

# SPRINGS EAST AIRPORT FILING NO. 1A

A RE-PLAT OF LOTS 22 & 23, SPRINGS EAST AIRPORT FILING NO. 1, A PORTION OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

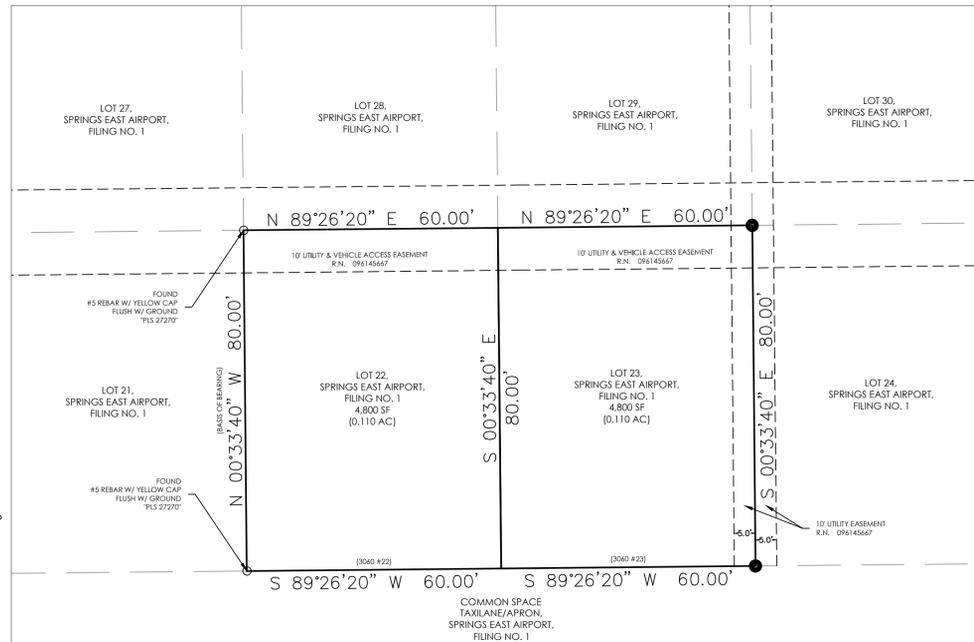


SCALE : 1" = 20'

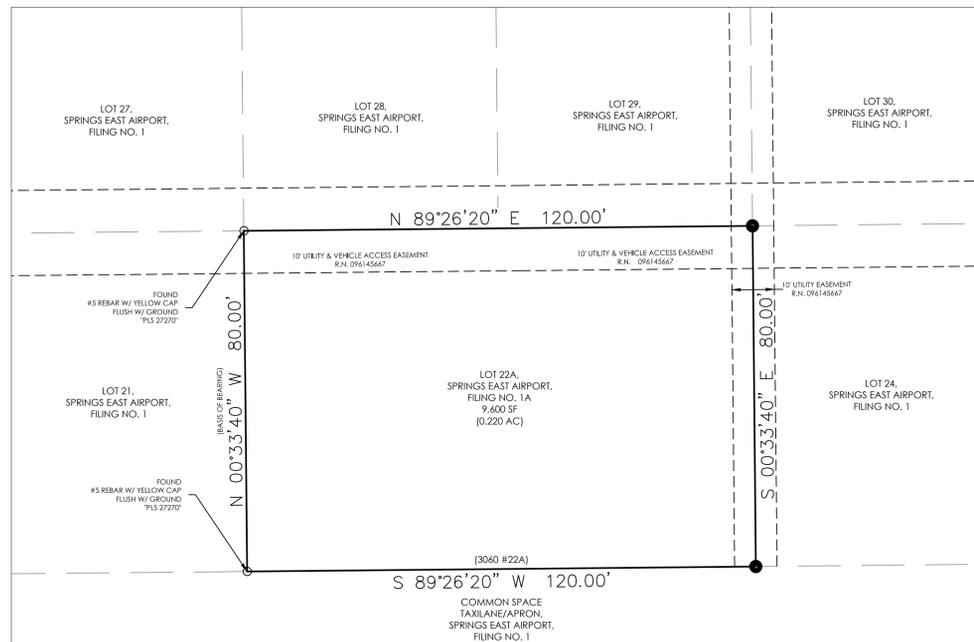
### LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- LOT LINE
- EASEMENT
- FOUND CORNER AS SHOWN
- SET #5 REBAR W/ ALUMN CAP "POLARIS, PLS 27605" FLUSH WITH THE GROUND.

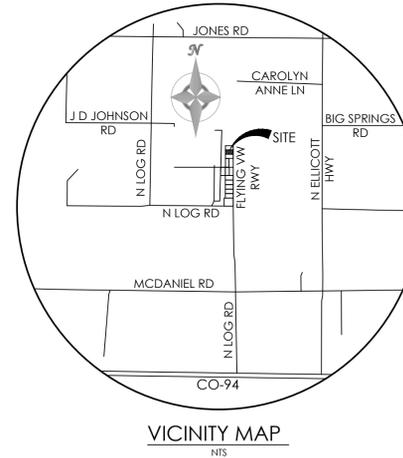
**Owner/Applicant:**  
C S CPS, LLC  
**Manager of C S CPS, LLC/Responsible Party:**  
Christian Pence  
**Contact Information:**  
1013 Stanton St  
Colorado Springs, CO 80907  
719-433-9653  
ChristianPence@gmail.com  
**Property address (after vacate):**  
3060 Flying View, Lot 22, Calhan, CO 80808  
**Tax Schedule No:**  
3335101056



### AS-PLATTED



### AS-REPLATTED



### KNOW ALL MEN BY THESE PRESENTS

THAT C S CPS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND TO WIT:  
LOTS 22 & 23, SPRINGS EAST AIRPORT, FILING NO. 1, EL PASO COUNTY, COLORADO  
CONTAINING A CALCULATED AREA OF 0.220 ACRES, MORE OR LESS.

### NOTES

1. BEARING REFERRED TO HEREIN ARE BASED ON THE WEST LINE OF LOT 22, FINAL PLAT SPRINGS EAST AIRPORT, FILING NO. 1, ASSUMED TO BEAR N00°33'40" W AND MONUMENTED AT EACH END WITH #5 REBAR YELLOW CAP MARKED "PLS 27270", FLUSH WITH GROUND.
2. UNITS OF MEASURE ARE US SURVEY FEET.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08041C0595 G, DATED DECEMBER 7, 2018, INDICATED A PORTION OF AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE ZONE A (AREA WITHOUT BASE FLOOD ELEVATION).
4. 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. (SECTION 13-80-105 C.R.S.)
5. 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 PARKS AND 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).
6. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
8. NO GRADING SHALL BE CONDUCTED UPON ANY LOT PRIOR TO APPROVAL OF THE GRADING AND EROSION CONTROL PLANS BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
9. ALL LOTS ARE TO BE UTILIZED FOR HANGAR AND AIRPORT ACCESSORY USES ONLY, NO RESIDENTIAL USES ARE ALLOWED.
10. NO INDIVIDUAL SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED ON THESE LOTS.
11. NO INDIVIDUAL WELLS WILL BE ALLOWED ON THESE LOTS.
12. HEIGHT OF ALL STRUCTURES WITHIN THIS SUBDIVISION IS SUBJECT TO THE LIMITATIONS DEFINED IN PART 77 OF THE FEDERAL AVIATION REGULATION ENTITLED, OBJECTS, AFFECTION, NAVIGABLE AIRSPACE.
13. ALL INGRESS/EGRESS EASEMENTS, DRAINAGE WAYS AND TAXIWAYS IN THIS SUBDIVISION ARE TO BE MAINTAINED BY SPRINGS EAST AIRPORT, INC.
14. ALL INGRESS/EGRESS EASEMENTS SHALL INCLUDE PUBLIC UTILITY EASEMENTS AND PRIVATE DRAINAGE WAYS.
15. THERE SHALL BE NO VEHICULAR ACCESS ONTO ANY TAXIWAY/Common Space AREAS.
16. ALL DEVELOPMENT OF SPRINGS EAST AIRPORT SHALL COMPLY WITH THE DEVELOPMENT PLAN RECORDED AT RECEPTION NO. 96144548 OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER, OR AS OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARING.
17. **please add the following notes from the previous plat:**
18. NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED "FLOOD PLAIN".
19. ACCESS TO THE PROPERTY IS VIA AN ACCESS EASEMENT RECORDED AT RECEPTION NO. 96144548 OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDERS OFFICE. EL PASO COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID ACCESS EASEMENT.
20. UNLESS OTHERWISE INDICATED, EXTERIOR SUBDIVISION BOUNDARIES SHALL HAVE A 20 FT. PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

### OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "SPRINGS EAST AIRPORT, FILING NO. 1A". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

C S CPS, LLC.

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

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

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

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_  
NOTARY PUBLIC

### SURVEYOR'S STATEMENT

I, RANDALL D. HENCY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE OF SURVEY SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AND IS NEITHER A WARRANTY OR GUARANTEE, EITHER EXPRESSED NOR IMPLIED.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

RANDALL D. HENCY (SIGNATURE)  
COLORADO REGISTERED PLS #27605

**please remove all of these signature blocks as this is a vacation by resolution, so they are not necessary.**

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR "SPRINGS EAST AIRPORT, FILING NO. 1A" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATION OF LAND TO THE PUBLIC (STREETS / EASEMENTS) IS ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

EL PASO COUNTY ASSESSOR, STEVE SCHLEIKER \_\_\_\_\_ DATE \_\_\_\_\_

EXECUTIVE DIRECTOR, EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_  
CRAIG DOSSEY

### CLERK AND RECORDER

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 \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, CLERK AND RECORDER

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

DEPUTY \_\_\_\_\_

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

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

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

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

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

PCD File No. \_\_\_\_\_

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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 CERTIFICATION SHOWN HEREON.

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SCALE 1" = 20'

### REVISIONS

ZONE	REV	DESCRIPTION	DATE	APPROVED
	1	PCD Comments	06/08/21	

DRAWN BY:	MRK	DATE:	11 MAY 2021
CHECKED BY:	RDH	DRAWING NO.:	- Plat Amend
JOB NO.:	210211	SHEET:	1 of 1

**POLARIS SURVEYING, INC.**  
1903 Lelary Street, Suite 102  
COLORADO SPRINGS, CO 80909  
(719)448-0844 FAX (719)448-9225

SPRINGS EAST AIRPORT  
FILING NO. 1A

For:  
C S CPS, LLC