

# WATER RESOURCE REPORT

## SPACE VILLAGE FILING NO. 4 EL PASO COUNTY, COLORADO

### PREPARED FOR:

COMMERCIAL BUILDING SERVICES  
7561 S. GRANT STREET, SUITE A-4  
LITTLETON, COLORADO 80122  
CONTACT: DAVID SPRATLEN  
PHONE: 303.730.3001

### PREPARED BY:

**STERLING DESIGN ASSOCIATES, LLC**  
2009 W. LITTLETON BLVD. #300  
LITTLETON, CO 80120  
CONTACT: JAY M. NEWELL, PE  
PHONE: 303.794.4727

PCD FILE NO. MS-22-007

JUNE 2023

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### APPENDIX

- Overall Utility Map
- Cherokee Metropolitan District, Water and Sewer Service to SE Corner Space Village Ave & Command View Drive Commitment Letter No. 2023-06, dated September 11, 2023 and Water Provider's Supplement to the Water Resources Report for the Southeast Corner of Space Village Drive and Command View Drive.

## 1) SUMMARY OF THE PROPOSED SUBDIVISION

The subject development is in unincorporated El Paso County. The Space Village Avenue right-of-way is immediate to the north property line. Intersection with Peterson Boulevard is one-quarter mile to the west while the Marksheffel Road intersection is a half mile to the east. Space Village Filing No. 4 is a parcel of land situated in the Northwest 1/4 of Section 17, Township 14 South, Range 65 West of the 6<sup>th</sup> Principal Meridian, in El Paso County, Colorado. The specific property under consideration is comprised of Lot 1 and Lot 2, Block 1, Space Village Filing No. 4. The 11.23 acres of Lot 1, as well as the 11.59 acres of Lot 2 are proposed to be developed as commercial outdoor storage facilities including their required landscape and drainage improvements. The property to the west is, except for a partial access road, an undeveloped portion of commercial Lot 1, Cowperwood SAIC. To the south is Peterson Air Force Base (PAFB). To the east is open space belonging to the City of Colorado Springs. Several commercial developments exist north of the adjacent Space Village Avenue R.O.W. including Winwater's Colorado Springs wholesale yard and warehouse, Storage Sense's Colorado Springs/Peterson Air Force Base interior and exterior storage facilities, A Better R.V. Storage's exterior and covered storage facilities, and various other smaller retail, office, and related uses (see Vicinity Map herein).

### VICINITY MAP



The subject development does not propose to include any buildings. Although not required by the Cimarron Hills Fire Department (CHFD), a fire water mainline loop is proposed to be constructed within the two lots to supply water to two proposed on site fire hydrants (see Appendix; Overall Utility Map).

## 2) INFORMATION REGARDING SUFFICIENT QUANTITY OF WATER

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### A) CALCULATION OF WATER DEMAND

With no proposed commercial nor residential buildings, there is no associated required domestic nor fire water demand. Landscaping is proposed to be served by re-use of an existing on site domestic tap and meter. Irrigation demand for required perimeter landscaping is estimated to be approximately 0.28 acft/yr with a maximum flow of 7 gpm. Although not required, a demand of 1,500 gpm minimum for any proposed fire hydrant is assumed.

### B) CALCULATION OF QUANTITY OF WATER AVAILABLE

Water for the proposed landscaping and fire hydrants will be provided from the Cherokee Metropolitan District's existing 12" steel waterline located within the Space Village Avenue R.O.W. north of the subject development. (see Appendix; Overall Utility Map). The district's website includes information regarding the following topics on the website's Public Records page, and are not duplicated within this report:

1. Audits and Budgets
2. Monthly Financials
3. Board of Director's Meeting Agenda & Minutes
4. Board of Director's Resolutions
5. Colorado Open Records Act (CORA)
6. Cross Connection and Backflow
7. Department of Health Consent Orders
8. District Maps
9. TDS Surcharge Letter
10. Transparency Notices
11. UBS Basin Area Reports
12. Water Conservation
13. Water Reclamation Facility
14. Water Quality Reports
15. CMD Rules and Regulations (Ordinance 83-100)
16. CMD Bylaws

The most current version of numerous documents associated with the topics listed herein can be reviewed on the district website, including the quantity of water available.

No groundwater sources at the site are intended to provide water to the subject development. A description of sources of water upon which the Cherokee Metropolitan District relies can be reviewed on the district website.

### C) GROUNDWATER SOURCE INFORMATION

Groundwater at the site is not an anticipated source of water for the subject development. A description of aquifers upon which the Cherokee Metropolitan District relies can be reviewed on the district website.

### D) PRODUCTION WELLS INFORMATION

Neither existing nor proposed production wells at the site are anticipated to be used as a source of water for the subject development. A description of well(s) upon which the Cherokee Metropolitan District relies can be reviewed on the district website.

E) SURFACE WATER SOURCES

Surface water supply at the site is not anticipated as a source of water for the subject development. A description of surface water upon which the Cherokee Metropolitan District relies can be reviewed on the district website.

### 3) INFORMATION REGARDING SUFFICIENT DEPENDABILITY OF WATER SUPPLY

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A) PROOF OF OWNERSHIP

Neither existing nor proposed privately owned water rights are intended to be used to serve the subject development. A description of water rights upon which the Cherokee Metropolitan District relies can be reviewed on the district website.

B) FINANCIAL PLAN

The subject development has no financial plan nor capital improvements plan relating to the supply of water. A description of the financial and capital improvements plans upon which the Cherokee Metropolitan District relies can be reviewed on the district website.

C) DESCRIPTION OF WATER SUPPLY

Water for the proposed landscaping and fire hydrants will be provided from the Cherokee Metropolitan District's existing 12" Steel waterline located within the Space Village Avenue R.O.W. north of the subject development. A description of the applicable Cherokee Metropolitan District water supply system can be reviewed on the district website.

D) CALCULATIONS DEMONSTRATING QUANTITY

Aquifers at the site are not anticipated to be used as a source of water for the subject development. Therefore, an analysis of any well(s) capability of producing water supplies is not applicable to the subject development. A description of the aquifer(s) and well(s) upon which the Cherokee Metropolitan District relies can be reviewed on the district website.

E) EVIDENCE OF WATER SYSTEM SOURCE

Water for the proposed landscaping and fire hydrants will be provided from the Cherokee Metropolitan District's existing 12" Steel waterline located within the Space Village Avenue R.O.W. north of the subject development. The extension of public improvements to the subject development is therefore unnecessary. The Cherokee Metropolitan District has committed to serve the subject development. A description of the Cherokee Metropolitan District's current capacities, amount of current and committed use, and the amount and timing of water to be supplied to the subject development can be reviewed on the district website and/or is included in the district's commitment letter (see Appendix; Cherokee Metropolitan District, Water and Sewer Service to SE Corner Space Village Ave & Command View Drive Commitment Letter No. 2022-11, dated May 23, 2022).

F) EVIDENCE OF SHORT-TERM SUPPLY FOR FIRE

The subject development has no required fire demand. Therefore, evidence that the short-term water supply needs of the development can be met to satisfy fire demands is not applicable.

#### 4) INFORMATION REGARDING SUFFICIENT QUALITY

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The water supplied by the Cherokee Metropolitan District is assumed to be in compliance with county and state water quality standards. A description of the quality of the water, its compliance with county and state standards, and the potential for water quality degradation which is supplied by the Cherokee Metropolitan District can be reviewed on the district website.

#### 5) PUBLIC AND PRIVATE COMMERCIAL WATER PROVIDERS

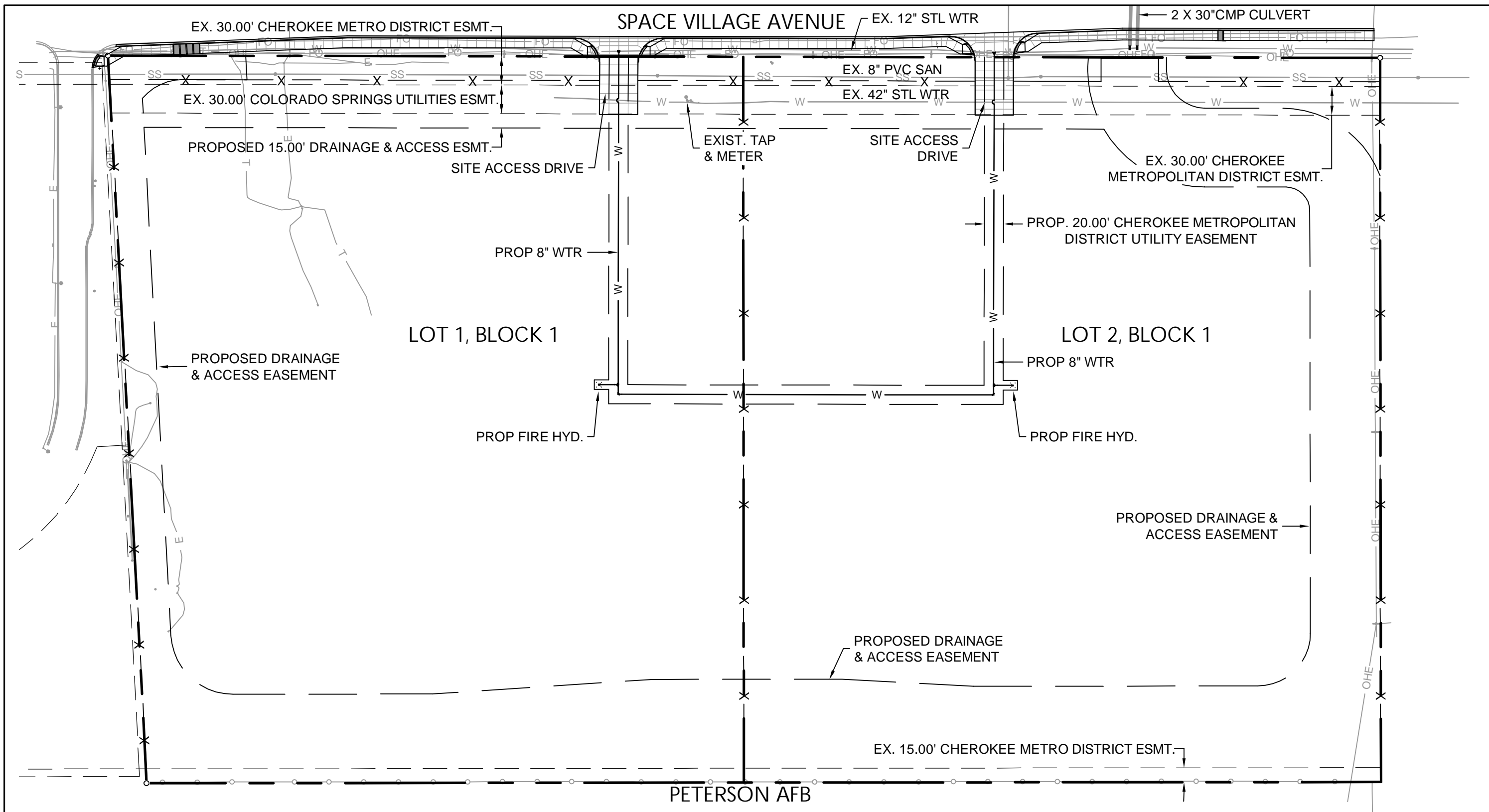
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A) INFORMATION FROM COMMERCIAL WATER PROVIDERS

The Cherokee Metropolitan District has committed to serve the subject development. A description of the Cherokee Metropolitan District's current system can be reviewed on the district website and/or is included in the district's commitment letter (see Appendix; Cherokee Metropolitan District, Water and Sewer Service to SE Corner Space Village Ave & Command View Drive Commitment Letter No. 2022-11, dated May 23, 2022).

B) WATER PROVIDERS REPORT

A Water Resource Report provided by the Cherokee Metropolitan District specific to the subject development is not included in this report other than the district's letter committing it to serve the subject development (see Appendix; Cherokee Metropolitan District, Water and Sewer Service to SE Corner Space Village Ave & Command View Drive Commitment Letter No. 2022-11, dated May 23, 2022). A description of the Cherokee Metropolitan District's current system can be reviewed on the district website.



OVERALL UTILITY MAP

SPACE VILLAGE FILING NO. 4  
 EL PASO COUNTY, COLORADO  
 SCALE: 1" = 100'  
 DATE: JUNE 2023



NORTH

LEGEND

	PROPERTY LINE		EXIST. FIBER OPTIC		EXIST. OVERHEAD ELECTRIC
	EASEMENT LINE		EXIST. TELEPHONE		EXIST. SANITARY SEWER
	EXIST. CURB AND GUTTER		EXIST. GAS LINE		EXIST. WATERLINE
	EXIST. FENCE		EXIST. ELECTRIC		

# WATER SUPPLY INFORMATION SUMMARY

Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality and dependability will be available to ensure an adequate supply of water.

<b>1. NAME OF DEVELOPMENT AS PROPOSED</b>			
SPACE VILLAGE FILING NO. 4, BLOCK 1, LOTS 1 & 2			
<b>2. LAND USE ACTION</b> MINOR SUBDIVISION			
<b>3. NAME OF EXISTING PARCEL AS RECORDED</b> (RE: ALTA/NSPS LAND TITLE SURVEY)			
<b>SUBDIVISION</b> (RE: ALTA/NSPS LAND TITLE SURVEY)		<b>FILING</b>	<b>BLOCK</b>
			<b>LOT</b>
<b>4. TOTAL ACREAGE</b> 22.82	<b>5. NUMBER OF LOTS PROPOSED</b> 2	<b>PLAT MAP ENCLOSED</b> <input checked="" type="checkbox"/> YES (RE: REPORT ATTACHMENTS)	
<b>6. PARCEL HISTORY</b> - Please attach copies of deeds, plats or other evidence or documentation.			
A. Was parcel recorded with county prior to June 1, 1972? <input type="checkbox"/> YES <input type="checkbox"/> NO			
B. Has the parcel ever been part of a division of land action since June 1, 1972? <input type="checkbox"/> YES <input type="checkbox"/> NO			
If yes, describe the previous action _____			
<b>7. LOCATION OF PARCEL</b> - Include a map delineating the project area and tie to a section corner.			
_____ 1/4 OF <u>NW</u> 1/4 SECTION <u>17</u> TOWNSHIP <u>14</u> <input type="checkbox"/> N <input checked="" type="checkbox"/> S RANGE <u>65</u> <input type="checkbox"/> E <input checked="" type="checkbox"/> W			
<b>PRINCIPAL MERIDIAN:</b> <input checked="" type="checkbox"/> 6TH <input type="checkbox"/> N.M. <input type="checkbox"/> UTE <input type="checkbox"/> COSTILLA			
<b>8. PLAT</b> - Location of all wells on property must be plotted and permit numbers provided. (NO WELLS SHOWN)			
Surveyors plat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		If not, scaled hand drawn sketch <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>9. ESTIMATED WATER REQUIREMENTS</b> - Gallons per Day or Acre Feet per Year		<b>10. WATER SUPPLY SOURCE</b>	
HOUSEHOLD USE # <u>0</u> of units _____ GPD <u>0</u> AF	COMMERCIAL USE # <u>0</u> of S.F. _____ GPD <u>0</u> AF	<input type="checkbox"/> EXISTING WELLS <input type="checkbox"/> DEVELOPED SPRING WELL PERMIT NUMBERS _____ _____ _____	<input type="checkbox"/> NEW WELLS - PROPOSED AQUIFERS - (CHECK ONE) <input type="checkbox"/> ALLUVIAL <input type="checkbox"/> UPPER ARAPAHOE <input type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE <input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS <input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA <input type="checkbox"/> OTHER _____
IRRIGATION # <u>0.698</u> of acres _____ GPD <u>0.28</u> AF	STOCK WATERING # <u>0</u> of head _____ GPD <u>0</u> AF		
OTHER _____ GPD _____ AF	TOTAL _____ GPD <u>0.28</u> AF		
<b>11. ENGINEER'S WATER SUPPLY REPORT</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)			
<b>12. TYPE OF SEWAGE DISPOSAL SYSTEM</b>			
<input type="checkbox"/> SEPTIC TANK/LEACH FIELD		<input type="checkbox"/> CENTRAL SYSTEM - DISTRICT NAME _____	
<input type="checkbox"/> LAGOON		<input type="checkbox"/> VAULT - LOCATION SEWAGE HAULED TO _____	
<input type="checkbox"/> ENGINEERED SYSTEM (Attach a copy of engineering design)		<input checked="" type="checkbox"/> OTHER NO SANITARY SEWAGE DISPOSAL SYSTEM PROPOSED	





# CHEROKEE METROPOLITAN DISTRICT

6250 Palmer Park Blvd., Colorado Springs, CO 80915-2842

Telephone: (719) 597-5080 Fax: (719) 597-5145

February 28, 2024  
Hampton Partners  
Attention: Tucker Robinson  
201 Fillmore Street Suite 201  
Denver, CO 80206

*Sent via email: jon@Sterlingdesignassociates.com*

Re: Water Service to **Space Village Road Minor Subdivision**  
Commitment Letter No. **2024-03 (Revision of 2023-06)**

Dear Tucker Robinson,

As requested, this document will serve as a formal Letter of Commitment from the Cherokee Metropolitan District to provide municipal water and sewer services for the Southeast Corner of Space Village Avenue and Command View Drive. The proposed location for this development is located within the District's established boundaries and therefore is eligible for service connections from the District.

Cherokee Metropolitan District staff, along with the developer, have determined that the following will be the total water demand required by this development:

Type of Use	Demand (AF/yr)
Domestic	0.0
Irrigation	0.28
<b>Total</b>	<b>0.28</b>

The developer is only requesting an irrigation connection and will not require a sewer connection. In the event that sewer service is needed for this parcel in the future, a sewer commitment will be issued at that time.

This water commitment is hereby made exclusively for this specific development project at this site within the District. To confirm this commitment you must provide the District with a copy of the final plat approval from El Paso County Development Services within 12 months of the date of this letter. Otherwise, the District may use this allocation for other developments requesting a water commitment.

If the subject project is re-platted, you must submit a new commitment request prior to submitting the re-plat to El Paso County, which may result in a recalculation of the water demand for the project.

If I may be of further assistance please contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Lathen". The signature is written in a cursive style with a large initial "A".

Amy Lathen  
General Manager

Cc: Peter Johnson; Water Counsel w/ encl: sent via email  
Steve Hasbrouck; Board President w/ encl: sent via email  
Jeff Munger; Water Resource Engineer: sent via email  
Kevin Brown; Jr. Engineer: sent via email



# **CHEROKEE METROPOLITAN DISTRICT**

**6250 Palmer Park Blvd., Colorado Springs, CO 80915-2842**

**Telephone: (719) 597-5080 Fax: (719) 597-5145**

## **Water Provider's Supplement to the Water Resources Report for the Southeast Corner of Space Village Drive and Command View Drive**

**Commitment Number 2023-06**

September 27<sup>th</sup>, 2023

This document was prepared to satisfy the requirements of El Paso County for a Water Provider's Report in support of a development at the **southeast corner of Space Village Drive and Command View Drive**.

## **Introduction**

Cherokee Metropolitan District (CMD) is a Title 32 special District which provides water and wastewater to an approximately 5000-acre enclave of unincorporated El Paso county surrounded by the City of Colorado Springs. Currently CMD serves approximately 8000 residential customers and 600 commercial customers in addition to bulk users in eastern El Paso County including Schriever Air Force Base.

CMD water is sourced entirely from groundwater in two regions. The majority is withdrawn from the alluvial Upper Black Squirrel (UBS) Aquifer in eastern El Paso County through 20 wells. The remainder is sourced from two wells in deep bedrock aquifers in the northern part of the county on the "Sundance Ranch" property. Water from eight of the 20 wells in the eastern part of the county can only be used to serve a fixed set of customers. Water for the main service area of CMD comes only from the remaining 12 wells in UBS along with the two wells in Black Forest.

## **Calculation of Anticipated Water Demand**

Expected water demand for the proposed development was based on information provided by the developer, who seeks to use the property as a storage facility. The average annual water use for three other storage facilities in the CMD service area are 0.14 AFY. Since the developer is proposing two lots, this value was doubled. The developer has stated they do not expect outdoor irrigation for this development.

## **Water Supplies**

Of Cherokee's 23 wells, eight wells are restricted to serving a maximum of 653 AFY to specified in-basin customers. Excess allocation for these wells is unavailable for new developments, even if they are inside the Basin, so this water is tracked separately from CMD's general supply portfolio. CMD's other alluvial wells and Denver Basin wells are available for export outside the UBS basin. The total annual volume available to CMD from these exportable supplies is 3,953.5 AFY (Table 1). The physical yield of these wells is significantly higher than their annual appropriation, allowing flexibility in satisfying summer peak demand.

**Table 1:** Water rights and tributary status of Exportable Wells

<b>Well Number</b>	<b>Water Right (AFY)</b>	<b>2022 Use (AFY)</b>	<b>Permit Number</b>	<b>Aquifer</b>	<b>Aquifer Status</b>
Well 9	176	153.5	14145-FP-R	UBS Alluvium	Tributary
Well 10	176	163.6	14146-FP-R	UBS Alluvium	Tributary
Well 11	244	165.3	6821-FP-R	UBS Alluvium	Tributary
Well 12	244	127.4	11198-FP	UBS Alluvium	Tributary
Well 13	1268	1174.9	49988-F	UBS Alluvium	Tributary
Well 14	0	0	52429-F	UBS Alluvium	Tributary
Well 15*	281	105.4	54070-F	UBS Alluvium	Tributary
Well 16*	219	75.6	54069-F	UBS Alluvium	Tributary
Well 17*	175	16.3	63094-F	UBS Alluvium	Tributary
Well 18	225	39.7	16253-RFP-R	UBS Alluvium	Tributary
Well 19	95	44	20567-RFP-R	UBS Alluvium	Tributary
Well 20	400	133.2	4332-RFP	UBS Alluvium	Tributary
Well 21	258.5	74.8	81782-F	UBS Alluvium	Tributary
Well 22	153.5	0	27571-F, 27572-F	UBS Alluvium	Tributary
DN-4**	105	74.8	78315-F	Denver Aquifer	Non-Tributary
AR-1**	306	217.1	75881-F	Arapahoe Aquifer	Non-Tributary
DA-1	40.3	0	83604-F	Dawson Aquifer	Not-Non-Tributary
DA-4	64.5	0	83603-F	Dawson Aquifer	Not-Non-Tributary
<b>Total</b>	<b>4364.8</b>	<b>2547.0</b>			

\*Wells 15-17 can produce a total of 609 AFY instead of their nominal total of 675 AFY. This limitation is reflected in the 3984.7 AFY total available production.

\*\*CMD holds additional water rights and well sites in the Dawson, Denver, and Arapahoe Aquifers associated with the Sundance Ranch property. The volume presented is the reliable annual yield of each well.

CMD has 4364.8 AFY of exportable water supply available in its portfolio from alluvial and deep bedrock aquifers. Further development in the Denver Basin is not planned at this time and instead CMD is focusing on acquiring new renewable supplies proximate to existing infrastructure.

## Water Commitments

CMD's water commitments stand at 4144.8 AFY before the addition of the proposed development (Table 3).

**Table 3:** CMD Commitments before addition of new development

<b>Commitment Category</b>	<b>Volume (AFY)</b>
In-District pre 2015	2693
In-District post 2015	782.8
Schriever Space Force Base	537
Mayberry Communities	82
Construction	25
Parks	25
<b>Total Commitments</b>	<b>4144.8</b>

## Water Balance

With 4,364.8 AFY of exportable supply and 4144.8 AFY of commitments, CMD has a water balance of 220.0 AFY before the subject development. After commitment of 0.28 AFY to this development, the District will have 219.7 AFY remaining for additional commitments.

**Table 4:** Water balance with new development

Water Balance Before New Commitment	220.0 AFY
SE Corner Space Village & Command View	0.28 AFY
<b>Water Balance Remaining</b>	<b>219.7 AFY</b>

## Other Relevant Information

### Recent Water Acquisitions/Losses

CMD has not acquired any new water rights since 2015 but has been developing owned water rights. CMD has not engaged in any water trades nor lost any water rights in the last year. The District is not currently under contract to purchase new water rights although CMD is investigating purchases of renewable water rights proximate to its existing infrastructure on an ongoing basis.

### New Augmentation Plans

CMD is currently pursuing a replacement plan in partnership with Meridian Service Metropolitan District (MSMD) in order to maximize the efficiency of its water supplies.

### Major Water System Capital Improvements

CMD has been actualizing owned water by drilling wells and beginning production on several well sites. In February 2020 CMD brought its well 21 (81782-F) online after a year of

planning and construction. The District completed drilling of the Albrecht Well (Well 22) in fall 2022 and expect to connect to the system in 2024.

Smaller-scale improvements to the distribution system to improve reliability and resiliency have been ongoing and include deeper computer integration, upgrades to treatment systems, rehabilitation of tanks, and emergency generator refurbishment.



## CIMARRON HILLS FIRE DEPARTMENT

1835 Tuskegee Place Colorado Springs, CO 80915 719.591.0960 Fax 719.591.0996

### Fire and Life Safety Division Commitment Letter

March 20, 2023

RE: 0 Space Village Drive-Outside storage  
Colorado Springs, CO 80915

The Cimarron Hills Fire Protection District (CHFPD) has reviewed the initial rezone and site development. The property will be located in the Fire District at the corner of Peterson Road and Constitution Ave. We acknowledge that the intended and anticipated use of the property is an outside storage facility.

We will provide emergency services from our full-time staffed facilities, the closest is located at 1885 Peterson Road. This is approximately 4 miles away with a response time of 5 minutes. We currently run an Engine or Ladder Truck and a Light Rescue to all alarms. As of July 1, 2022 we will be a Class 2 Public Protection Classification from ISO.

Our services will include emergency and non-emergency response, public education, code compliance and plan review. We sincerely look forward to providing our services to this new facility.

If you have any questions or need any other information, please don't hesitate to contact the Cimarron Hills Fire and Life Safety Division.

Sincerely,

John (J.T.) McLeod  
Division Chief of Fire and Life Safety  
Fire Inspector III-Plans Examiner  
719-591-0960  
[jmcleod@cimarronhillsfire.org](mailto:jmcleod@cimarronhillsfire.org)



**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:

BASIS OF BEARINGS: THE EASTERLY BOUNDARY LINE OF LOT 1, AS PLATTED IN COWPERWOOD SAIC, AS RECORDED UNDER RECEPTION NO. 205122346, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHERLY END BY A NO. 5 REBAR WITH A 2-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG PLS 31161" AND BEING MONUMENTED AT THE NORTHERLY END BY A NO. 5 REBAR WITH A 2-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG PLS 31161", BEING ASSUMED TO BEAR N03°02'00"W, A DISTANCE OF 761.80 FEET.

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.

**NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS**

9. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE CIMARRON HILLS FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 13, 1972, UNDER RECEPTION NO. 941974. **(BLANKET IN NATURE).**

10. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 79-39, LAND USE-19 REGARDING EXTRACTION OF COMMERCIAL MINERAL DEPOSITS, RECORDED OCTOBER 19, 1979 IN BOOK 3242 AT PAGE 141. **(BLANKET IN NATURE).**

11. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AGREEMENT AND EASEMENT "AS BUILT" RECORDED NOVEMBER 22, 1994 IN BOOK 6566 AT PAGE 682. **(DOES NOT AFFECT SUBJECT PROPERTY).**

12. RIGHT OF WAY EASEMENT AS GRANTED TO THE UNITED STATES OF AMERICA IN INSTRUMENT RECORDED FEBRUARY 27, 1995, IN BOOK 6609 AT PAGE 61. **(DOES NOT AFFECT SUBJECT PROPERTY).**

13. RIGHT OF WAY EASEMENT AS GRANTED TO THE CHEROKEE METROPOLITAN DISTRICT IN INSTRUMENT RECORDED DECEMBER 07, 1995, IN BOOK 6779 AT PAGE 2. **(PLOTTED HEREON).**

14. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN LEASE DATED OCTOBER 14, 1996 BY AND BETWEEN DONALD KVOLS AND EILEEN KVOLS, AS LANDLORD, AND WESTERN PCS III LICENSE CORPORATION, AS TENANT, AS MEMORIALIZED BY MEMORANDUM OF LEASE RECORDED JANUARY 13, 1997 UNDER RECEPTION NO. 97004020.

A LEASE AND MANAGEMENT AGREEMENT DATED AUGUST 29, 2013 BY AND BETWEEN T-MOBILE WEST TOWER LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSOR, AND COTMO LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSEE, AS MEMORIALIZED BY MEMORANDUM OF MASTER PREPAID LEASE AND MANAGEMENT AGREEMENT RECORDED SEPTEMBER 19, 2013 UNDER RECEPTION NO. 213119122. **(BLANKET IN NATURE).**

NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

15. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COVENANT AND AGREEMENT RECORDED FEBRUARY 26, 1997 UNDER RECEPTION NO. 97021340. **(BLANKET IN NATURE).**

16. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 97-78, LAND USE-30 REGARDING USE SUBJECT TO SPECIAL REVIEW, RECORDED APRIL 04, 1997, UNDER RECEPTION NO. 97038656. **(DOES NOT AFFECT SUBJECT PROPERTY).**

17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NOTICE OF CHEROKEE METROPOLITAN DISTRICT WATER DISTRIBUTION SYSTEM AND SEWAGE COLLECTION SYSTEM RECOVERY AGREEMENT RECORDED JUNE 19, 2001 UNDER RECEPTION NO. 201084507. **(BLANKET IN NATURE).**

18. RIGHT OF WAY EASEMENT AS GRANTED TO THE CHEROKEE METROPOLITAN DISTRICT IN INSTRUMENT RECORDED JULY 06, 2001, UNDER RECEPTION NO. 201095053. **(PLOTTED HEREON).**

19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COMMUNICATIONS SITE LEASE AGREEMENT AS DATED MAY 8, 2003 BY AND BETWEEN K VENTURES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, LANDLORD, AND NEXTEL WEST CORP., A DELAWARE CORPORATION, D/B/A NEXTEL COMMUNICATIONS, TENANT, AS MEMORIALIZED BY MEMORANDUM OF AGREEMENT RECORDED JUNE 09, 2003 AT RECEPTION NO. 203126317.

NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

20. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 03-391 REGARDING USE SUBJECT TO SPECIAL REVIEW, RECORDED MARCH 08, 2004, UNDER RECEPTION NO. 204038525. **(BLANKET IN NATURE).**

21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN LEASE BETWEEN K VENTURES LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, LESSOR, AND AT&T WIRELESS PCS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, D/B/A AT&T WIRELESS, LESSEE, AS MEMORIALIZED BY MEMORANDUM OF LEASE RECORDED JUNE 30, 2004, UNDER RECEPTION NO. 204108944. **(DOES NOT AFFECT SUBJECT PROPERTY).**

NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

22. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AND IMPOSED BY ZONING RESOLUTION NO. 05-207 RECORDED JUNE 23, 2005, UNDER RECEPTION NO. 205093750. **(BLANKET IN NATURE).**

23. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 05-208 APPROVING PRELIMINARY PLAN FOR FIRST WING DEVELOPMENT, RECORDED JUNE 23, 2005, UNDER RECEPTION NO. 205093751. **(BLANKET IN NATURE).**

24. EASEMENT GRANTED TO THE CITY OF COLORADO SPRINGS ON BEHALF OF ITS ENTERPRISE, COLORADO SPRINGS UTILITIES, FOR UTILITY LINES, APPURTENANCES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JANUARY 07, 2013, UNDER RECEPTION NO. 213002461. **(PLOTTED HEREON).**

25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ADMINISTRATIVELY APPROVED PERMIT ISSUED TO CONDUCT A DESIGNATED ACTIVITY OF STATE INTEREST OR TO ENGAGE IN DEVELOPMENT IN A DESIGNATED AREA OF STATE INTEREST RECORDED FEBRUARY 19, 2014 UNDER RECEPTION NO. 214013392. **(NOT A PLOTTABLE ITEM).**

**VICINITY MAP**



**GENERAL NOTES**

1) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF WAY, TITLE COMMITMENT NO. SC55101684, WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2021, PREPARED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

2) THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

3) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE SURVEYOR'S CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS WRITTEN RECERTIFICATE BY THE SURVEYOR OF RECORD NAMING SAID PERSON OR ENTITY.

4) THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY, SUBSURFACE FOOTINGS AND/OR FOUNDATIONS OF ANY BUILDINGS SHOWN HEREON. IF FLOOD ZONE DATA, ZONING AND SETBACK DATA, OR BUILDING RESTRICTION LINES ARE SHOWN HEREON, IT IS FOR INFORMATIONAL PURPOSES ONLY, HAVING BEEN OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH ALTURA LAND CONSULTANTS, LLC. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION.

5) BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH ALTURA LAND CONSULTANTS, LLC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. ALTURA LAND CONSULTANTS, LLC. AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

6) FIELD WORK FOR THIS SURVEY WAS PERFORMED ON APRIL 22, 2022.

7) THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT.

8) ALL STREETS AND/OR ALLEYS SHOWN HEREON ARE DULY DEDICATED AND MAINTAINED PUBLIC ROADWAYS.

9) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN THE RECENT MONTHS.

10) THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVATION EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

**BENCH MARK**

NGS BENCH MARK "R 76"

LOCATED 0.2 MILE EAST ALONG HIGHWAY 94 FROM PETERSON ROAD, 22 FEET SOUTH-SOUTHEAST OF THE SOUTHEAST CORNER OF AN ADDITION TO THE BUILDING (SANDY'S RESTAURANT), 48 FEET NORTH OF THE CENTERLINE OF THE HIGHWAY, 3.5 FEET SOUTH OF A POWER POLE AND 3 FEET SOUTH OF A FIBERGLASS WITNESS POST.

ELEVATION = 6289.86 FEET (NAVD 1988)

**LAND AREA**

SUBJECT PROPERTY CONTAINS: 994,018 SQUARE FEET OR 22.820 ACRES, MORE OR LESS.

**ZONING INFORMATION**

NO ZONING REPORT OR ZONING LETTER HAS BEEN RECEIVED BY ALTURA LAND CONSULTANTS, LLC AT THE TIME OF SURVEY.

ZONING ORDINANCES IN EFFECT AS OF THE DATE OF THIS SURVEY. ZONING REPORT NOT PROVIDED

SETBACKS:

FRONT:

BACK:

SIDE:

ZONING:

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF LOT 1, COWPERWOOD SAIC, WHICH BEARS N03°02'00"W BETWEEN THE MONUMENTS SHOWN HEREON, PER COWPERWOOD SAIC RECORDED AS RECEPTION NO. 205122346 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE.

**SURVEYOR'S STATEMENT**

TO: HAMPTON YARDS, LLC, A COLORADO LIMITED LIABILITY COMPANY  
FIRST WING DEVELOPMENT, LLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP  
LAND TITLE GUARANTEE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 8, 9, 11, 13, 14, 16, 17, 18 AND 19 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 22, 2022.

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

NOTE:

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 CERTIFICATION SHOWN HEREON.

**DEPOSITING CERTIFICATE**

DEPOSITED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE COUNTY SURVEYOR'S LAND SURVEY

PLATS/RIGHT-OF-WAY SURVEYS, RECEPTION NO. \_\_\_\_\_

PREPARED FOR:

BY: PREPARED BY:

REVISION DESCRIPTION:

DATE:

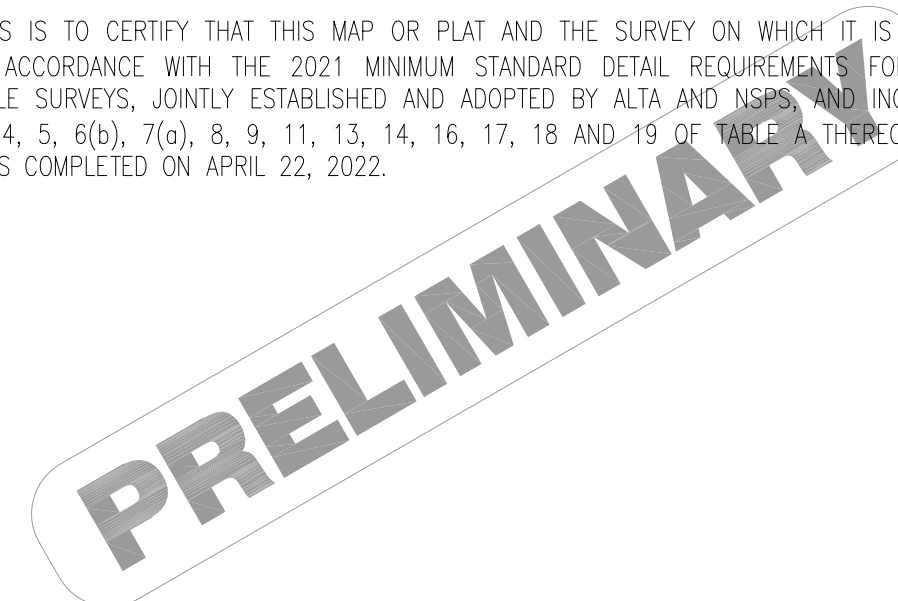
NO.:

PROJECT INFORMATION:

**ALTA/NSPS LAND TITLE SURVEY**  
SPACE VILLAGE AVE.  
A PORTION OF THE NW 1/4 OF SEC. 17  
T14S, R65W, OF THE 6TH P.M.  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO



SCALE:  
DATE: APRIL 28, 2022  
BY: JT  
JOB NO. 22032  
SHEET 1 OF 6

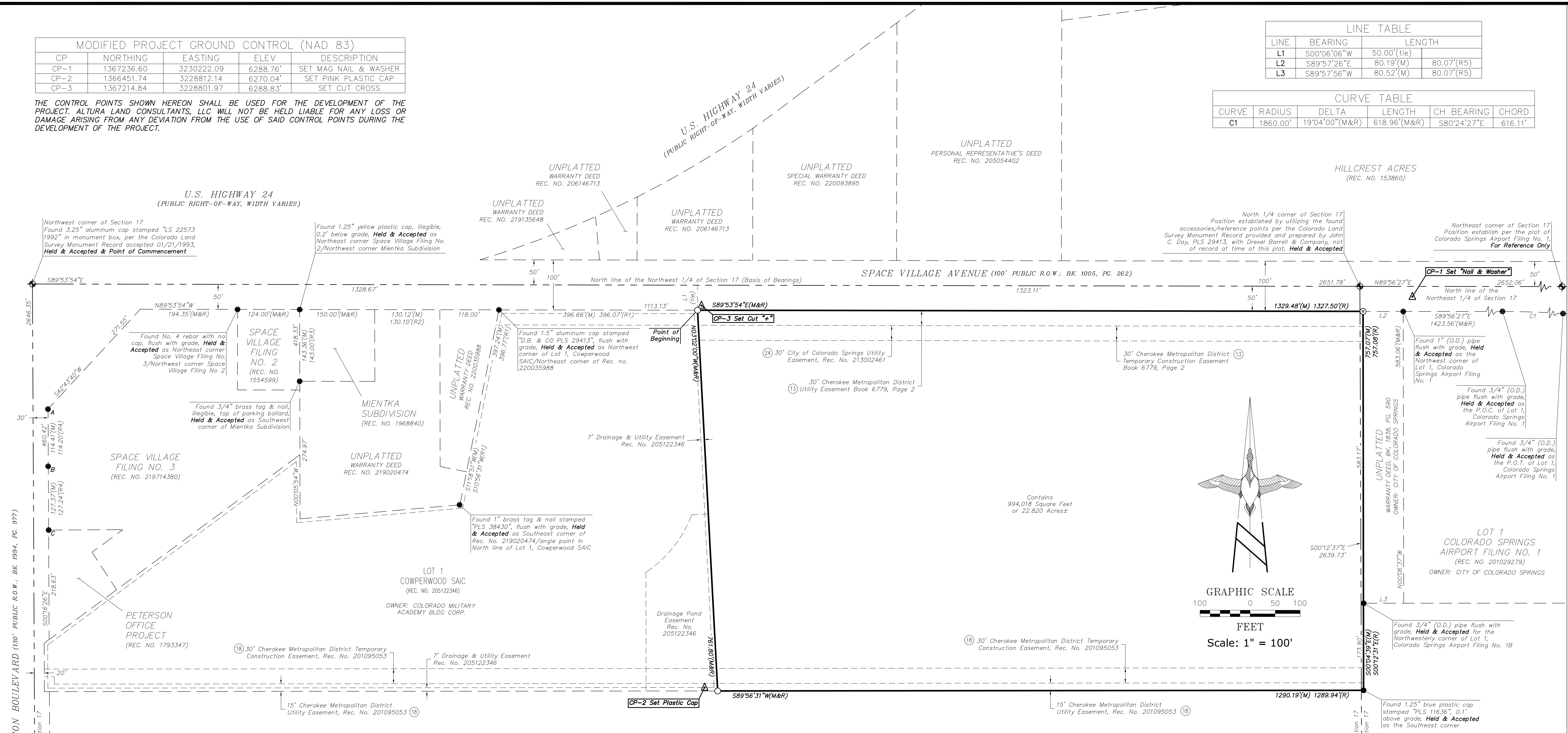


MODIFIED PROJECT GROUND CONTROL (NAD 83)				
CP	NORTHING	EASTING	ELEV	DESCRIPTION
CP-1	1367236.60	3230222.09	6288.76'	SET MAG NAIL & WASHER
CP-2	1366451.74	3228812.14	6270.04'	SET PINK PLASTIC CAP
CP-3	1367214.84	3228801.97	6288.83'	SET CUT CROSS

THE CONTROL POINTS SHOWN HEREON SHALL BE USED FOR THE DEVELOPMENT OF THE PROJECT. ALTURA LAND CONSULTANTS, LLC WILL NOT BE HELD LIABLE FOR ANY LOSS OR DAMAGE ARISING FROM ANY DEVIATION FROM THE USE OF SAID CONTROL POINTS DURING THE DEVELOPMENT OF THE PROJECT.

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)

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CHORD
C1	1860.00'	19°04'00"(M&R)	618.96'(M&R)	S80°24'27"E	616.11'



SYMBOL & ABBREVIATION LEGEND	
	CONCRETE PAVEMENT
	CONIFEROUS TREE
	DIAMETER
	DECIDUOUS TREE
	EDGE OF ASPHALT
	FINISHED FLOOR
	FINISH SURFACE
	FIRE HYDRANT
	FLOW LINE
	GAS METER
	GAS VALVE
	IRRIGATION CONTROL VALVE
	LIGHT POLE
	NATURAL GROUND
	PARKING BOLLARD
	POWER POLE
	R.O.W. RIGHT OF WAY
	SEWER MANHOLE
	SIGN POST
	STREET LIGHT STANDARD
	TELEPHONE PEDESTAL
	TYPICAL
	WATER METER
	WATER VALVE

LINE LEGEND	
	SUBJECT PARCEL BOUNDARY LINES
	SECTION LINES
	ADJOINING PARCEL BOUNDARY LINES
	EASEMENT LINES
	RIGHT OF WAY LINES
	FLOOD PLANE LINES
	BARBED WIRE FENCE
	CHAINLINK FENCE
	UNDERGROUND ELECTRIC LINES
	UNDERGROUND GAS LINES
	OVERHEAD ELECTRIC LINES
	UNDERGROUND SANITARY SEWER LINES
	UNDERGROUND TELEPHONE LINES
	UNDERGROUND WATER LINES

**UNDERGROUND UTILITY NOTE**

BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH ALTURA LAND CONSULTANTS, LLC, OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. ALTURA LAND CONSULTANTS, LLC AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

**MONUMENT NOTES**

- INDICATES FOUND MONUMENT AS NOTED
- <sub>A</sub> INDICATES FOUND 1.25" RED PLASTIC CAP STAMPED "M.V.E. PLS 37928", FLUSH WITH GRADE, HELD & ACCEPTED AS NORTHERLY, WEST CORNER OF SPACE VILLAGE FILING NO. 3.
- <sub>B</sub> INDICATES FOUND NO. 4 REBAR WITH NO CAP, FLUSH WITH GRADE, HELD FOR WESTERLY LINE OF SPACE VILLAGE FILING NO. 3.
- <sub>C</sub> INDICATES FOUND 1.25" YELLOW PLASTIC CAP STAMPED "M.V.E. PLS 17665", FLUSH WITH GRADE, HELD & ACCEPTED AS SOUTHWEST CORNER OF SPACE VILLAGE FILING NO. 3/NORTHWEST CORNER OF PETERSON OFFICE PROJECT.
- INDICATES SET MONUMENT BEING AN 18" LONG NO. 5 REBAR WITH 1.25" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081"
- ⊕ INDICATES FOUND SECTION MONUMENT AS NOTED

**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 MIENKA SUBDIVISION RECORDED OCTOBER 4, 1990 AT RECEPTION NO. 1968840.
- (R4) INDICATES RECORD INFORMATION PER THE PLAT OF SPACE VILLAGE FILING NO. 3 RECORDED AUGUST 8, 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

PREPARED FOR:

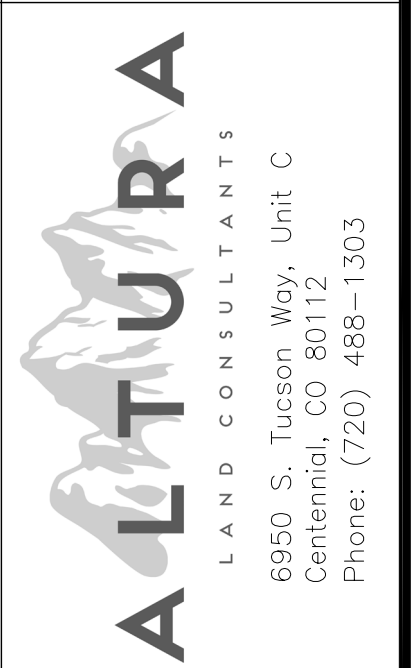
BY: PREPARED BY:

REVISION DESCRIPTION:

DATE:

PROJECT INFORMATION:

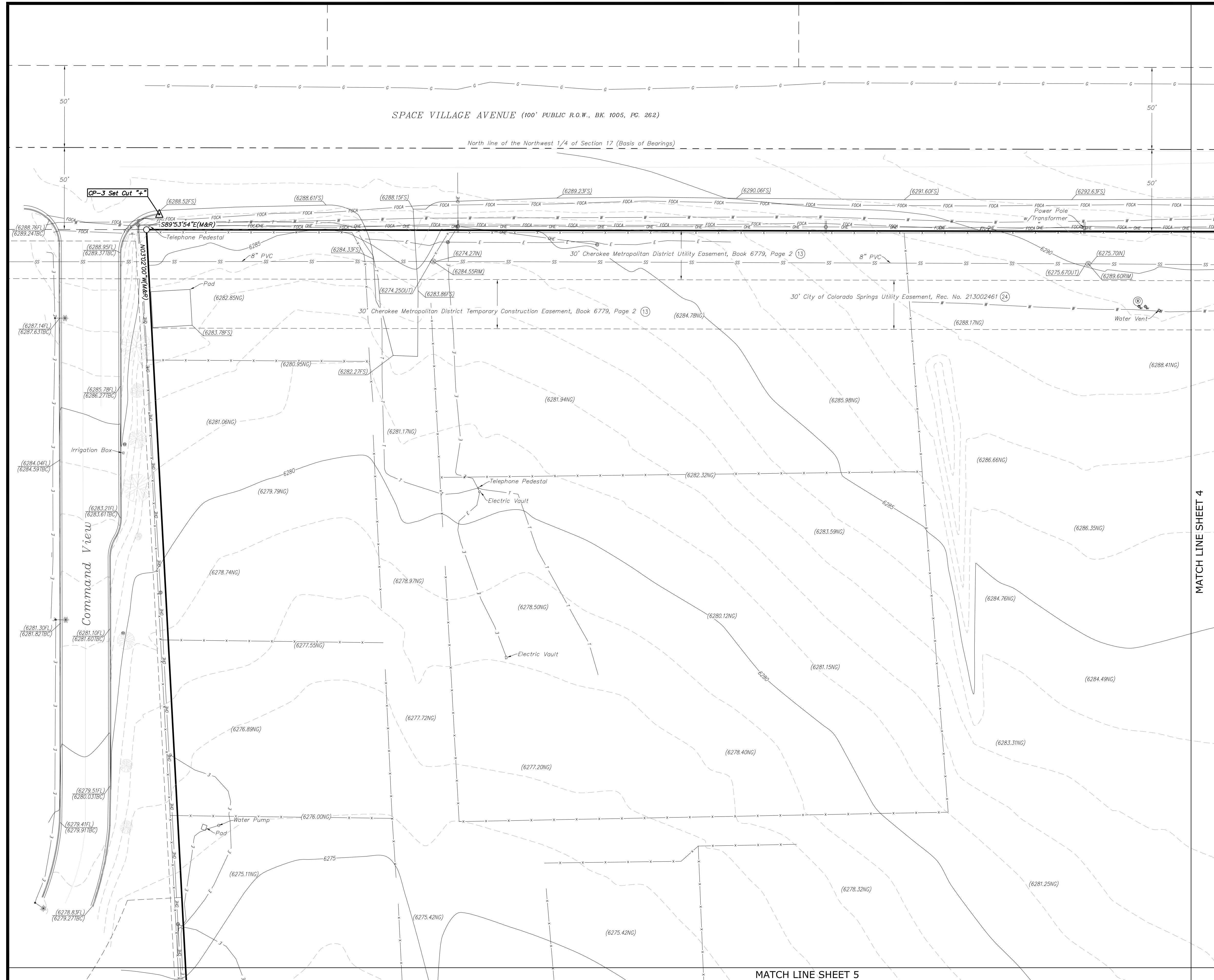
SCALE: 1" = 100'  
 DATE: APRIL 28, 2022  
 BY: JT  
 JOB NO.: 22032  
 SHEET 2 OF 6



**ALTA/NSPS LAND TITLE SURVEY**

SPACE VILLAGE AVE.  
 A PORTION OF THE NW 1/4 OF SEC. 17  
 T14S, R65W, OF THE 6TH P.M.  
 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO

BOUNDARY DETAIL



**SHEET INDEX**

SHEET 3	SHEET 4
SHEET 5	SHEET 6

**SYMBOL & ABBREVIATION LEGEND**

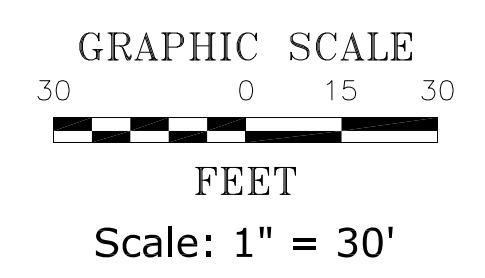
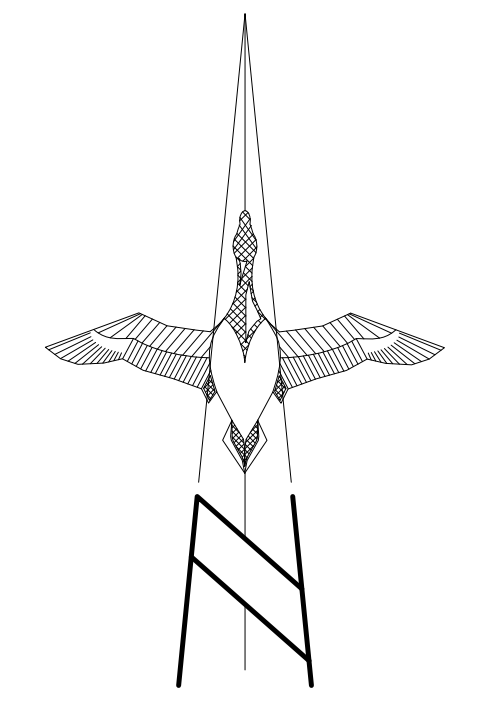
	CONCRETE PAVEMENT		LIGHT POLE
	CONIFEROUS TREE		NATURAL GROUND
	DIAMETER		PARKING BOLLARD
	DECIDUOUS TREE		POWER POLE
	EDGE OF ASPHALT		R.O.W. RIGHT OF WAY
	FINISHED FLOOR		SEWER MANHOLE
	FINISH SURFACE		SIGN POST
	FIRE HYDRANT		STREET LIGHT STANDARD
	FLOW LINE		TELEPHONE PEDESTAL
	GAS METER		TYPICAL
	GAS VALVE		WATER METER
	IRRIGATION CONTROL VALVE		WATER VALVE

**LINE LEGEND**

	SUBJECT PARCEL BOUNDARY LINES
	SECTION LINES
	ADJOINING PARCEL BOUNDARY LINES
	EASEMENT LINES
	RIGHT OF WAY LINES
	FLOOD PLANE LINES
	BARBED WIRE FENCE
	CHAINLINK FENCE
	UNDERGROUND ELECTRIC LINES
	UNDERGROUND GAS LINES
	OVERHEAD ELECTRIC LINES
	UNDERGROUND SANITARY SEWER LINES
	UNDERGROUND TELEPHONE LINES
	UNDERGROUND WATER LINES

**MONUMENT NOTES**

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET MONUMENT STAMPED PLS 38081



**MODIFIED PROJECT GROUND CONTROL (NAD 83)**

CP	NORTHING	EASTING	ELEV	DESCRIPTION
CP-1	1367236.60	3230222.09	6288.76'	SET MAG NAIL & WASHER
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**UNDERGROUND UTILITY NOTE**

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PREPARED FOR:

BY: PREPARED BY:  
KJS

REVISION DESCRIPTION:  
BOUNDARY ADJUSTMENT

DATE: 05/31/22

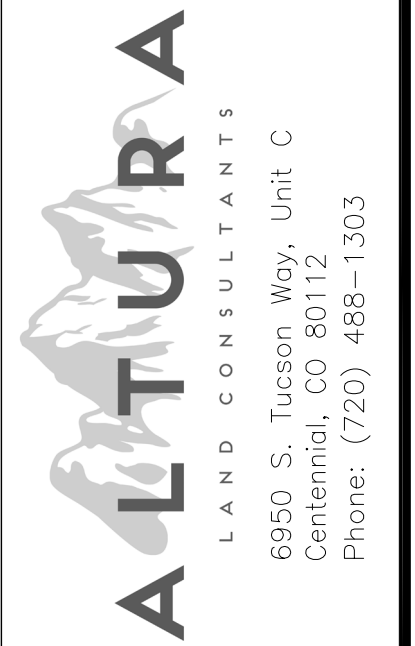
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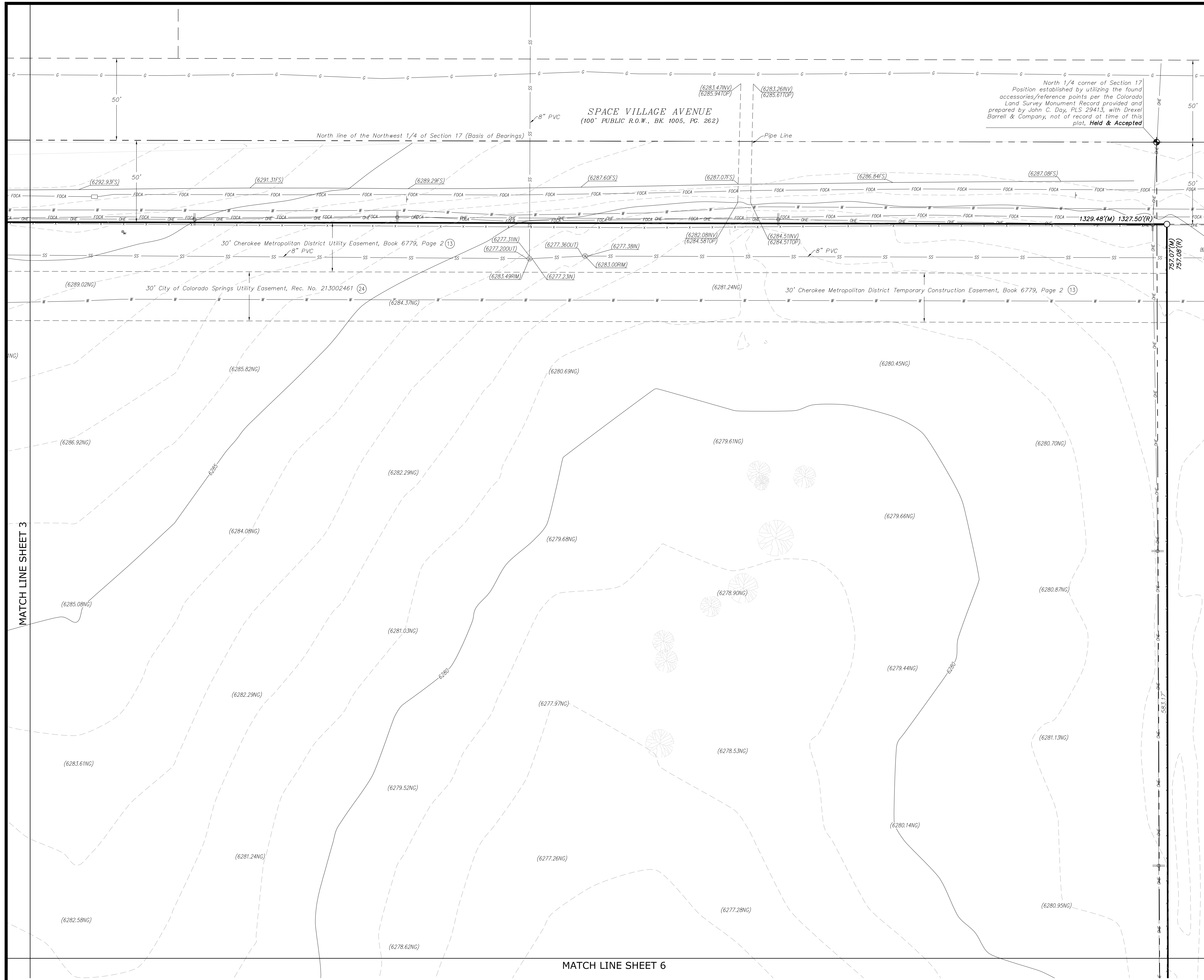
PROJECT INFORMATION:

**ALTA/NSPS LAND TITLE SURVEY**

SPACE VILLAGE AVE.  
A PORTION OF THE NW 1/4 OF SEC. 17  
T14S, R65W, OF THE 6TH P.M.  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO

SCALE: 1" = 30'  
DATE: APRIL 28, 2022  
BY: JT  
JOB NO. 22032  
SHEET 3 OF 6





**SHEET INDEX**

SHEET 3	SHEET 4
SHEET 5	SHEET 6

**SYMBOL & ABBREVIATION LEGEND**

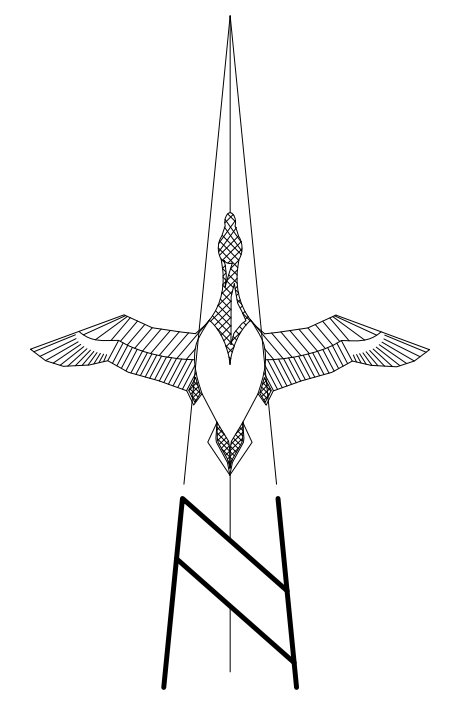
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|--|--------------------------|--|-----------------------|
|  | CONCRETE PAVEMENT        |  | LIGHT POLE            |
|  | CONIFEROUS TREE          |  | NATURAL GROUND        |
|  | DIAMETER                 |  | PARKING BOLLARD       |
|  | DECIDUOUS TREE           |  | POWER POLE            |
|  | EDGE OF ASPHALT          |  | R.O.W. RIGHT OF WAY   |
|  | FINISHED FLOOR           |  | SEWER MANHOLE         |
|  | FINISH SURFACE           |  | SIGN POST             |
|  | FIRE HYDRANT             |  | STREET LIGHT STANDARD |
|  | FLOW LINE                |  | TELEPHONE PEDESTAL    |
|  | GAS METER                |  | TYPICAL               |
|  | GAS VALVE                |  | WATER METER           |
|  | IRRIGATION CONTROL VALVE |  | WATER VALVE           |

**LINE LEGEND**

- |  |                                  |
|--|----------------------------------|
|  | SUBJECT PARCEL BOUNDARY LINES    |
|  | SECTION LINES                    |
|  | ADJOINING PARCEL BOUNDARY LINES  |
|  | EASEMENT LINES                   |
|  | RIGHT OF WAY LINES               |
|  | FLOOD PLANE LINES                |
|  | BARBED WIRE FENCE                |
|  | CHAINLINK FENCE                  |
|  | UNDERGROUND ELECTRIC LINES       |
|  | UNDERGROUND GAS LINES            |
|  | OVERHEAD ELECTRIC LINES          |
|  | UNDERGROUND SANITARY SEWER LINES |
|  | UNDERGROUND TELEPHONE LINES      |
|  | UNDERGROUND WATER LINES          |

**MONUMENT NOTES**

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET MONUMENT STAMPED PLS 38081



GRAPHIC SCALE  
0 15 30  
FEET  
Scale: 1" = 30'

**MODIFIED PROJECT GROUND CONTROL (NAD 83)**

CP	NORTHING	EASTING	ELEV	DESCRIPTION
CP-1	1367236.60	3230222.09	6288.76'	SET MAG NAIL & WASHER
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PREPARED FOR:

BY: PREPARED BY:

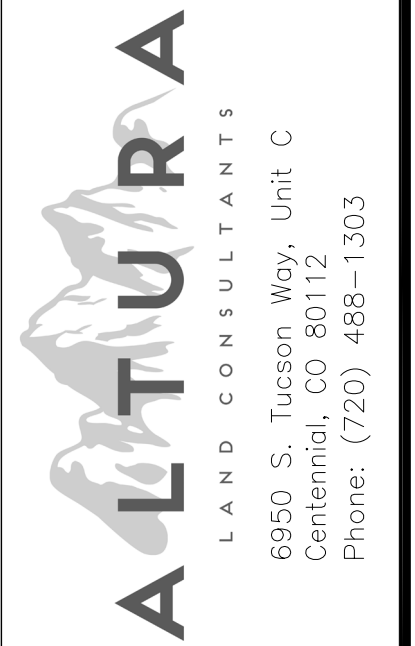
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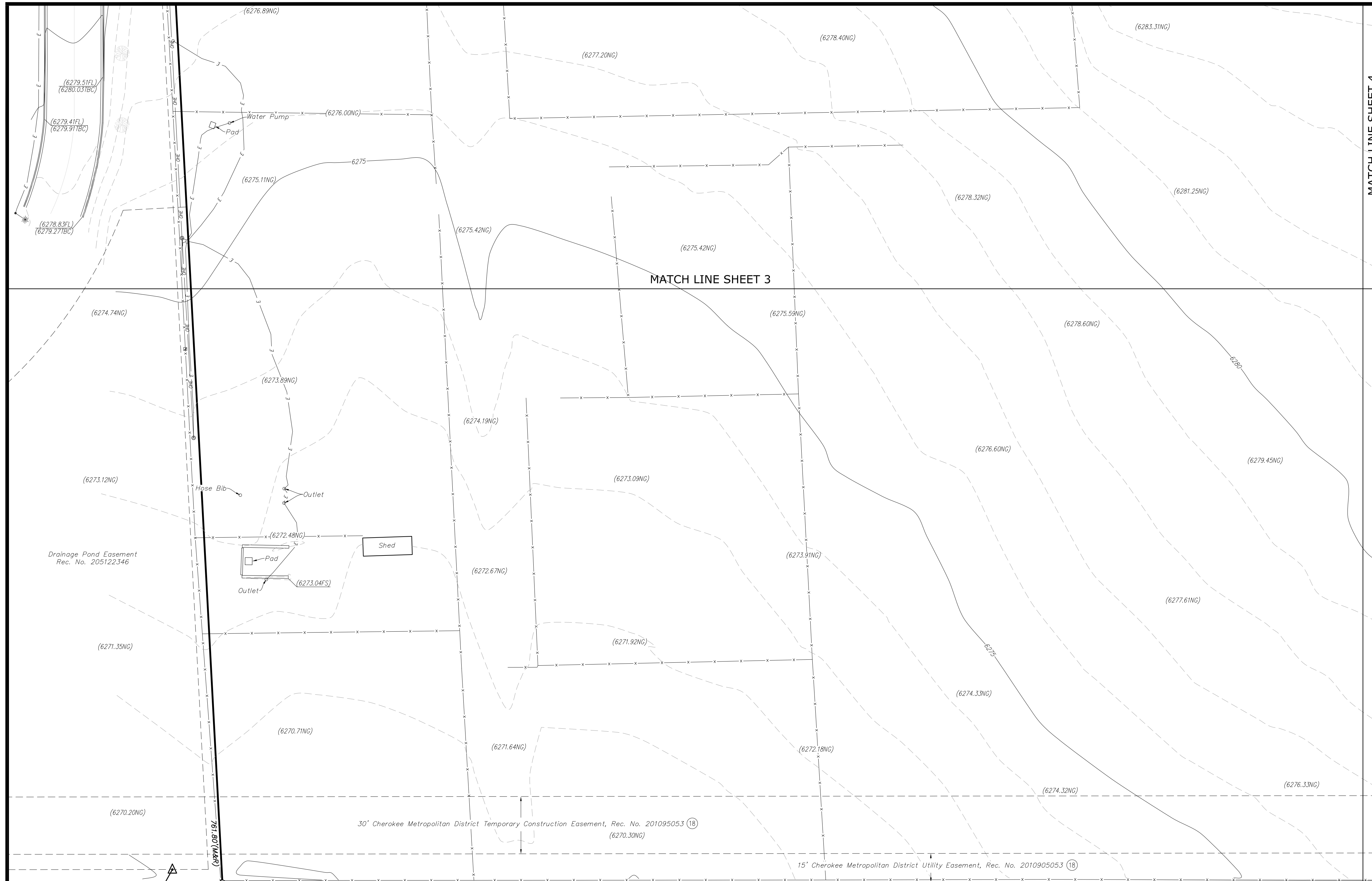
DATE:

PROJECT INFORMATION:

SCALE: 1" = 30'  
DATE: APRIL 28, 2022  
BY: JT  
JOB NO. 22032  
SHEET 4 OF 6

**ALTA/NSPS LAND TITLE SURVEY**  
SPACE VILLAGE AVE.  
A PORTION OF THE NW 1/4 OF SEC. 17  
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CITY OF COLORADO SPRINGS, COUNTY OF EL PASO





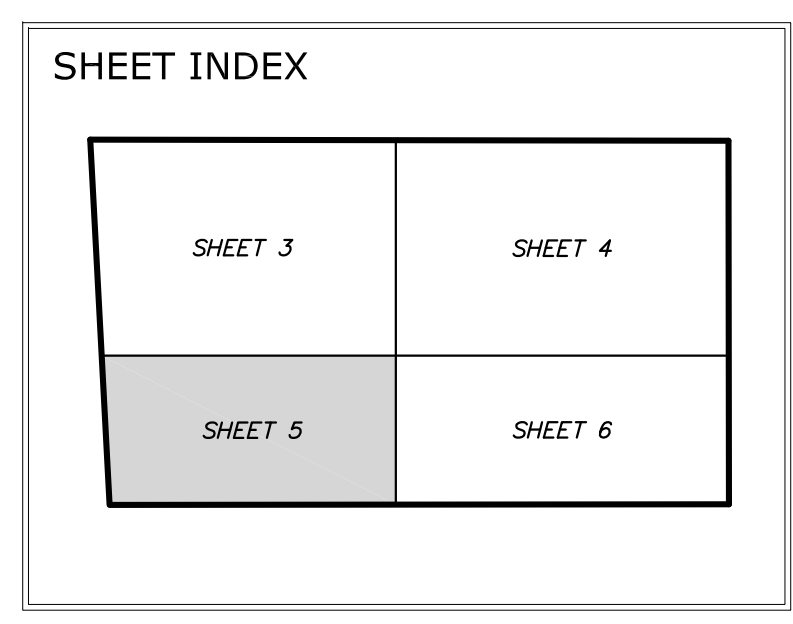
PETERSON AIR FORCE BASE  
OWNER: UNITED STATES OF AMERICA

MODIFIED PROJECT GROUND CONTROL (NAD 83)				
CP	NORTHING	EASTING	ELEV	DESCRIPTION
CP-1	1367236.60	3230222.09	6288.76'	SET MAG NAIL & WASHER
CP-2	1366451.74	3228812.14	6270.04'	SET PINK PLASTIC CAP
CP-3	1367214.84	3228801.97	6288.83'	SET CUT CROSS

THE CONTROL POINTS SHOWN HEREON SHALL BE USED FOR THE DEVELOPMENT OF THE PROJECT. ALTURA LAND CONSULTANTS, LLC WILL NOT BE HELD LIABLE FOR ANY LOSS OR DAMAGE ARISING FROM ANY DEVIATION FROM THE USE OF SAID CONTROL POINTS DURING THE DEVELOPMENT OF THE PROJECT.

**UNDERGROUND UTILITY NOTE**

BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH ALTURA LAND CONSULTANTS, LLC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. ALTURA LAND CONSULTANTS, LLC AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.



**SYMBOL & ABBREVIATION LEGEND**

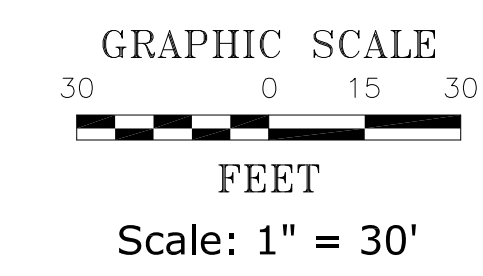
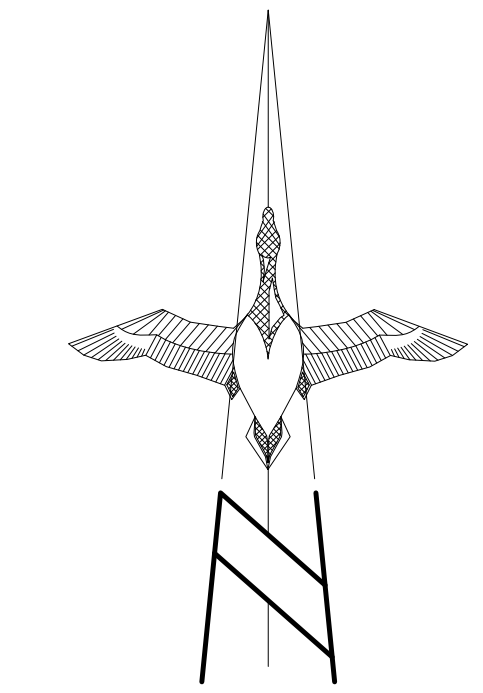
- |                          |                       |
|--------------------------|-----------------------|
| CONCRETE PAVEMENT        | LIGHT POLE            |
| CONIFEROUS TREE          | NATURAL GROUND        |
| DIAMETER                 | PARKING BOLLARD       |
| DECIDUOUS TREE           | POWER POLE            |
| EDGE OF ASPHALT          | R.O.W. RIGHT OF WAY   |
| FINISHED FLOOR           | SEWER MANHOLE         |
| FINISH SURFACE           | SIGN POST             |
| FIRE HYDRANT             | STREET LIGHT STANDARD |
| FLOW LINE                | TELEPHONE PEDESTAL    |
| GAS METER                | TYPICAL               |
| GAS VALVE                | WATER METER           |
| IRRIGATION CONTROL VALVE | WATER VALVE           |

**LINE LEGEND**

- |                         |                                    |
|-------------------------|------------------------------------|
| (Solid line)            | = SUBJECT PARCEL BOUNDARY LINES    |
| (Dashed line)           | = SECTION LINES                    |
| (Long-dashed line)      | = ADJOINING PARCEL BOUNDARY LINES  |
| (Short-dashed line)     | = EASEMENT LINES                   |
| (Dotted line)           | = RIGHT OF WAY LINES               |
| (Dash-dot line)         | = FLOOD PLANE LINES                |
| (Line with 'x' marks)   | = BARBED WIRE FENCE                |
| (Line with 'x' marks)   | = CHAINLINK FENCE                  |
| (Line with 'E' marks)   | = UNDERGROUND ELECTRIC LINES       |
| (Line with 'G' marks)   | = UNDERGROUND GAS LINES            |
| (Line with 'OHE' marks) | = OVERHEAD ELECTRIC LINES          |
| (Line with 'SS' marks)  | = UNDERGROUND SANITARY SEWER LINES |
| (Line with 'T' marks)   | = UNDERGROUND TELEPHONE LINES      |
| (Line with 'W' marks)   | = UNDERGROUND WATER LINES          |

**MONUMENT NOTES**

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET MONUMENT STAMPED PLS 38081



PREPARED FOR:

BY: PREPARED BY:

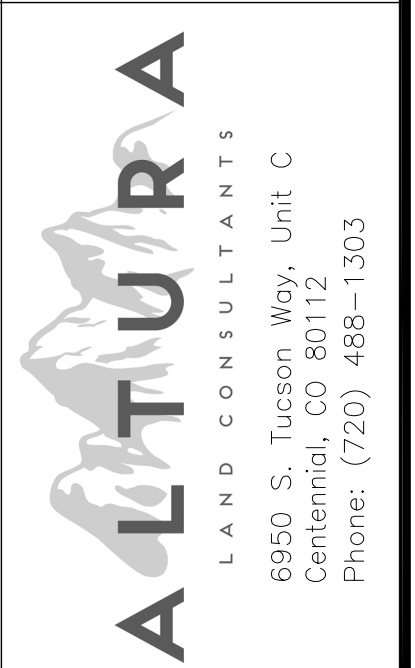
REVISION DESCRIPTION:

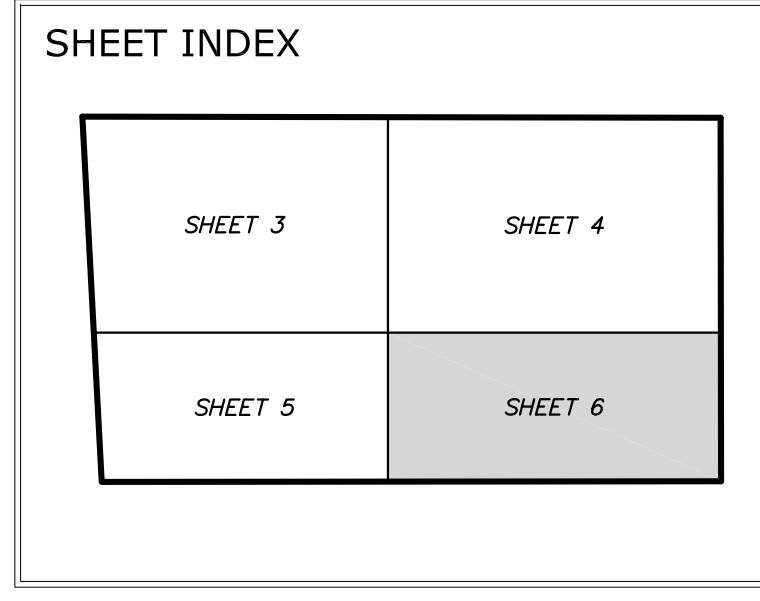
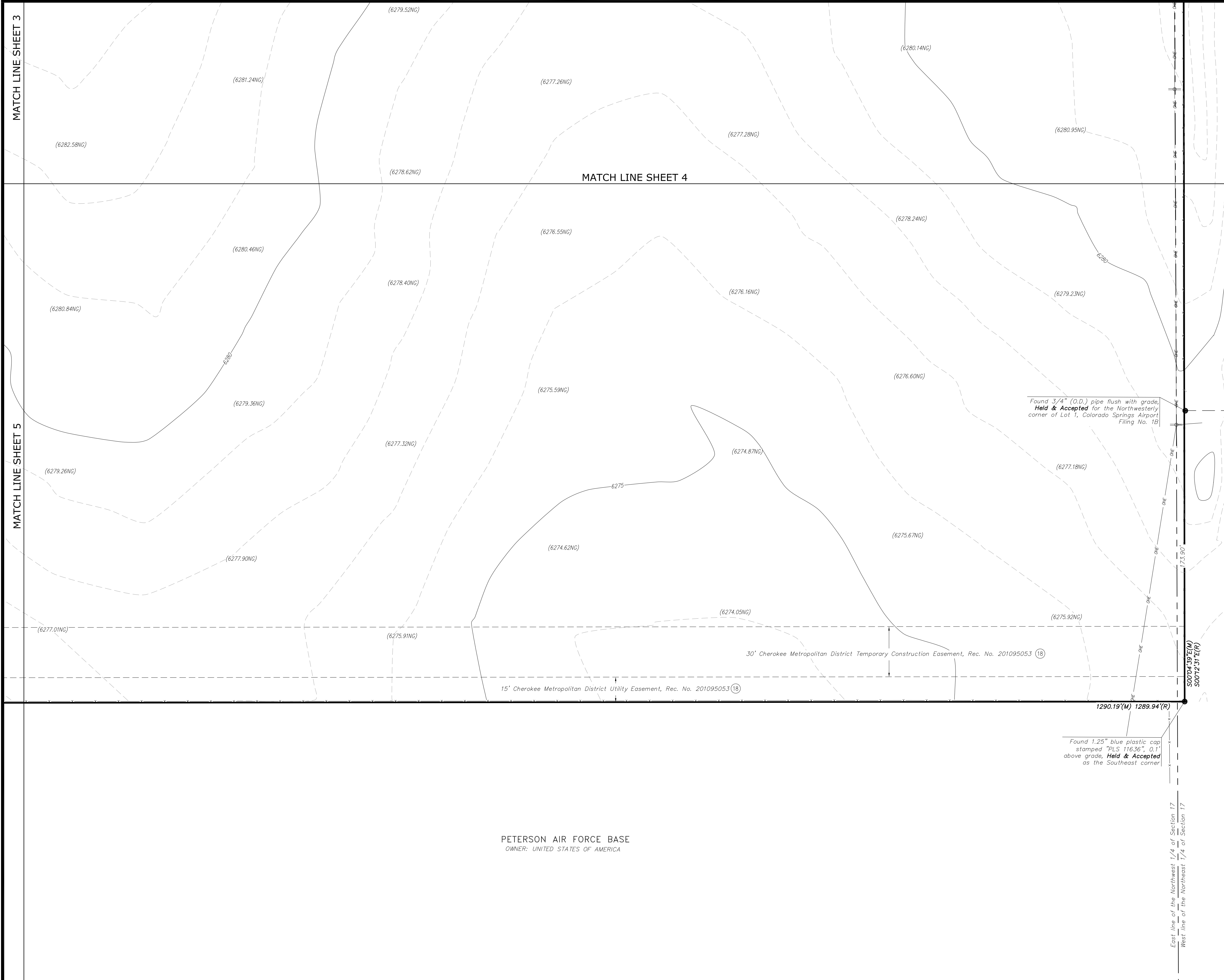
DATE: 05/31/22

PROJECT INFORMATION:

**ALTA/NSPS LAND TITLE SURVEY**  
SPACE VILLAGE AVE.  
A PORTION OF THE NW 1/4 OF SEC. 17  
T14S, R65W, OF THE 6TH P.M.  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO

SCALE:	1" = 30'
DATE:	APRIL 28, 2022
BY:	JT
JOB NO.:	22032
SHEET	5 OF 6





**SYMBOL & ABBREVIATION LEGEND**

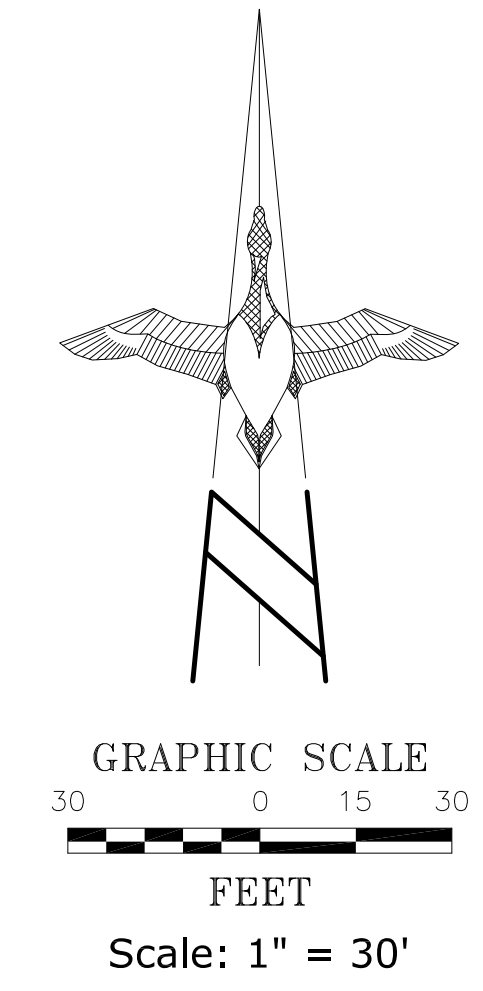
	CONCRETE PAVEMENT		LIGHT POLE
	CONIFEROUS TREE		NATURAL GROUND
	DIAMETER		PARKING BOLLARD
	DECIDUOUS TREE		POWER POLE
	EDGE OF ASPHALT		RIGHT OF WAY
	FINISHED FLOOR		SEWER MANHOLE
	FINISH SURFACE		SIGN POST
	FIRE HYDRANT		STREET LIGHT STANDARD
	FLOW LINE		TELEPHONE PEDESTAL
	GAS METER		TYPICAL
	GAS VALVE		WATER METER
	IRRIGATION CONTROL VALVE		WATER VALVE

**LINE LEGEND**

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	= ADJOINING PARCEL BOUNDARY LINES
	= EASEMENT LINES
	= RIGHT OF WAY LINES
	= FLOOD PLANE LINES
	= BARBED WIRE FENCE
	= CHAINLINK FENCE
	= UNDERGROUND ELECTRIC LINES
	= UNDERGROUND GAS LINES
	= OVERHEAD ELECTRIC LINES
	= UNDERGROUND SANITARY SEWER LINES
	= UNDERGROUND TELEPHONE LINES
	= UNDERGROUND WATER LINES

**MONUMENT NOTES**

●	INDICATES FOUND MONUMENT AS NOTED
○	INDICATES SET MONUMENT STAMPED PLS 38081



**MODIFIED PROJECT GROUND CONTROL (NAD 83)**

CP	NORTHING	EASTING	ELEV	DESCRIPTION
CP-1	1367236.60	3230222.09	6288.76'	SET MAG NAIL & WASHER
CP-2	1366451.74	3228812.14	6270.04'	SET PINK PLASTIC CAP
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**UNDERGROUND UTILITY NOTE**

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PREPARED FOR:

BY: PREPARED BY:

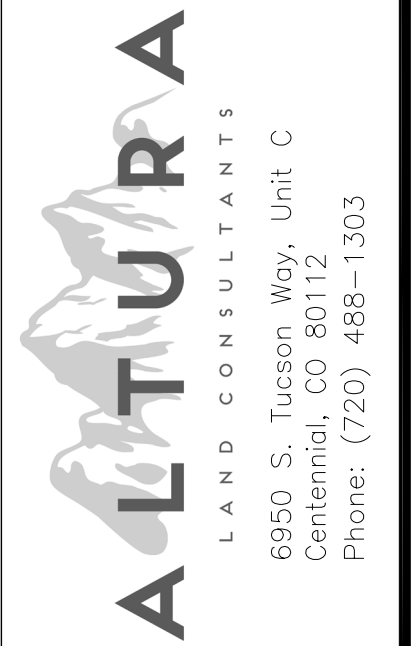
REVISION DESCRIPTION:

DATE: 05/31/22

PROJECT INFORMATION:

**ALTA/NSPS LAND TITLE SURVEY**  
 SPACE VILLAGE AVE.  
 A PORTION OF THE NW 1/4 OF SEC. 17  
 T14S, R65W, OF THE 6TH P.M.  
 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO

SCALE:	1" = 30'
DATE:	APRIL 28, 2022
BY:	JT
JOB NO.	22032
SHEET	6 OF 6



# 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 2

## 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 \_\_\_\_\_ )  
 ) S.S.  
COUNTY OF \_\_\_\_\_ )

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

## 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 STATUTE 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:

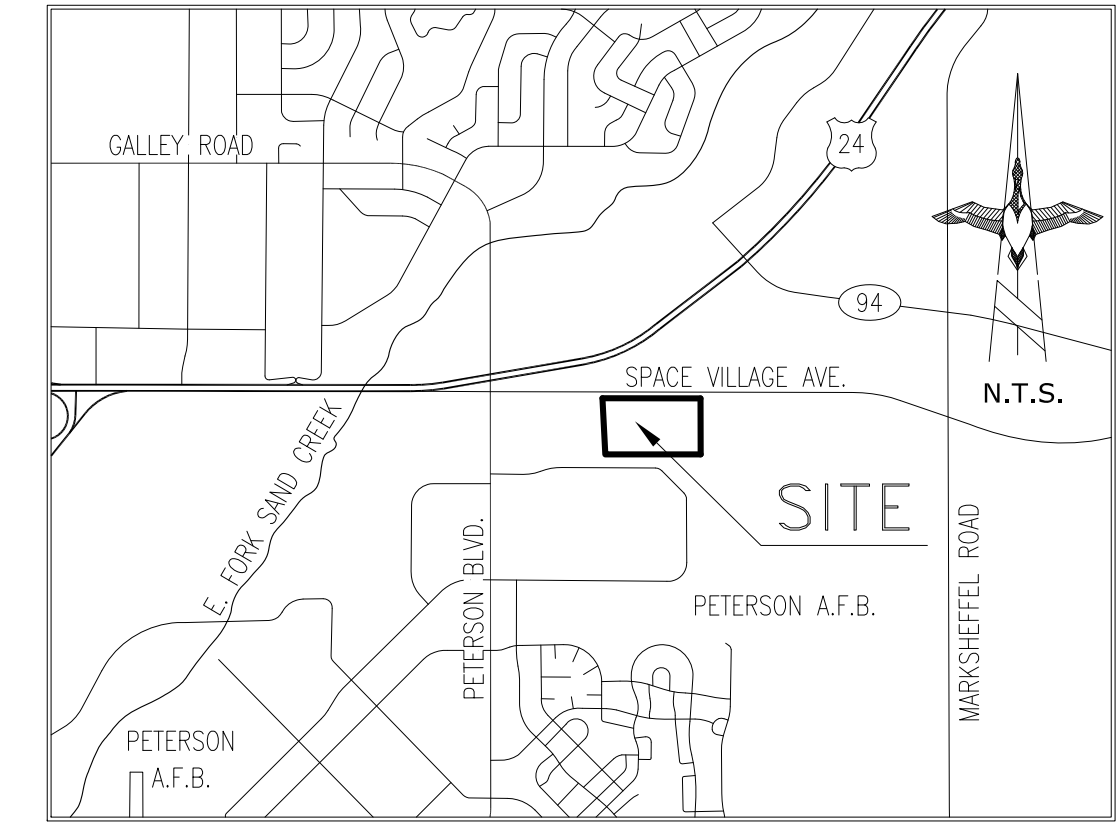
EASEMENTS DEDICATED PER THIS PLAT ARE AS SHOWN, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNER.

## EL PASO COUNTY NOTES, CONDITIONS AND RESTRICTIONS:

- 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.
- 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).
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 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; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; (OTHER; MODIFY BASED UPON SPECIFIC REPORTS)
- 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 ADEQUACY 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.
- 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.
- 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.
- 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.
- 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.

## 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.



VICINITY MAP

## 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 )  
 ) SS  
COUNTY OF EL PASO )

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

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

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

## FEES:

SCHOOL FEE: \_\_\_\_\_  
BRIDGE FEE: \_\_\_\_\_  
PARK FEE: \_\_\_\_\_  
DRAINAGE FEE: \_\_\_\_\_

**OWNER:**  
FIRST WING DEVELOPMENT, LLLP  
c/o DONALD R. KVOLS  
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



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

## PCD FILING NO. MS-22-007

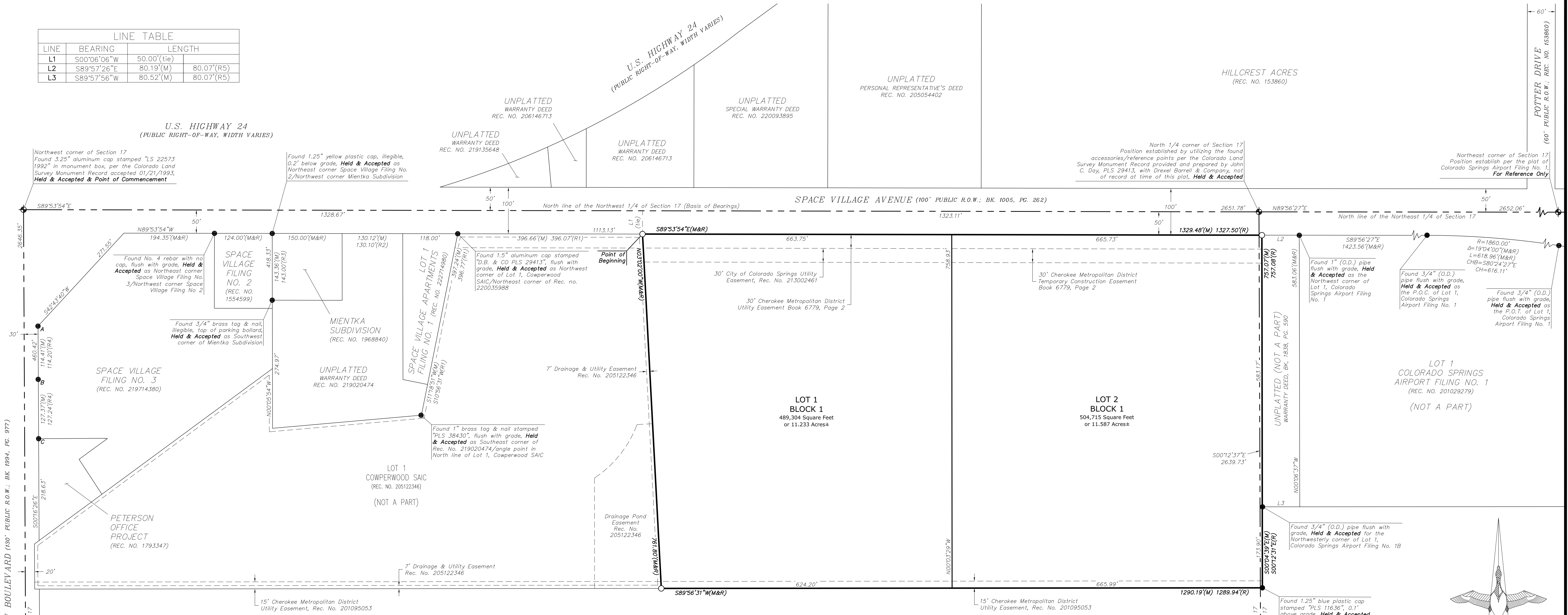
LOT SUMMARY TABLE		
	SQ. FT.	ACREAGE
LOT 1	489,303	11.233
LOT 2	504,715	11.587
<b>TOTAL (2 LOTS)</b>	<b>994,018</b>	<b>22.820</b>

NO.	DATE:	REVISION DESCRIPTION:	BY:	DATE:
1	10/05/22	1ST SUBMITTAL REVIEW REVISION	KJS	MAY 23, 2022
			<b>DRN BY:</b>	KJS
			<b>JOB NO.</b>	22032
			<b>SHEET 1 OF 2</b>	

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



PETERSON BOULEVARD (30' PUBLIC R.O.W.; BK 1994, PG. 977)  
West line of the Northwest 1/4 of Section 17  
S00°16'26"E  
30'

Center 1/4 corner of Section 17  
Lies within Peterson Air Force Base,  
position established per the plat of  
Colorado Springs Airport Filing No. 1,  
For Reference Only

### MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED
- A INDICATES FOUND 1.25" RED PLASTIC CAP STAMPED "M.V.E. PLS 37928", FLUSH WITH GRADE, HELD & ACCEPTED AS NORTHERLY, WEST CORNER OF SPACE VILLAGE FILING NO. 3.
- B INDICATES FOUND NO. 4 REBAR WITH NO CAP, FLUSH WITH GRADE, HELD FOR WESTERLY LINE OF SPACE VILLAGE FILING NO. 3.
- C INDICATES FOUND 1.25" YELLOW PLASTIC CAP STAMPED "M.V.E. PLS 17665", FLUSH WITH GRADE, HELD & ACCEPTED AS SOUTHWEST CORNER OF SPACE VILLAGE FILING NO. 3/NORTHWEST CORNER OF PETERSON OFFICE PROJECT.
- 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		

### LEGEND

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

### MISCELLANEOUS NOTES

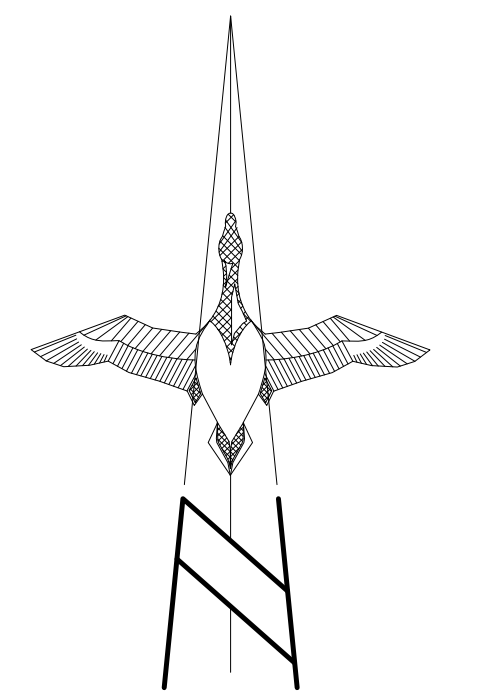
- (R) INDICATES RECORD INFORMATION PER THE SPECIAL WARRANTY DEED RECORDED MARCH 27, 2008 AT RECEPTION NO. 208034949.
- (R1) INDICATES RECORD INFORMATION PER THE PLAT OF COWPERWOOD SAIC RECORDED AUGUST 9, 2005 AT RECEPTION NO. 205122346.
- (R2) INDICATES RECORD INFORMATION PER THE SPECIAL WARRANTY DEED RECORDED FEBRUARY 27, 2019 AT RECEPTION NO. 219020474.
- (R3) INDICATES RECORD INFORMATION PER THE PLAT OF MIENKA SUBDIVISION RECORDED OCTOBER 4, 1990 AT RECEPTION NO. 1968840.
- (R4) INDICATES RECORD INFORMATION PER THE PLAT OF SPACE VILLAGE FILING NO. 3 RECORDED AUGUST 8, 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

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

PETERSON AIR FORCE BASE  
(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)



GRAPHIC SCALE  
100 0 50 100  
FEET  
Scale: 1" = 100'



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1	10/05/22	1ST SUBMITTAL REVIEW REVISION	KJS	MAY 23, 2022
			DRN BY:	KJS
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SHEET 2 OF 2				