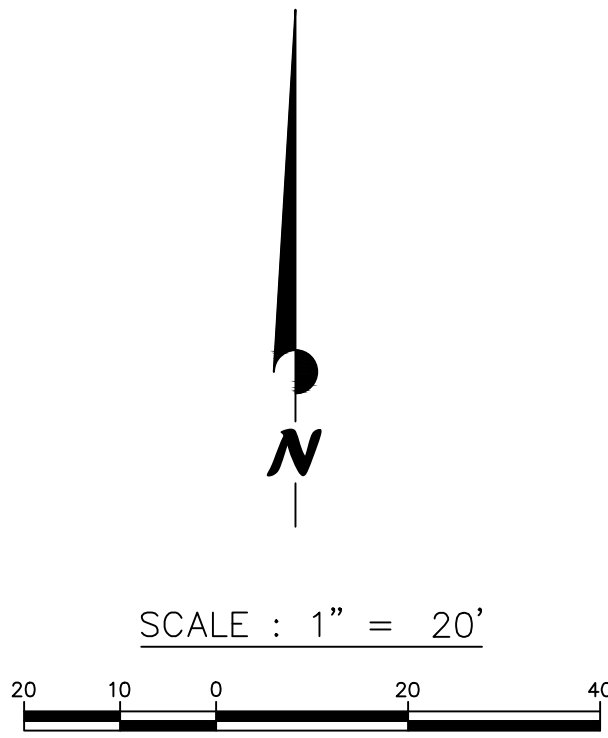


# SPRINGS EAST AIRPORT FILING NO. 1A

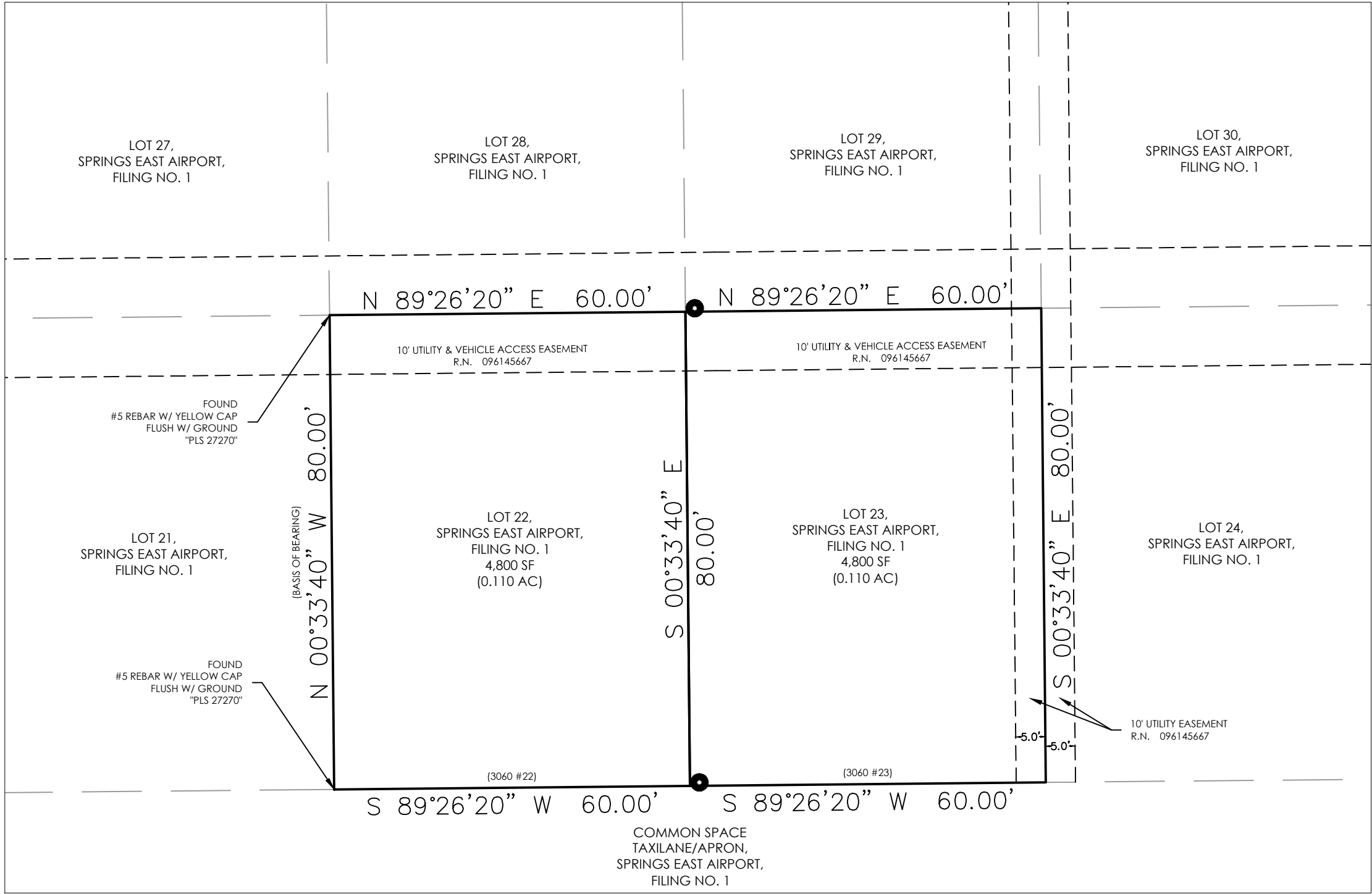
A RE-PLAT OF LOTS 22 & 23, SPRINGS EAST AIRPORT FILING NO. 1, A PORTION OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 63 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



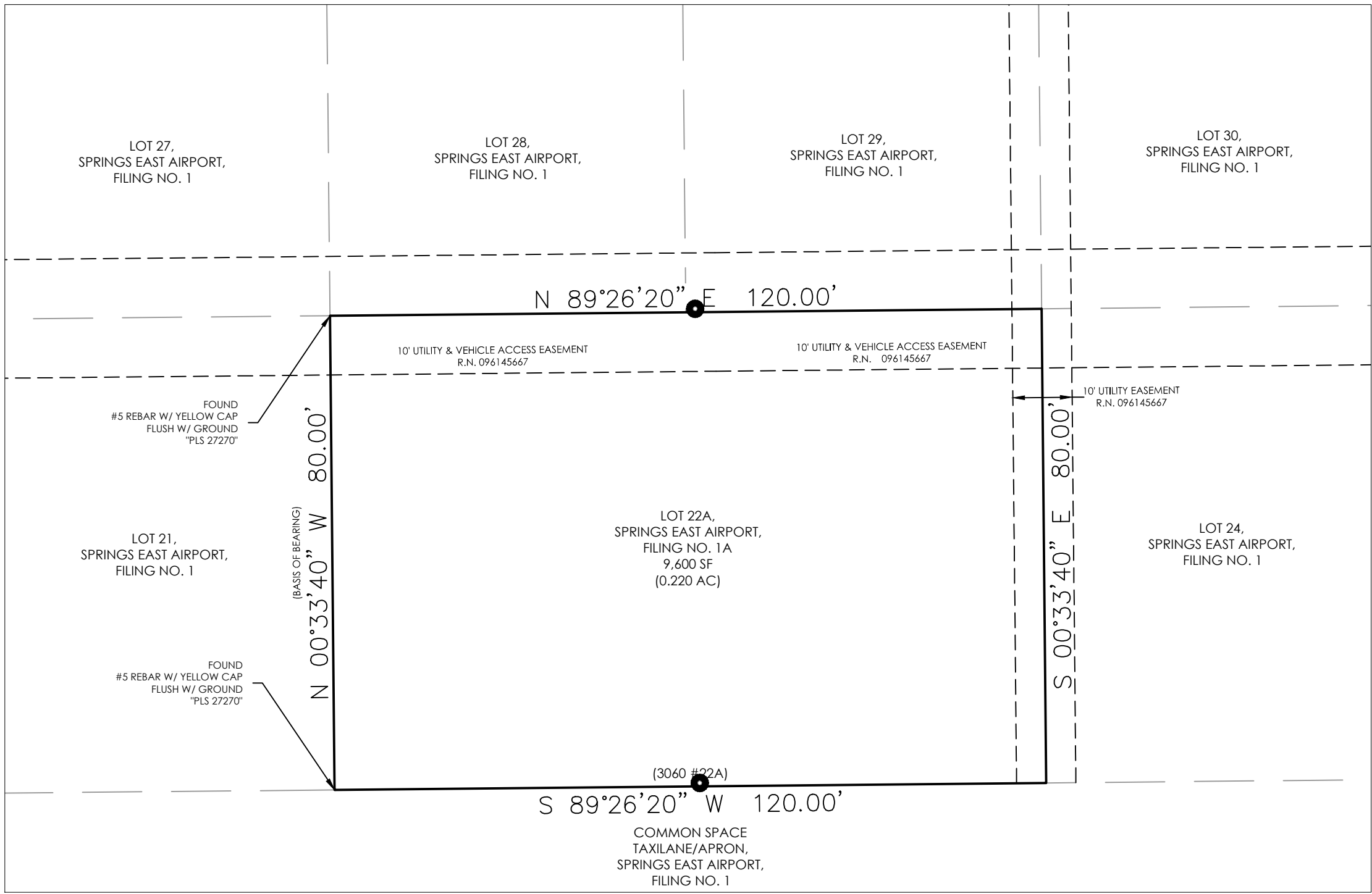
## LEGEND

- 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.

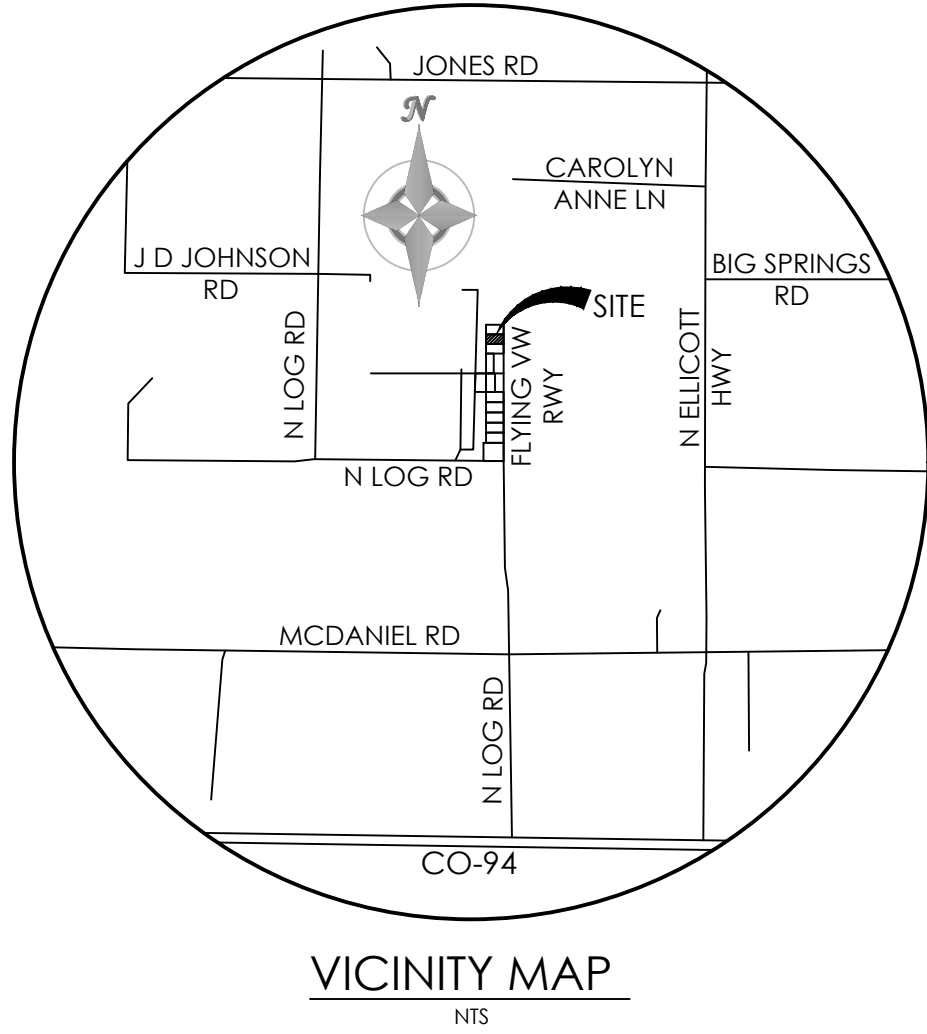
Owner/Applicant:  
C S CPS, LLC  
Manager of C S CPS, LLC/Responsible Party:  
Christian Pence  
Contact Information:  
1013 Stanton St  
Colorado Springs, CO 80907  
719-433-9653  
ChristianPence@gmail.com  
Property address (after vacate):  
3060 Flying View, Lot 22, Calhan, CO 80808  
Tax Schedule 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 FOWLING 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

- 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.
- UNITS OF MEASURE ARE US SURVEY FEET.
- 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).
- 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.).
- 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).
- THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 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.
- ALL LOTS ARE TO BE UTILIZED FOR HANGAR AND AIRPORT ACCESSORY USES ONLY, NO RESIDENTIAL USES ARE ALLOWED.
- NO INDIVIDUAL SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED ON THESE LOTS.
- NO INDIVIDUAL WELLS WILL BE ALLOWED ON THESE LOTS.
- HEIGHT OF ALL STRUCTURES WITHIN THIS SUBDIVISION IS SUBJECT TO THE LIMITATIONS DEFINED IN PART 77 OF THE FEDERAL AVIATION REGULATION ENTITLED, OBJECTS AFFECTING NAVIGABLE AIRSPACE.
- ALL INGRESS/EGRESS EASEMENTS, DRAINAGE WAYS AND TAXIWAYS IN THIS SUBDIVISION ARE TO BE MAINTAINED BY SPRINGS EAST AIRPORT, INC.
- ALL INGRESS/EGRESS EASEMENTS SHALL INCLUDE PUBLIC UTILITY EASEMENTS AND PRIVATE DRAINAGE WAYS.
- THERE SHALL BE NO VEHICULAR ACCESS ONTO ANY TAXIWAY/Common Space Areas.
- 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.
- NO STRUCTURES ARE PERMITTED WITH THE DESIGNATED "FLOOD PLAIN"
- ACCESS TO THE PROPERTY IS VIA AN ACCESS EASEMENT RECORDED AT RECEPTION #96145666 OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE. EL PASO COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID ACCESS EASEMENT.
- UNLESS OTHERWISE INDICATED, ALL EXTERIOR SUBDIVISION BOUNDARIES HAVE A 20 FT. PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS (NOTE: THESE TWO LOTS ARE NOT ADJACENT TO THE EXTERIOR BOUNDARY AND THEREFOR THIS EASEMENT DOES NOT APPLY TO THIS REPLAT).

PCD File No. V212

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.

## 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'

REVISIONS			
ZONE	REV	DESCRIPTION	DATE
	1	PCD Comments	06/08/21
	2	PCD Comments	09/01/21

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 Lelaray 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