

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 S00°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 N03°02'00"W ON THE EASTERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 761.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 994,018 SQUARE FEET OR 22.820 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AND PUBLIC EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE COUNTY OF EL PASO, COLORADO THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC 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, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, HAS EXECUTED THIS INSTRUMENT ON THIS DAY ____ OF _____, 2023, A.D.

BY: _____

PRINT NAME: _____

AS: _____ OF FIRST WING DEVELOPMENT, LLLP, COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

NOTARY:

STATE OF _____)

COUNTY OF _____) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023, BY _____ AS _____ 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" EAST 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, 2018.
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, C.R.S.
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 LESS.
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, CONVEYANCE OR TRANSFER.
THIS PLAT RESTRICTION MAY BE REMOVED OR RESOINDED 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 AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
2. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY 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).
3. THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT;
5. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT (CHEROKEE) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER INADEQUACY BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS FOR USE OUTSIDE OF THE UPPER BLACK SQUIRREL CREEK DESIGNATED BASIN, AND THUS FOUND INSUFFICIENCY OF WATER RESOURCES FOR THIS SUBDIVISION BASED ON THAT AGREEMENT. THIS INTERPRETATION DIFFERS FROM CERTAIN OPINIONS ISSUED BY THE OFFICE IN THE PAST. BASED ON ITS OWN REVIEW OF THE STIPULATED AGREEMENT AND ITS HISTORY (AND NOT THE AMOUNT OF WATER ACTUALLY AVAILABLE) THE BOARD OF COUNTY COMMISSIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPRETATION OF THE STATE ENGINEER'S OFFICE. THE BOARD OF COUNTY COMMISSIONERS FOUND THAT CHEROKEE HAS COMMITTED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSERTED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISSIONERS MADE THIS DETERMINATION IN RELIANCE UPON THE TESTIMONY AND EXPERTISE PROVIDED BY CHEROKEE AT THE PUBLIC HEARING THEREON. AT THE HEARING, CHEROKEE ASSERTED THAT ITS PLANS AND CONTINUED FINANCIAL INVESTMENT IN INFRASTRUCTURE ARE DESIGNED TO ALLOW CHEROKEE TO CONTINUE TO PROVIDE THIS SUBDIVISION AND ITS EXISTING CUSTOMERS WITH WATER AND WASTEWATER SERVICES FOR 300 YEARS OR MORE.
- 6) THE INDIVIDUAL LOT PURCHASER(S) SHALL BE RESPONSIBLE FOR FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY/FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SERVING EACH LOT SHALL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMITTALS. THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ESTIMATE OF GUARANTEED FUNDS FOR ALL DETENTION PONDS/WATER QUALITY BMPS. ALL DETENTION PONDS/WATER QUALITY BMPS SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES.
- 7) INDIVIDUAL LOT PURCHASERS SHALL ENTER INTO A PRIVATE DETENTION BASIN / STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT ("AGREEMENT") PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. IN THE CASE THAT THE DEVELOPER CONSTRUCTS THE DETENTION POND(S), THE DEVELOPER SHALL ENTER INTO AN AGREEMENT FOR EACH POND CONSTRUCTED.
- 8) 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 INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 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 OWNERS.
- 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.



VICINITY MAP

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

EASEMENTS:

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 ZONE: NONE

POTENTIALLY SEASONALLY HIGH GROUNDWATER: NONE

OTHER HAZARD: NONE

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

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 THAN 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.

I ATTEST THE ABOVE THIS ____ DAY 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 _____ DATE _____

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO) SS.

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

CHUCK BROERMAN, RECORDER _____ FEE: _____
SURCHARGE: _____

BY: _____
DEPUTY

FEES:

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____



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

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 1 OF 3	

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

SURVEYOR:
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
SHEET 2 OF 3

LINE TABLE			
LINE	BEARING	LENGTH	
L1	S00°06'06"W	50.00'(tie)	
L2	S89°57'26"E	80.19'(M)	80.07'(R5)
L3	S89°57'56"W	80.52'(M)	80.07'(R5)

U.S. HIGHWAY 24
(PUBLIC RIGHT-OF-WAY, WIDTH VARIES)

Northwest corner of Section 17
Found 3.25" aluminum cap stamped "LS 22573
1992" in monument box, per the Colorado Land
Survey Monument Record accepted 01/21/1993,
Held & Accepted as Point of Commencement

Found 1.25" yellow plastic cap, illegible,
0.2' below grade, **Held & Accepted** as
Northeast corner Space Village Filing No.
2/Northeast corner Mientka Subdivision

UNPLATTED
WARRANTY DEED
REC. NO. 219135648
(NOT A PART)

UNPLATTED
WARRANTY DEED
REC. NO. 206146713
(NOT A PART)

U.S. HIGHWAY 24
(PUBLIC RIGHT-OF-WAY, WIDTH VARIES)

UNPLATTED
SPECIAL WARRANTY DEED
REC. NO. 220093895
(NOT A PART)

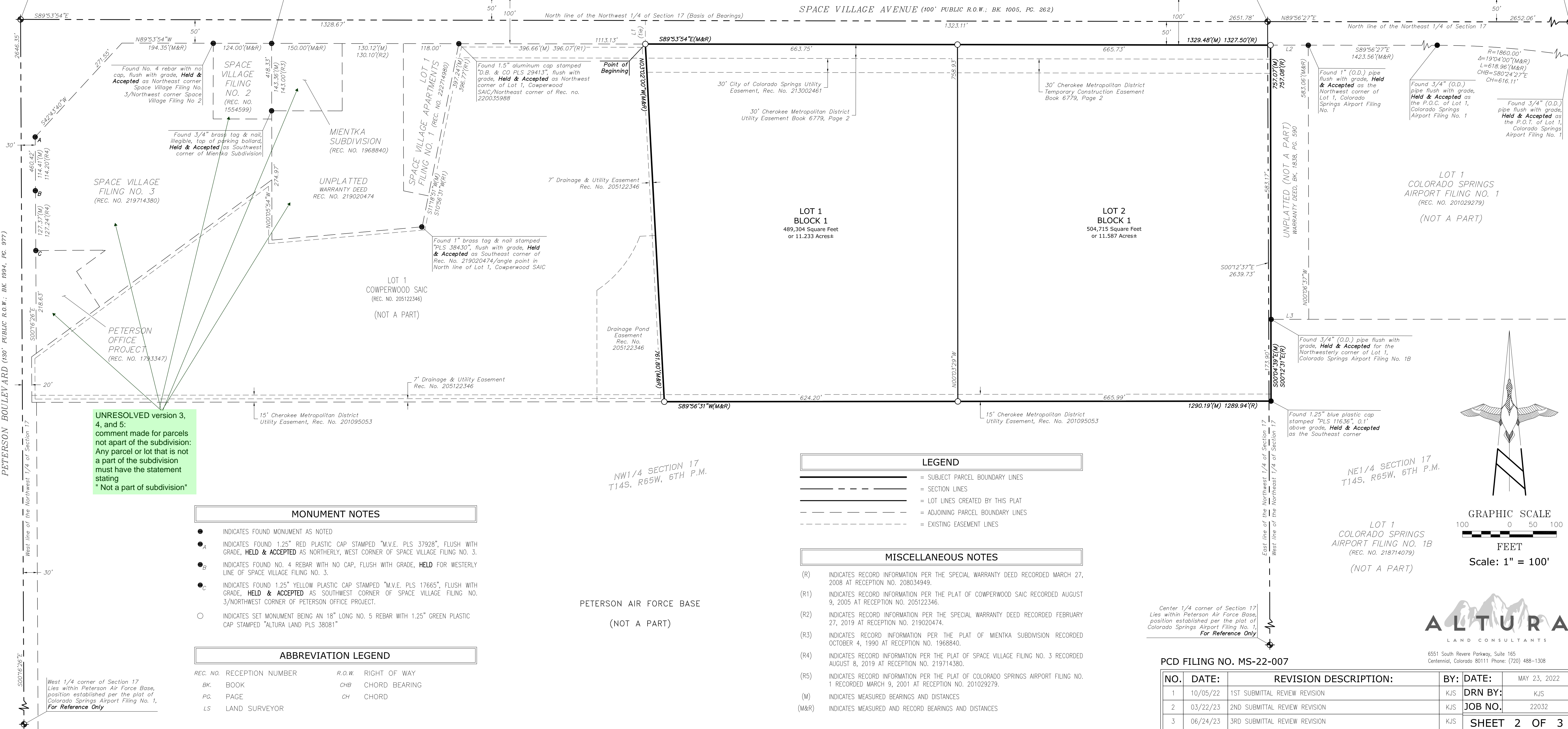
UNPLATTED
PERSONAL REPRESENTATIVE'S DEED
REC. NO. 205054402
(NOT A PART)

HILLCREST ACRES
(REC. NO. 153860)
(NOT A PART)

POTTER DRIVE
(60' PUBLIC R.O.W.; REC. NO. 153860)

Northeast corner of Section 17
Position established per the plat of
Colorado Springs Airport Filing No. 1,
For Reference Only

North 1/4 corner of Section 17
Position established by utilizing the found
accessories/reference points per the Colorado Land
Survey Monument Record provided and prepared by John
C. Day, PLS 29413, with Drexel Barrell & Company, not
of record at time of this plat, **Held & Accepted**



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±

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

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'

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

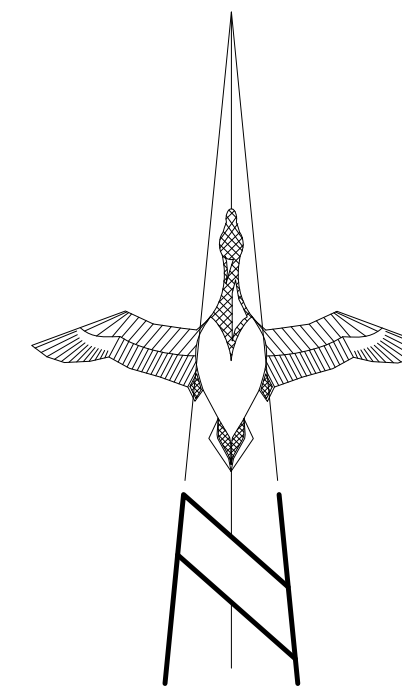
(NOT A PART)

LEGEND

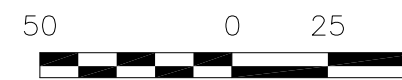
—	= SUBJECT PARCEL BOUNDARY LINES
—	= LOT LINES CREATED BY THIS PLAT
—	= ADJOINING PARCEL BOUNDARY LINES
—	= EXISTING EASEMENT LINES
—	= EASEMENT LINES CREATED BY THIS PLAT

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"



GRAPHIC SCALE



FEET

Scale: 1" = 50'

LOT 1
COLORADO SPRINGS
AIRPORT FILING NO. 1
(REC. NO. 201029279)
(NOT A PART)

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

LOT 1
COLORADO SPRINGS
AIRPORT FILING NO. 1B
(REC. NO. 218714079)
(NOT A PART)



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

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