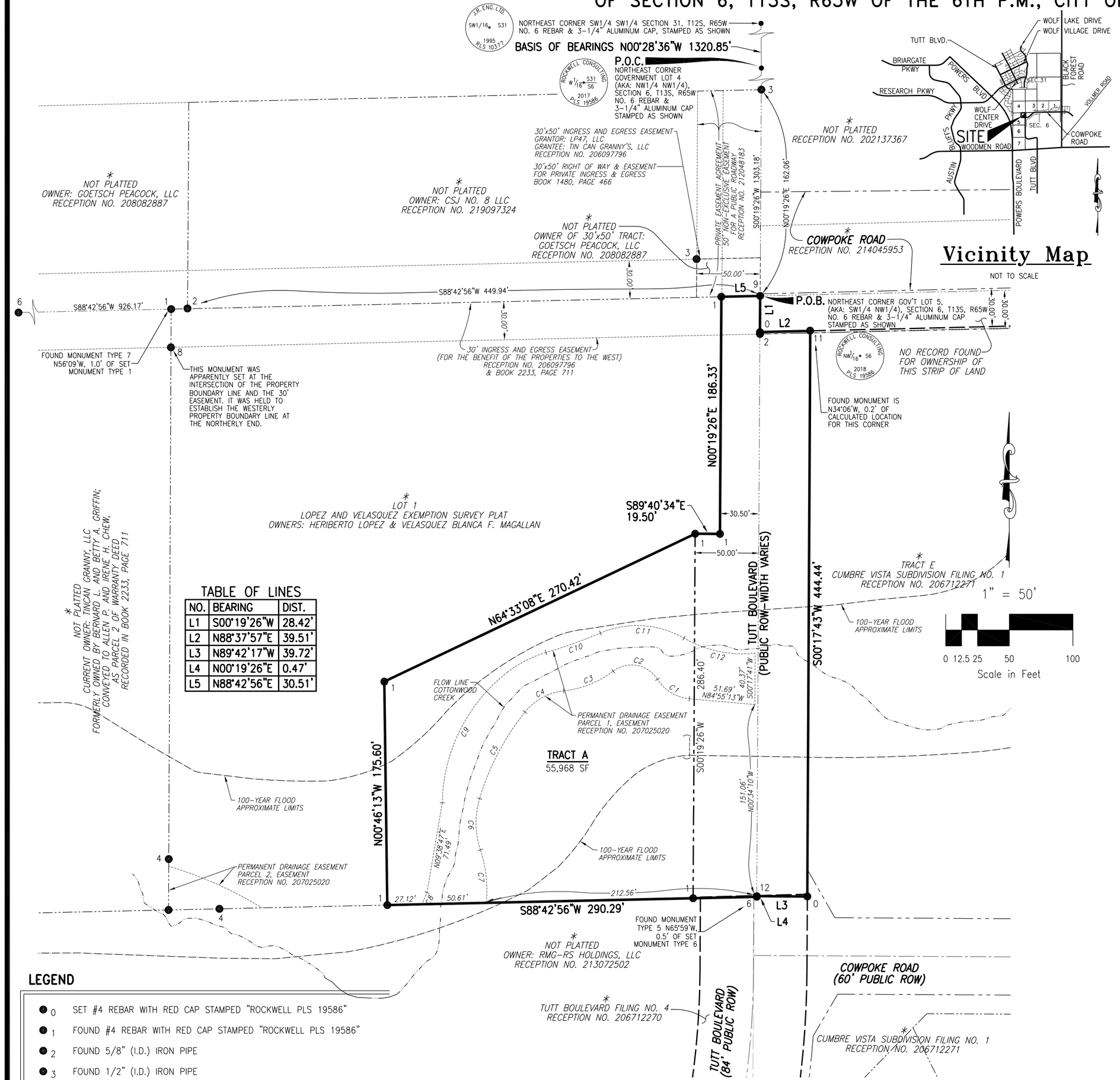
# TUTT BOULEVARD AT COTTONWOOD CREEK

## A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 5 (AKA: SOUTHWEST QUARTER OF THE NORTHWEST QUARTER) AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4NW1/4) OF SECTION 6, T13S, R65W OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO




### TABLE OF LINES

| NO. | BEARING | DIST. |
|---|---|---|
| L1 | S00°19'26"W | 28.42' |
| L2 | N88°37'57"E | 39.51' |
| L3 | N89°42'17"W | 39.72' |
| L4 | N00°19'26"E | 0.47' |
| L5 | N88°42'56"E | 30.51' |

### TABLE OF EASEMENT CURVES

| NO. | DELTA | RADIUS | ARC | CHORD BRG. |
|---|---|---|---|---|
| C1 | 52°43'57" | 33.00' | 30.37' | N58°33'15"W |
| C2 | 94°56'58" | 24.00' | 39.77' | N79°39'45"W |
| C3 | 30°59'05" | 78.50 | 42.45' | S68°21'18"W |
| C4 | 45°06'07" | 45.00' | 35.42' | S61°17'47"W |
| C5 | 22°09'07" | 200.00' | 77.32' | S27°40'10"W |
| C6 | 34°59'14" | 67.00' | 40.91' | S00°54'00"E |
| C7 | 24°11'28" | 100.00' | 42.22' | S06°17'53"E |
| C8 | 03°04'38" | 188.00' | 10.10' | N23°46'56"E |
| C9 | 51°02'13" | 133.00' | 118.47' | N26°28'04"E |
| C10 | 06°47'06" | 384.00' | 45.47' | N70°18'52"E |
| C11 | 53°08'10" | 73.50 | 68.16' | S86°30'36"E |
| C12 | 36°11'59" | 92.00' | 58.13' | S78°02'31"E |

### LEGEND

- ● 0 SET #4 REBAR WITH RED CAP STAMPED "ROCKWELL PLS 19586"
- ● 1 FOUND #4 REBAR WITH RED CAP STAMPED "ROCKWELL PLS 19586"
- ● 2 FOUND 5/8" (I.D.) IRON PIPE
- ● 3 FOUND 1/2" (I.D.) IRON PIPE
- ● 4 FOUND #4 REBAR WITH ALUMINUM CAP STAMPED "PLS 19586 W.C. 40' -->"
- ● 5 FOUND MAG AND DISK STAMPED "WATTS PE-LS 9853"
- ● 6 FOUND MAG NAIL WITH WASHER STAMPED "PLS 19586"
- ● 7 FOUND #4 REBAR WITH YELLOW CAP SPLIT AND DAMAGED STAMPED "0376"
- ● 8 FOUND 1-1/4" ALUMINUM CAP, ILLEGIBLE
- ● 9 FOUND 5/8" INSIDE DIAMETER IRON PIPE, UPGRADED TO #6 REBAR W/ 3-1/4" ALUMINUM CAP, STAMPED AS SHOWN IN DETAIL
- ● 11 FOUND 1-1/2" ALUMINUM CAP, STAMPED "MATRIX PLS 328??"
- ● 12 SET MAG NAIL WITH WASHER STAMPED "PLS 19586"

### LEGEND

- PROPERTY BOUNDARY LINE
- EXTERIOR SUBDIVISION BOUNDARY LINE
- BLM ALIQUOT SECTION LINE (1/16TH LINE)
- STREET RIGHT OF WAY AND LOT BOUNDARY LINE
- EASEMENT BOUNDARY LINE
- APPROXIMATE LIMITS OF 100-YEAR FLOOD (FROM FIRM MAP NUMBER 08041C0529 G)
- * NOT PART OF THIS SUBDIVISION
- (####) ADDRESS

## KNOW ALL MEN BY THESE PRESENTS:

That the City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, on behalf of its Public Works Department, acting by and through John W. Suthers, Mayor, being the owner of the following described tract of land:

A portion of the tract of land described in the Warranty Deed recorded at Reception No. 217058373 of the records of El Paso County, Colorado, located in a portion of the North 472 feet of Government Lot 5, of Section 6, Township 13 South, Range 65 West of the 6th P.M., also known as the Southwest quarter of the Northwest quarter (SW1/4NW1/4), and the tract of land described at Reception No. 210052480 of said El Paso County records, being located in the Southeast quarter of the Northwest quarter (SE1/4NW1/4) of Section 6, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:

COMMENCING at a No. 6 rebar with 3-1/4" aluminum cap stamped by PLS No. 19586 at the Northeast corner of Government Lot 4, being the Northwest quarter of the Northwest quarter (NW1/4NW1/4) of Section 6, Township 13 South, Range 65 West of the 6th P.M., from which a No. 6 rebar with 3-1/4" aluminum cap stamped by RLS No 10377 bears N00°28'36"W a distance of 1320.85 feet at the Northeast corner of the Southwest quarter of the Southwest quarter (SW1/4SW1/4) of Section 31, Township 12 South, Range 65 West of the 6th P.M, and is the basis of bearings used herein; thence S00°19'26"W on the East line of said Government Lot 4, a distance of 1303.18 feet to a No. 6 rebar with 3-1/4" aluminum cap stamped by PLS No. 19586, at the Northeast corner of said SW1/4NW1/4 and the POINT OF BEGINNING; thence S00°19'26"W on the East line of said Government Lot 5, also know as the SW1/4NW1/4, a distance of 28.42 feet to the Westerly extension of the Northerly line of Tract E, Cumbre Vista Subdivision Filing No. 1 as recorded at Reception No. 206712271 of the records of said El Paso County; thence N88°37'57"E on said Westerly extension, a distance of 39.51 feet to the Northwest corner of said Tract E; thence S00°17'43"W on the Westerly line of said Tract E, a distance of 444.44 feet to an angle point in said Cumbre Vista Subdivision Filing No. 1; thence N89°42'17"W on the North line of Tutt Boulevard, dedicated to the public in said Cumbre Vista Subdivision Filing No. 1, a distance of 39.72 feet to the East line of said Government Lot 5; thence S00°19'26"W on said East line of said Government Lot 5, a distance of 0.47 feet to the Southeast corner of said tract of land; thence S88°42'56"W on the South line of said tract of land, being the South line of the North 472 feet of said Government Lot 5, a distance of 290.29 feet; thence N00°46'13"W a distance of 175.60 feet; thence N64°33'08"E a distance of 270.42 feet to a point fifty (50.00) feet West of the East line of said Government Lot 5, as measured perpendicular thereto; thence S89°40'34"E a distance of 19.50 feet to a point thirty and one-half (30.50) feet West of said East line, as measured perpendicular thereto; thence N00°19'26"E parallel with said East line, a distance of 186.33 feet to the North line of said Government Lot 5; thence N88°42'56"E on said North line, a distance of 30.51 feet to the POINT OF BEGINNING and containing 2.147 acres of land, more or less.

## DEDICATION:

The undersigned owner has caused said tract of land to be platted into a tract and a public street right-of-way as shown on this plat. Said street is designated by the City of Colorado Springs for public use. This tract of land as platted herein shall be known as "TUTT BOULEVARD AT COTTONWOOD CREEK", in the City of Colorado Springs, County of El Paso, State of Colorado.

## OWNER:

The aforementioned has hereunto set his hand and seal this _____ day of _____, 2020 A.D.

By: _____
John W. Suthers
Mayor

Attest:

By: _____
City Clerk

## EASEMENTS:

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.

## 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 improvements including but not limited to drainage, street and erosion control and private drainage improvements have been placed on file with the City of Colorado Springs.

## SURVEYOR'S STATEMENT:

The undersigned Registered 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 Statues, 1973, as Amended, have been met to the best of his knowledge and belief.

ROCKWELL CONSULTING, INC.

_____
JOHN L. BAILEY, PLS #19586

## NOTES:

1. All corners were found or set as shown.
2. No man-made or non-man-made obstructions allowed to penetrate the 40:1 approach surface of the Colorado Springs Municipal Airport.
3. All exterior lighting plans to be approved by the Director of Aviation to prevent a hazard to aircraft.
4. No electromagnetic, light, or any physical emission which might interfere with aircraft, aviation, communications or navigational aids to be allowed.
5. This subdivision plat does not constitute a title search by Rockwell Consulting, Inc. to determine ownership, easements, or Rights-of-Way record. Rockwell Consulting, Inc. was not provided a current title commitment or requested to search said records. Existing easements shown hereon, if any, are from Rockwell Consultings, Inc., knowledge of the property.
6. The parcel in this request lies beneath the 40:1 approach surface of Runway 17R at the Colorado Springs Airport and is subject to Colorado Springs Municipal Airport Avigation Easement. Avigation Easement granted to the City of Colorado Springs, a Municipal Corporation, its successors and assigns, appurtenant to the Municipal Airport of said city for the passage of all aircraft. Contained in agreement recorded at Reception Number 216064674.
7. **This property may be impacted by noise caused by aircraft operating into and out of the Colorado Springs Municipal Airport. The buyer should familiarize himself/herself with the potentiality and the ramifications thereof.**
8. NOTICE: This property may be impacted by noise and similar incidental sensory effects of flight caused by aircraft used in the USAF Academy's Airmanship Program. This notice shall remain in effect until the Academy shall cease to be actively used. This notice shall run with the land. Existing Avigation Easement as recorded at Book 5144 Page 1022.
9. The basis of bearings for this survey is a No. 6 rebar with 3-1/4" aluminum cap stamped by PLS No. 19586 at the Northeast corner of Government Lot 4, being the Northwest quarter of the Northwest quarter (NW1/4NW1/4) of Section 6, Township 13 South, Range 65 West of the 6th P.M., from which a No. 6 rebar with 3-1/4" aluminum cap stamped by RLS No 10377 bears N00°28'36"W a distance of 1320.85 feet at the Northeast corner of the Southwest quarter of the Southwest quarter (SW1/4SW1/4) of Section 31, Township 12 South, Range 65 West of the 6th P.M.
10. The lineal unit of measure used for the survey of land described herein, is the U.S. survey foot.
11. This property is located within Zone AE (Special flood hazard areas inundated by 100-year flood), and Zone X (Areas determined to be outside of the 500-year floodplain), as established by the Federal Emergency Management Agency (FEMA), per Flood Insurance Rate Map (FIRM) panel 08041C0529 G, effective date December 07, 2018.
12. The avigation easement dedicated herein for public avigation purposes shall be considered a public easement 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.
13. Tract E, Cumbre Vista Subdivision Filing No. 1 as recorded at Reception No. 206712271 of the records of said El Paso County was established by said record angles and distances, from monuments called out on said plat for the basis of bearings of said plat. These monuments no longer exist, but were surveyed many years ago and control has been maintained from said survey.
14. Tract A is for Public Trail Access and Drainage purposes. Tract A shall be owned and maintained by the City of Colorado Springs. a Home Rule City and Colorado Municipal Corportion. Said Tract will be conveyed by separate document to the Old Ranch Metropolitan District.

## CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of "TUTT BOULEVARD AT COTTONWOOD CREEK".

_____
City Planning Director Date

_____
Director of Public Works Date

_____
City Clerk 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 _____, 2020 A.D., and is duly recorded at Reception No. _____ of the Records of El Paso County, Colorado.

Chuck Broerman, RECORDER

BY: _____
Deputy

SURCHARGE: _____
FEE: _____

## FEES:

SCHOOL FEE: _____
BRIDGE FEE: _____
PARK FEE: _____
DRAINAGE FEE: _____

**AR FP NO. 19-00553** FILE: 17023FP.DWG 01/16/20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ENGINEERING - SURVEYING
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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.

TUTT BOULEVARD AT COTTONWOOD CREEK

DRAWN BY: JLB CHECKED BY: JLB DATE: 07/10/19
J.N. 17-023 SHEET 1 OF 1