

# SPACE VILLAGE FILING NO. 4

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 2



VICINITY MAP

### GENERAL NOTES:

- 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.
- THE DATE OF PREPARATION IS MAY 23, 2022.
- 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.
- 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.
- 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 THE CITY OF COLORADO SPRINGS.
- 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.
- 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.
- LINEAL UNITS USED FOR THIS SURVEY AS U.S. SURVEY FEET.
- EASEMENTS DEDICATED PER THIS PLAT ARE AS SHOWN, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNER.

### EASEMENTS:

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

### Please add the following plat notes:

- 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
- Easements:  
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.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

-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.

- 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.

Please add \*PCD Filing No. MS-22-007\*

### Where the Property is Located in the Airport Overlay Zone

**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. (Use when this plat is to provide the notice)

All property within this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No. \_\_\_\_\_, of the records of the El Paso County Clerk and Recorder. (Use when the Notice has previously been recorded)  
All property within this subdivision is subject to an Aviation Easement as recorded at Reception No. \_\_\_\_\_, of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing aviation easement as reflected in the title policy)

### 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 CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRING 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 CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS **"SPACE VILLAGE FILING NO. 4,"** IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO.

**OWNER:** FIRST WING DEVELOPMENT, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, HAS EXECUTED THIS INSTRUMENT ON THIS DAY \_\_\_\_ OF \_\_\_\_\_, 2022, 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 \_\_\_\_\_, 2022, BY \_\_\_\_\_ AS \_\_\_\_\_ FOR FIRST WING DEVELOPMENT, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL.

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

NOTARY PUBLIC

### Cherokee Plat Note Re: Basin Transfer/Insufficiency:

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.

### Drainage:

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. 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.

### Where the Property is Adjacent to an Industrial Area:

**NOTICE:** 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. (Use when residential is adjacent to industrial)

### Public and Common Subdivision Improvements:

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 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 authorized by the Subdivision Improvements Agreement.

### Environmental:

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).

### Addresses:

The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

### Note Regarding Reports on File:

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; Wildlife Hazard Report; Natural Features Report; (other, modify based upon specific reports)

include: The final total gross acreage, the total number of lots, gross density, net density and net acreage of the subdivision.

### SURVEYING STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

JESUS A. LUGO, PLS 38081

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC

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.

### 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 \_\_\_\_\_, 2022, 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:

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 \_\_\_\_\_, 2022, A.D., AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_  
DEPUTY

FEE: \_\_\_\_\_ SURCHARGE: \_\_\_\_\_

### FEES

SCHOOL FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

PARK FEE: \_\_\_\_\_

DRAINAGE FEE: \_\_\_\_\_

Names, address, and telephone number of person(s) responsible for preparing the plat (e.g., licensed surveyor, licensed engineer or designer of the plat) located in the lower right hand corner

**ALTURA**  
LAND CONSULTANTS

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

NO.	DATE:	REVISION DESCRIPTION:	BY:	DATE:
			DRN BY:	MAY 23, 2022
			JOB NO.	KJS
				22032
			SHEET	1 OF 2



# 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 2

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)

include: A statement by the land surveyor explaining the basis of bearing. Assumed bearings shall not be used. The existing monuments that define the reference line shall be included on the plat. One of the following methods of establishing a basis of bearing shall be used: (1) solar or polaris observation - the date of the observation and the method used shall be included in the basis of bearing note; or (2) GPS observations on the monuments at each end of the reference line

