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.

GEOLOGICAL HAZARD NOTE:

THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE GEOTECHNICAL ENGINEERING REPORT BY COLE GARNER GEOTECHNICAL DATED AUGUST 16, 2022 IN FILE ______ UNDER FILE NUMBER ______, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

DOWNSLOPE CREEP: NONE ROCKFALL SOURCE: NONE ROCKFALL RUNOUT ZONF: NONF POTENTIALLY SEASONALLY HIGH GROUNDWATER: NONE OTHER HAZARD: NONE

DUE TO HIGH GROUNDWATER IN THE AREA. ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE

LOT SUMMARY TABLE						
	SQ. FT.	ACREAGE				
LOT 1	489,303	11.233				
LOT 2	504,715	11.587				
TOTAL (2 LOTS)	994,018	22.820				

SURVEYING STATEMENT:

I, JESUS A. LUGO, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON APRIL 28, 2022, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAT 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

ATTEST	THE	AROVE	THIS	DA'	Y OF	2023

JESUS A. LUGO, PLS 38081 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR SPACE VILLAGE FILING NO. 4 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE ___ DAY OF _____ ___, 2023, 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, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT

CHAIR, BOARD OF COUNTY COMMISSIONERS	DATE
DIRECTOR PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT	

CLERK AND RECORDER

STATE OF COLORADO COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK .M. THIS ___ DAY OF _____, 2023, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO

SURCHARGE: _____

CHUCK	BROERMAN,	RECORDER

DEPOIT
FEES:
SCHOOL FEE:
BRIDGE FEE:
PARK FEE:



PCD FILING NO. MS-22-007

DRAINAGE FEE: _____

6551 South Revere Parkway, Suite 165 Centennial, Colorado 80111 Phone: (720) 488-1308

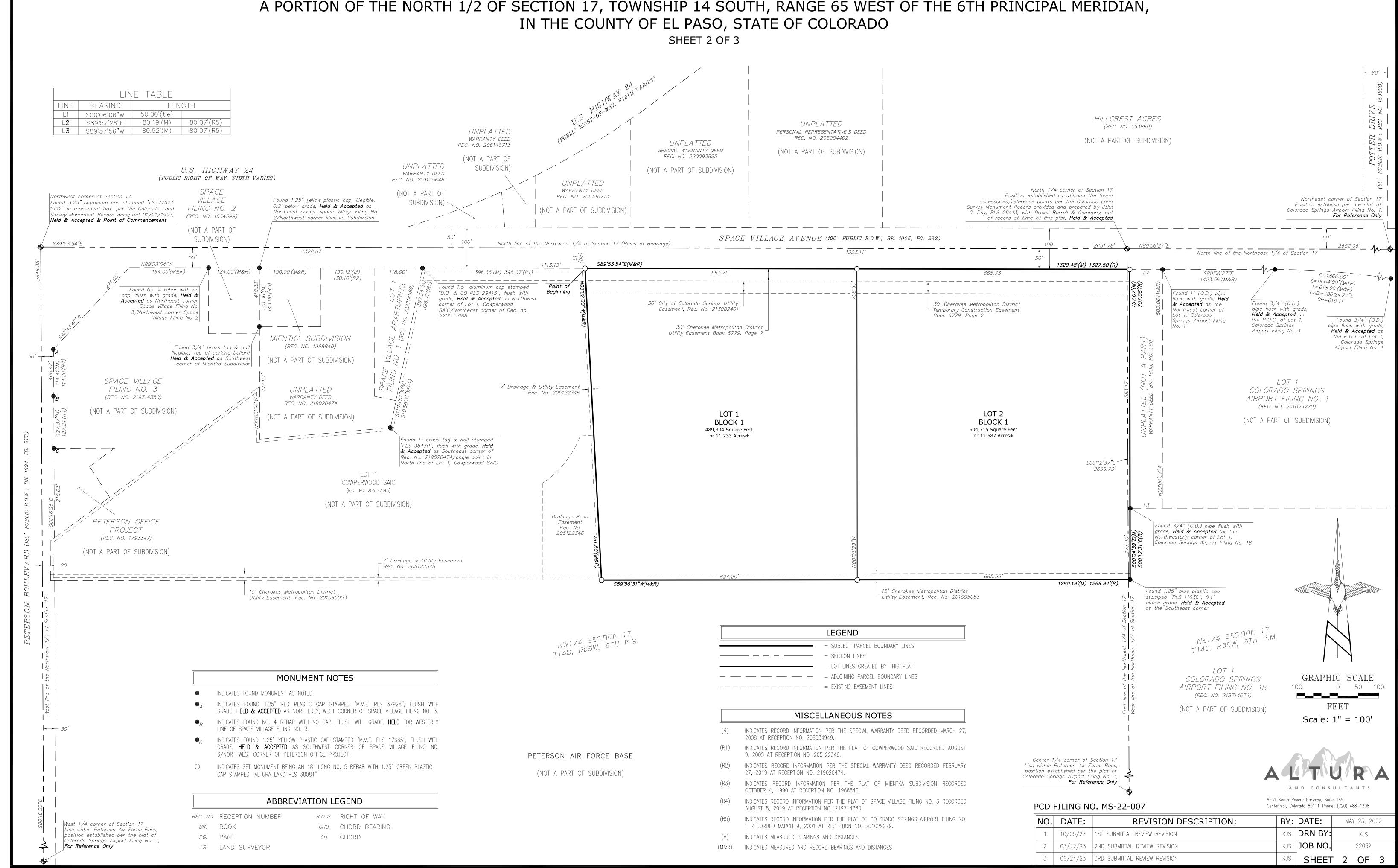
NO. DATE: REVISION DESCRIPTION: BY: DATE: MAY 23, 2022 10/05/22 | 1ST SUBMITTAL REVIEW REVISION KJS DRN BY: KJS KJS JOB NO. 03/22/23 | 2ND SUBMITTAL REVIEW REVISION 22032 06/21/23 | 3RD SUBMITTAL REVIEW REVISION KJS SHEET 1 OF 3

FIRST WING DEVELOPMENT, LLLP c/o DONALD R. KVOLS 7220 BAKER ROAD COLORADO SPRINGS, COLORADO 80908

JESUS A. LUGO, PLS 38081 ALTURA LAND CONSULTANTS. LLC 6950 SOUTH TUCSON WAY, UNIT C CENTENNIAL, COLORADO 80112 (720) 488-1303

SPACE VILLAGE FILING NO. 4

A PORTION OF THE NORTH 1/2 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE COUNTY OF EL PASO, STATE OF COLORADO



SPACE VILLAGE FILING NO. 4 A PORTION OF THE NORTH 1/2 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE COUNTY OF EL PASO, STATE OF COLORADO SHEET 3 OF 3 SPACE VILLAGE AVENUE (100' PUBLIC R.O.W.; BK. 1005, PG. 262) 30' Cherokee Metropolitan District -Temporary Construction Easement Book 6779, Page 2 30' Cherokee Metropolitan District Utility Easement Book 6779, Page 2 _30' City of Colorado Springs Utility Easement, Rec. No. 213002461 S89°53'54"E(M&R) 1329.48'(M) 1327.50'(R) 370.03' _____ S89°53'54"E S89°53'54"E 1003.24 15' Drainage Easement 15' Drainage Easement (line-hatched area) (line-hatched area) S89°53'54"E MISCELLANEOUS NOTES L11 (tie) INDICATES RECORD INFORMATION PER THE SPECIAL WARRANTY DEED RECORDED MARCH 27, 2008 AT RECEPTION NO. 208034949. *─* 73.60' /─ INDICATES RECORD INFORMATION PER THE PLAT OF COWPERWOOD SAIC RECORDED AUGUST 20' Drainage Easement INDICATES RECORD INFORMATION PER THE SPECIAL WARRANTY DEED RECORDED FEBRUARY GRAPHIC SCALE 27, 2019 AT RECEPTION NO. 219020474. INDICATES RECORD INFORMATION PER THE PLAT OF MIENTKA SUBDIVISION RECORDED Drainage Easement OCTOBER 4, 1990 AT RECEPTION NO. 1968840. (line-hatched area) 7' Drainage & FEETINDICATES RECORD INFORMATION PER THE PLAT OF SPACE VILLAGE FILING NO. 3 RECORDED Utility Easement Rec. No. 205122346 AUGUST 8, 2019 AT RECEPTION NO. 219714380. Scale: 1'' = 50'INDICATES RECORD INFORMATION PER THE PLAT OF COLORADO SPRINGS AIRPORT FILING NO. 1 RECORDED MARCH 9, 2001 AT RECEPTION NO. 201029279. INDICATES MEASURED BEARINGS AND DISTANCES INDICATES MEASURED AND RECORD BEARINGS AND DISTANCES LOT 1 S89°53'54"E S89°53'54"E LOT 1 COWPERWOOD SAIC COLORADO SPRINGS (REC. NO. 205122346) AIRPORT FILING NO. : (NOT A PART OF **-** 20.00' (REC. NO. 201029279) LINE TABLE SUBDIVISION) LOT 1 N89°53'54"W 15.00' 412.47' Drainage Easement LOT 2 15.00' (NOT A PART OF SUBDIVISION) (line-hatched area) BLOCK 1 LINE | BEARING | LENGTH BLOCK 1 └ 20' Drainage Easement 489,304 Square Feet S00°06'06"W 504,715 Square Feet or 11.233 Acres± or 11.587 Acres± S03°02'00"E | 15.53' N00°06'06"E 60.00' S00°06'06"W N00°06'06"E 60.00' S00°06'06"W **L11** S89°55'21"W 73.60' (tie) **L12** | S89°55'21"W | 73.60' | (tie) **L13** N86°58'00"E 33.50' (tie) **L14** | S00°06'06"W | 15.00' L15 N00°06'06"E 15.00' CURVE TABLE DELTA | LENGTH | CH BEARING | CHORD 68°58'33" | 132.42' | S55°24'38"E | 124.57' 73.60' — 61.29' | N08°14'12"W | 60.65' Drainage Pond Easement Rec. No. 205122346 L12 (tie) 65.00' | 87°01'29" | 98.73' | N46°32'45"W | 89.51' | 122.40' | 59°27'29" | 127.02' | S60°10'10"E | 121.40' **C8** | 25.00' | 89°49'15" | 39.19' | S44°59'16"E | 35.30' LOT 1 COLORADO SPRINGS AIRPORT FILING NO. 1B (REC. NO. 218714079) (NOT A PART OF SUBDIVISION) Drainage Easement (line-hatched area)/ Drainage Easement (line-hatched area)/ 1290.19'(M) 1289.94'(R) S89°56'31"W(M&R) _ 7' Drainage & Utility Easement 15' Cherokee Metropolitan District _15' Cherokee Metropolitan District Utility Easement, Rec. No. 201095053 Rec. No. 205122346 Utility Easement, Rec. No. 201095053 MONUMENT NOTES LEGEND ABBREVIATION LEGEND 6551 South Revere Parkway, Suite 165 PETERSON AIR FORCE BASE PCD FILING NO. MS-22-007 Centennial, Colorado 80111 Phone: (720) 488-1308 = SUBJECT PARCEL BOUNDARY LINES • INDICATES FOUND MONUMENT AS NOTED (SEE DESCRIPTIONS ON SHEET 2 OF 3) R.O.W. RIGHT OF WAY REC. NO. RECEPTION NUMBER (NOT A PART OF SUBDIVISION) = LOT LINES CREATED BY THIS PLAT NO. DATE: **REVISION DESCRIPTION:** BY: DATE: MAY 23, 2022 *CHB* CHORD BEARING INDICATES SET MONUMENT BEING AN 18" LONG NO. 5 REBAR WITH 1.25" GREEN PLASTIC —— — = ADJOINING PARCEL BOUNDARY LINES CAP STAMPED "ALTURA LAND PLS 38081" *pg*. Page *ch* CHORD KJS DRN BY: 10/05/22 | 1ST SUBMITTAL REVIEW REVISION KJS ---- = EXISTING EASEMENT LINES *LS* LAND SURVEYOR KJS JOB NO. 22032 03/22/23 | 2ND SUBMITTAL REVIEW REVISION ---- = EASEMENT LINES CREATED BY THIS PLAT KJS SHEET 3 OF 3 06/21/23 3RD SUBMITTAL REVIEW REVISION