

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

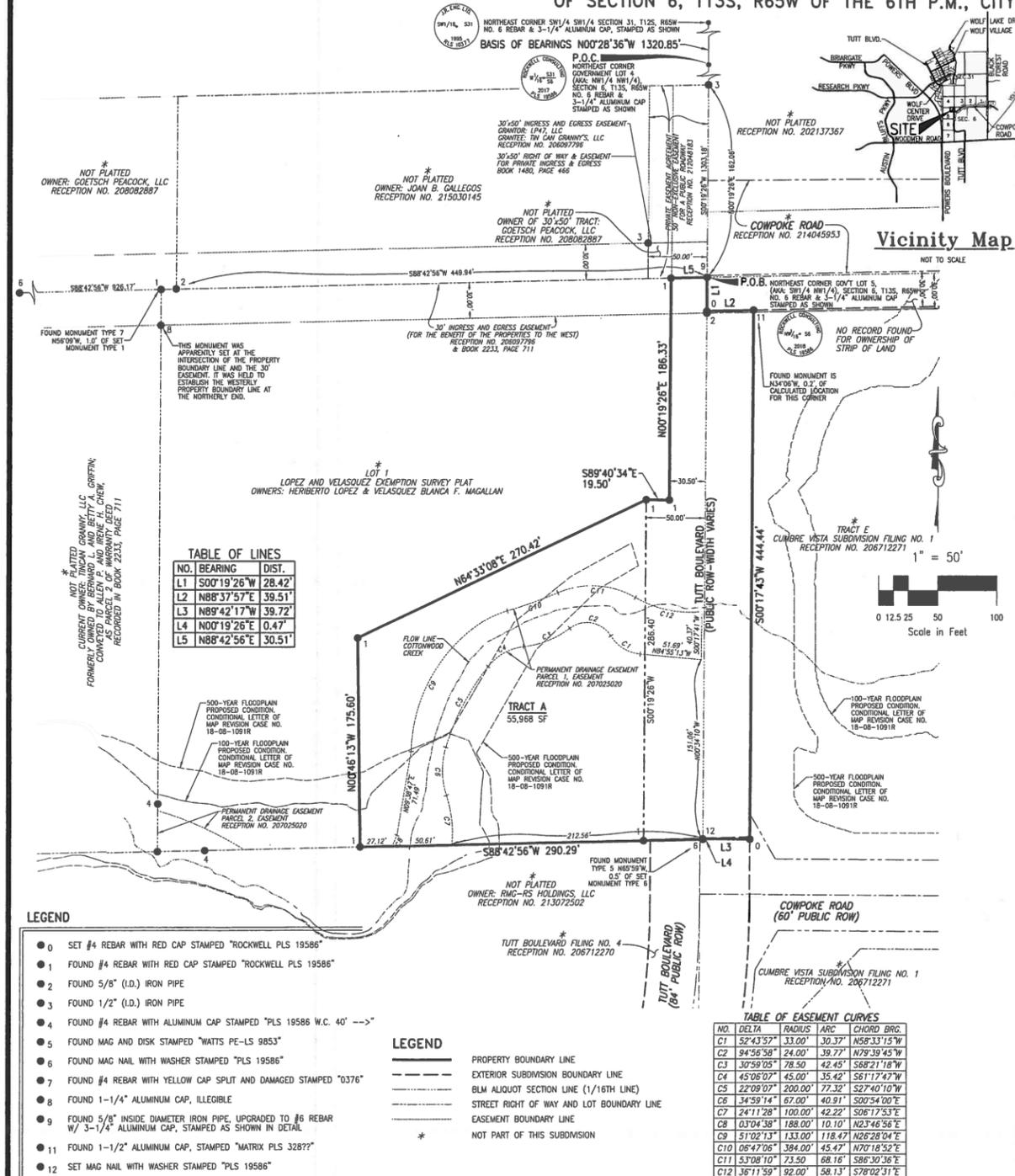


TABLE OF LINES

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'

- LEGEND**
- SET #4 REBAR WITH RED CAP STAMPED "ROCKWELL PLS 19586"
 - FOUND #4 REBAR WITH RED CAP STAMPED "ROCKWELL PLS 19586"
 - FOUND 5/8" (I.D.) IRON PIPE
 - FOUND 1/2" (I.D.) IRON PIPE
 - FOUND #4 REBAR WITH ALUMINUM CAP STAMPED "PLS 19586 W.C. 40" ---"
 - FOUND MAG AND DISK STAMPED "WATTS PE-LS 9853"
 - FOUND MAG NAIL WITH WASHER STAMPED "PLS 19586"
 - FOUND #4 REBAR WITH YELLOW CAP SPLIT AND DAMAGED STAMPED "0376"
 - FOUND 1-1/4" ALUMINUM CAP, ILLEGIBLE
 - FOUND 5/8" INSIDE DIAMETER IRON PIPE, UPGRADED TO #6 REBAR W/ 3-1/4" ALUMINUM CAP, STAMPED AS SHOWN IN DETAIL
 - FOUND 1-1/2" ALUMINUM CAP, STAMPED "MATRIX PLS 3287?"
 - 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
 - * NOT PART OF THIS SUBDIVISION

TABLE OF EASEMENT CURVES

NO.	DELTA	RADIUS	ARC	CHORD	BRC.
C1	52°43'57"	33.00'	30.37'	N58°33'15"W	
C2	94°56'38"	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°46'36"E	
C9	51°02'13"	133.00'	118.47'	N28°28'04"E	
C10	08°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	



KNOW ALL MEN BY THESE PRESENTS:

That the City of Colorado Springs 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 to the Northeast corner of the Southwest quarter of the Northwest 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 Tract E; thence S00°17'43"W on the West line of said Government Lot 5, also known as the SW1/4NW1/4, a distance of 28.42 feet to the West 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 Tuttle 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 Southwest 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 N84°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.

OWNER:

The City of Colorado Springs, John Sutherland as Mayor has executed this instrument this _____ day of _____, 2019 A.D.

John Suthers, Mayor

STATE OF COLORADO)
) ss
 COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019 A.D. by the present Mayor of Colorado Springs by John Sutherland.

WITNESS MY HAND AND OFFICIAL SEAL

My commission expires: _____ Notary Public

DEDICATION:

The above owner has caused said tract of land to be platted into Lots, a Tract, a Street and Easements as shown on the plat. The undersigned does hereby dedicate, grant and convey to the City of Colorado Springs those public streets and public easements as shown on the plat; and further restricts the use of all public easements to the City of Colorado Springs and/or its assigns; provided, however, that the sole right and authority to vacate, release or quitclaim all or any public streets and public easements shall remain exclusively vested in the City of Colorado Springs. All public streets or additional right of way are hereby dedicated to the City of Colorado Springs for public use. This tract of land as herein platted shall be known as "TUTT BOULEVARD AT COTTONWOOD CREEK", City of Colorado Springs, El Paso County, Colorado.

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.

NOTES:

- All corners were found or set as shown.
- No electromagnetic, light, or any physical emission which might interfere with aircraft, aviation, communications or navigational aids to be allowed.
- 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 Consulting, Inc., knowledge of the property.
- 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.
- 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 to the Northeast corner of the Southwest quarter of the Northwest quarter (SW1/4SW1/4) of Section 31, Township 12 South, Range 65 West of the 6th P.M.
- The lineal unit of measure used for the survey of land described herein, is the U.S. survey foot.
- This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number 0804100529 G, effective date December 07, 2018, and as being amended by the 100-year and 500-year proposed condition, Conditional Letter of Map Revision (LOMR) Case No. 18-08-1091R, approval pending.
- The origination easement dedicated herein for public aviation purposes shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at Reception No. 217058667 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.
- 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.

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 Statutes, 1973, as Amended, have been met to the best of his knowledge and belief.

ROCKWELL CONSULTING, INC.

JOHN L. BAILEY, PLS #19586

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 _____

City Engineer _____ 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 _____, 2019 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-_____ FILE: 17023FP.DWG 07/16/19



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COME 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 BE 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.L. 17-023 SHEET 1 OF 2