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 Dedicate a "Public nprovement Easement" PIE, for the public sidewall outside the Public ROW. SPACE VILLAGE AVENUE (100' PUBLIC R.O.W.; BK. 1005, PG. 262) Verify the dimensions from 30' Cherokee Metropolitan District the construction plan. -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 ^{18'-0}589*53'54"E(M&R) 1329.48'(M) 1327.50'(R) 370.03' 40' Drainage Easement S89°53'54"E S89°53'54"E 15' Drainage Easement 15' Drainage Easement (line-hatched area) (line-hatched area) S89°53'54"E MISCELLANEOUS NOTES - *33.50* ' 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 -9, 2005 AT RECEPTION NO. 205122346. 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. 1 (NOT A PART OF **-** 20.00' (REC. NO. 201029279) SUBDIVISION) LINE LABLE LOT 1 N89°53'54"W 15.00' 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' 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 1 102.82 /96.95' 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 LEGEND MONUMENT NOTES 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 R.O.W. RIGHT OF WAY ● INDICATES FOUND MONUMENT AS NOTED (SEE DESCRIPTIONS ON SHEET 2 OF 3) 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 CAP STAMPED "ALTURA LAND PLS 38081" — — = ADJOINING PARCEL BOUNDARY LINES *pg*. Page *ch* CHORD 09/12/23 4TH SUBMITTAL REVIEW REVISION KJS DRN BY: KJS ---- = EXISTING EASEMENT LINES *LS* LAND SURVEYOR KJS JOB NO. 22032 11/13/23 | 5TH SUBMITTAL REVIEW REVISION --- = EASEMENT LINES CREATED BY THIS PLAT

KJS SHEET 3 OF 3

06/21/23 3RD SUBMITTAL REVIEW REVISION