

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
Utility Easement Book 6779, Page 2

30' City of Colorado Springs Utility
Easement, Rec. No. 213002461

30' Cherokee Metropolitan District
Temporary Construction Easement
Book 6779, Page 2

MISCELLANEOUS NOTES

- (R) INDICATES RECORD INFORMATION PER THE SPECIAL WARRANTY DEED RECORDED MARCH 27, 2008 AT RECEPTION NO. 208034949.
- (R1) INDICATES RECORD INFORMATION PER THE PLAT OF COWPERWOOD SAIC RECORDED AUGUST 9, 2005 AT RECEPTION NO. 205122346.
- (R2) INDICATES RECORD INFORMATION PER THE SPECIAL WARRANTY DEED RECORDED FEBRUARY 27, 2019 AT RECEPTION NO. 219020474.
- (R3) INDICATES RECORD INFORMATION PER THE PLAT OF MIENTKA SUBDIVISION RECORDED OCTOBER 4, 1990 AT RECEPTION NO. 1968840.
- (R4) INDICATES RECORD INFORMATION PER THE PLAT OF SPACE VILLAGE FILING NO. 3 RECORDED AUGUST 6, 2019 AT RECEPTION NO. 219714380.
- (R5) INDICATES RECORD INFORMATION PER THE PLAT OF COLORADO SPRINGS AIRPORT FILING NO. 1 RECORDED MARCH 9, 2001 AT RECEPTION NO. 201029279.
- (M) INDICATES MEASURED BEARINGS AND DISTANCES
- (M&R) INDICATES MEASURED AND RECORD BEARINGS AND DISTANCES

LINE TABLE

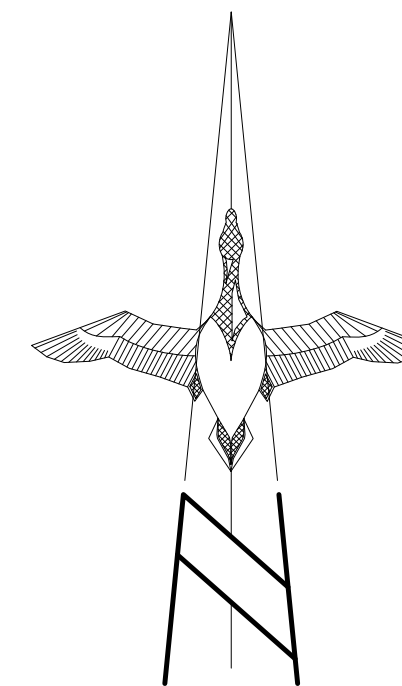
LINE	BEARING	LENGTH
L4	S00°06'06"W	12.80'
L5	S03°02'00"E	25.04'
L6	S03°02'00"E	15.53'
L7	N00°06'06"E	60.00'
L8	S00°06'06"W	60.00'
L9	N00°06'06"E	60.00'
L10	S00°06'06"W	60.00'
L11	S89°55'21"W	73.60' (tie)
L12	S89°55'21"W	73.60' (tie)
L13	N86°58'00"E	33.50' (tie)
L14	S00°06'06"W	15.00'
L15	N00°06'06"E	15.00'

**LOT 1
BLOCK 1**
489,304 Square Feet
or 11.233 Acres±

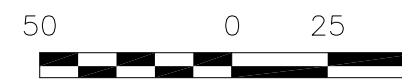
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CHORD
C1	40.00'	90°00'01"	62.83'	S44°53'54"E	56.57'
C2	110.00'	68°58'33"	132.42'	S55°24'38"E	124.57'
C3	55.00'	49°47'36"	47.80'	S65°12'18"W	46.31'
C4	122.40'	28°41'17"	61.29'	N08°14'12"W	60.65'
C5	55.00'	90°01'10"	86.41'	S44°55'56"W	77.79'
C6	65.00'	87°01'29"	98.73'	N46°32'45"W	89.51'
C7	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'

NW1/4 SECTION 17
T14S, R65W, 6TH P.M.



GRAPHIC SCALE



FEET

Scale: 1" = 50'

LOT 1
COLORADO SPRINGS
AIRPORT FILING NO. 1
(REC. NO. 201029279)

(NOT A PART OF SUBDIVISION)

NE1/4 SECTION 17
T14S, R65W, 6TH P.M.

LOT 1
COLORADO SPRINGS
AIRPORT FILING NO. 1B
(REC. NO. 218714079)

(NOT A PART OF SUBDIVISION)



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

MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED (SEE DESCRIPTIONS ON SHEET 2 OF 3)
- INDICATES SET MONUMENT BEING AN 18" LONG NO. 5 REBAR WITH 1.25" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081"

ABBREVIATION LEGEND

REC. NO.	RECEPTION NUMBER	R.O.W.	RIGHT OF WAY
BK.	BOOK	CHB	CHORD BEARING
PG.	PAGE	CH	CHORD
LS	LAND SURVEYOR		

PETERSON AIR FORCE BASE

(NOT A PART OF SUBDIVISION)

LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- = LOT LINES CREATED BY THIS PLAT
- = ADJOINING PARCEL BOUNDARY LINES
- = EXISTING EASEMENT LINES
- = EASEMENT LINES CREATED BY THIS PLAT

PCD FILING NO. MS-22-007

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