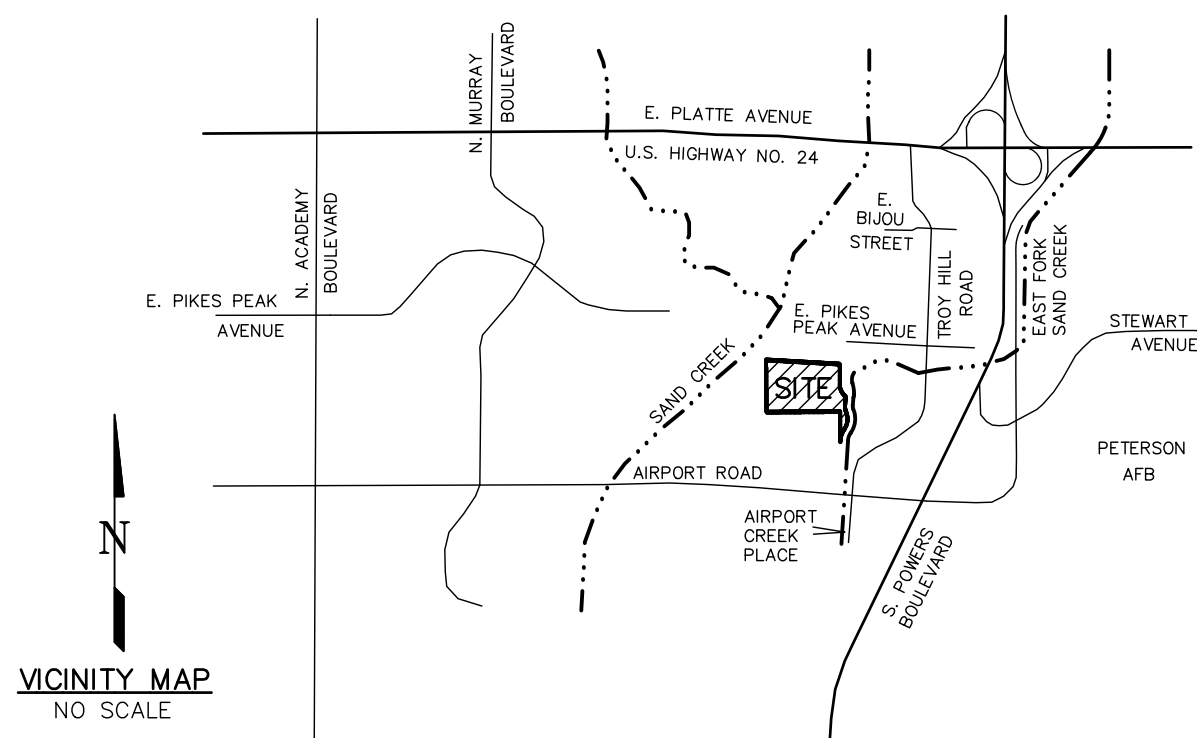


# WESTGATE AT POWERS FILING NO. 3

A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



## BE IT KNOWN BY THESE PRESENTS:

That POWERS AND AIRPORT, LLC, a Delaware Limited Liability Company, being the owner of the following described tract of land to wit:

A parcel of land being a portion of the West Half of the Southeast Quarter (W2SE4) and the East Half of the Southwest Quarter (E2SW4) of Section 13, Township 14 South, Range 66 West of the 6th P.M., also being those tracts described by document (Reception No. 218016661, El Paso County, Colorado records) and a portion of that tract described by document (Reception No. 207138943, said El Paso County records), situate in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Commencing at the Southwest corner of said Section 13's W2SE4 (all bearings in this description are relative to the Southerly line of said Reception No. 207138943's tract, which bears S86°44'41"E "assumed"); thence N00°24'31"W along the West line of said W2SE4, said line also being coincident with the Southerly extension of said tract's Westerly line and the Southerly extension of the Easterly line of GOLDEN ACRES MOBILE HOME PARK (Plat Book Z-2, Page 81, said records), 330.00 feet to the Southwesterly corner of said tract, said corner also being the Point of Beginning of the parcel herein described (the following six (6) courses are along the Westerly boundary line of WESTGATE AT POWERS FILING NO. 1 (Reception No. 219714294, said records); 1) continue N00°24'31"W along said coincident lines, 254.72 feet; 2) on a curve to the right, said curve having a central angle of 35°50'21", a radius of 389.15 feet, an arc length of 243.42 feet; 3) on a reverse curve to the left, said curve having a central angle of 57°46'06", a radius of 310.00 feet, an arc length of 312.56 feet; 4) on a reverse curve to the right, said curve having a central angle of 27°08'30", a radius of 290.00 feet, an arc length of 137.38 feet; 5) N04°49'08"E, 136.18 feet; 6) on a curve to the right, said curve having a central angle of 03°31'27", a radius of 220.00 feet, an arc length of 13.53 feet to a point on the Northeasterly right-of-way line of Joystone Drive (70' right-of-way) as platted in said FILING; thence Northwesterly on a non-tangent curve to the right, said curve having a central angle of 40°04'30", a radius of 300.02 feet, an arc length of 209.85 feet (the chord to said curve bears N30°55'16"W, a distance of 205.60 feet) to a point on said W2SE4's West line; thence N00°24'31"W along said West line, said line also being coincident with the Easterly exterior line of said Reception No. 218016661's tract, 408.56 feet to the most Northerly Northeasterly corner of said Reception No. 218016661's tract (the following three (3) courses are along the exterior lines of said tract); 1) N86°44'44"W along a line parallel to the North line of the Southwest Quarter of said Section 13, 1321.51 feet to an angle point of said tract; 2) S00°24'45"E along the West line of said E2SW4, 935.27 feet to an angle point of said tract, said point also being the Northwesterly corner of said PARK; 3) N89°35'29"E along the Northerly line of said PARK, 1318.75 feet to an angle point of said tract, said point also being the Northeasterly corner of said PARK; thence S00°24'31"E along the West line of said W2SE4, said line also being coincident with said PARK's Easterly line and said Reception No. 207138943's tract's Westerly line, 543.64 feet to the Point of Beginning and the terminus point of this description;

Containing 28.747 acres (1,252,216 square feet), more or less.

## DEDICATION:

The above owner has caused said parcel of land to be surveyed and platted into lots, a tract, a street and easements as shown on the accompanying plat. The undersigned does hereby dedicate, grant, and convey to the City of Colorado Springs that Public Street (Joystone Drive), Tract A and those Public Easements as shown on the plat, and further restricts the use of all said Public Easements to the City of Colorado Springs and/or its assigns, provided however, that the sole right and authority to vacate, release or quit claim all or any such dedicated public street, Tract A and Public Easements shall remain exclusively vested in the City of Colorado Springs. The public street (Joystone Drive) and Tract A are hereby dedicated to the City of Colorado Springs for public use. This tract of land as herein platted shall be known as WESTGATE AT POWERS FILING NO. 3, in the City of Colorado Springs, El Paso County, Colorado.

## IN WITNESS WHEREOF:

The aforementioned, POWERS AND AIRPORT LLC, a Delaware Limited Liability Company, has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_A.D.

POWERS AND AIRPORT LLC, a Delaware Limited Liability Company

\_\_\_\_\_  
Alan Cohen, Manager

## NOTARIAL:

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this \_\_\_\_\_ day of

\_\_\_\_\_, 20\_\_\_\_ A.D. by Alan Cohen, Manager for POWERS AND AIRPORT LLC, a Delaware Limited Liability Company.

Witness my hand and seal \_\_\_\_\_

My commission expires \_\_\_\_\_

## MORTGAGEE/LIENHOLDER:

Dedication acknowledged and consent executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_A.D.

\_\_\_\_\_  
Signer Title

## NOTARIAL:

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

The above and aforementioned was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D. by \_\_\_\_\_ of \_\_\_\_\_

Witness my hand and seal \_\_\_\_\_

My commission expires \_\_\_\_\_

## NOTES:

- o - Indicates boundary survey monument set as a #4 rebar with plastic cap PLS #20681 flush w/the ground, except where shown otherwise.
  - - Indicates recovered survey monument as a #4 rebar with plastic cap PLS #20681 flush w/the ground, except where shown otherwise.
  - \* - Indicates not a part of this subdivision.
- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon an ALTA Commitment for Title Insurance, prepared by FIRST AMERICAN TITLE INSURANCE COMPANY, File No. NCS-1060396-SLC1 dated April 19, 2021 at 5:00 p.m.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0753 G, effective date December 7, 2018, as revised by Conditional Letter of Map Revision (CLOMR), Case No. 11-08-0297R, effective date July 21, 2011, indicates the lot area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
- Basis of Bearings: All bearings are based on a portion of the Southerly line of that tract described by document (Reception No. 207138943, El Paso County, Colorado records), monumented as a #4 rebar with plastic cap PLS No. 20681, each end flush w/the ground, and assumed to bear N86°44'41"W, a distance of 208.72 feet.
- Tract A is for the purpose of Sand Creek Channel to be owned and maintained by the City of Colorado Springs.
- The property being platted herein in its entirety is subject to an Avigation Easement for public avigation purposes. Said Easement shall be considered a public easement and subject to those terms and conditions as specified on the instrument recorded at Reception No. 217069667 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.
- This property is subject to the findings, summary and conclusions of a Geologic Hazards Study prepared by KUMAR AND ASSOCIATES, INC. dated November 28, 2006, and revised January 9, 2009. A copy of said report has been placed within the file CPC DP 12-00017 of the City of Colorado Springs - Development Services Division. Contact the Development Services Division, 30 S. Nevada Avenue, Suite 701, Colorado Springs, CO, if you would like to review said Study.

## SURVEYOR'S CERTIFICATION:

The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and accurately shows the described parcel 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 professional knowledge, belief and opinion.

David V. Hostetler  
Colorado Professional Land Surveyor No. 20681

PRELIMINARY COPY  
SUBJECT TO  
CITY APPROVAL

## NOTICE IS HEREBY GIVEN:

That the area included in the plat described herein is subject to the code of the City of Colorado Springs, 2001, as amended. 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 and private improvements have been placed on file with the City of Colorado Springs.

## EASEMENTS:

As shown, with the sole responsibility for maintenance being vested with the property owners.

All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

## CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of WESTGATE AT POWERS FILING NO. 3.

\_\_\_\_\_  
City Engineer Date \_\_\_\_\_ City Planning Director Date \_\_\_\_\_

\_\_\_\_\_  
City Clerk Date \_\_\_\_\_

## RECORDING:

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 \_\_\_\_\_, 20\_\_\_\_ A.D., and is duly recorded under Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

SURCHARGE: \_\_\_\_\_ Chuck Broerman, Recorder

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

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

## FEES:

Park Fee: \_\_\_\_\_ Drainage Fee: \_\_\_\_\_

School Fee: \_\_\_\_\_ Bridge Fee: \_\_\_\_\_

CITY FILE NO. \_\_\_\_\_

According to Colorado law, your map must commence any within three years after you in no event, may any action based upon any defect in more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG . . .  
**811**  
DIAL 811  
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

REVISIONS		Date
By	Description	DWH 06/14/21
No.	DATA CLARIFICATION	
1	LOT CONFIGURATION	BRH 06/21/21
2		

H Scale: N/A  
V Scale: N/A  
Designed By: N/A  
Drawn By: WCS  
Checked By: DWH  
Date: 04/25/18

**Land Development Consultants, Inc.**  
PLANNING · SURVEYING  
www ldc inc com · TEL: (719) 528-6133 · FAX: (719) 528-8548  
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

FINAL PLAT  
WESTGATE AT POWERS FILING NO. 3

Project No.: 04022

Sheet: 1 of 2

