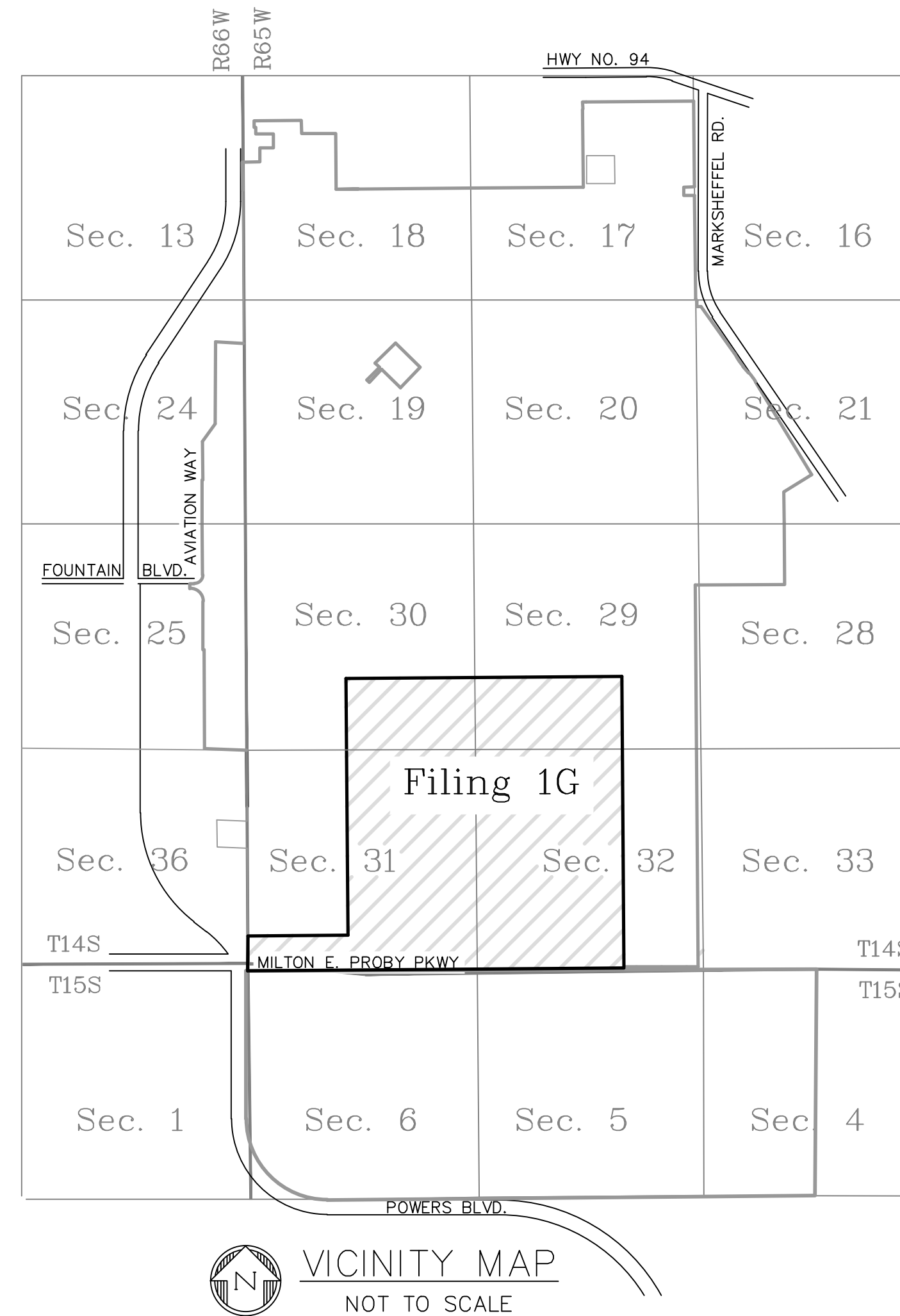


# COLORADO SPRINGS AIRPORT FILING NO. 1G

A REPLAT OF LOT 1, COLORADO SPRINGS AIRPORT AND INDUSTRIAL PARK FILING NO. 1, LOCATED IN PORTIONS OF SECTIONS 29, 30, 31 AND 32 OF TOWNSHIP 14 SOUTH, RANGE 65 WEST, ALL OF THE 6th PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



VICINITY MAP  
NOT TO SCALE

**BE IT KNOWN BY THESE PRESENTS:**

THAT THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, ON BEHALF OF ITS ENTERPRISE, COLORADO SPRINGS MUNICIPAL AIRPORT, ACTING BY AND THROUGH JOHN W. SUTHERS, MAYOR, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

**LEGAL DESCRIPTION:**

LOT 1, COLORADO SPRINGS AIRPORT AND INDUSTRIAL PARK FILING NO.1 AS RECORDED IN RECEPTION NO. 94150256 OF THE RECORDS OF EL PASO COUNTY AND BEING LOCATED IN PORTIONS OF SECTIONS 29, 30, 31 AND 32 OF TOWNSHIP 14 SOUTH, RANGE 65 WEST, ALL OF THE 6th PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINS: 47,513,290 S.F., 1090.8 ACRES, MORE OR LESS.

**SURVEY NOTES**

- BEARINGS ARE BASED ON THE NORTH LINE OF LOT 5, COLORADO SPRINGS AIRPORT FILING NO. 1D, AS BEARING S89°56'32"W. AS MONUMENTED BY A #5 REBAR WITH 1.5" ALUMINUM CAP MARKED "POLARIS PLS 27605 AT THE NORTHWEST CORNER OF SAID LOT 5 AND THE SOUTH ¼ CORNER OF SECTION 31, TOWNSHIP 14S, RANGE 65W OF THE 6TH P.M. MARKED AS SHOWN ON THIS PLAT.
- THIS PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, INFORMATION OBTAINED FROM FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08041C0764G & 08041C0768G, DATED 12/7/2018.
- SET #5 REBAR WITH A 2" ALUMINUM CAP STAMPED "POLARIS, PLS 27605", FLUSH WITH THE GROUND AT ALL EXTERIOR CORNERS, UNLESS OTHERWISE NOTED.
- LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.
- "AIRPORT ROADWAY" SHALL BE FOR USE AS PEDESTRIAN AND VEHICULAR ACCESS FOR THE PURPOSE OF INGRESS AND EGRESS FOR LAND OWNERS, TENANTS, AND THE PUBLIC ACCESSING THE COLORADO SPRINGS AIRPORT PROPERTY AS DEPICTED IN THIS PLAT. THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, BY AND THROUGH ITS ENTERPRISE, THE COLORADO SPRINGS MUNICIPAL AIRPORT SHALL RETAIN ALL RIGHTS, TITLE, AND INTEREST IN ALL "AIRPORT ROADWAYS". NOTHING HEREIN SHALL BE CONSTRUED AS A DEDICATION OF A PUBLIC RIGHT OF WAY OR PUBLIC ROADWAY WHICH DIVESTS THE COLORADO SPRINGS MUNICIPAL AIRPORT OF ITS PROPRIETARY RIGHTS, TITLE, INTEREST, OR CONTROL, IN VIOLATION OF FEDERAL, STATE, OR LOCAL LAW.
- THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
- FIELD WORK COMPLETED ON (DATE WILL BE ADDED AFTER FINAL APPROVAL).
- AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE "COLORADO SPRINGS AIRPORT FILING 1D" SUBDIVISION PLAT, THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069867 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- PLAT DATE OF PREPARATION: JULY 11, 2022.
- PROPOSED PUBLIC IMPROVEMENT CORRIDORS (PIC) AS DESIGNATED ON THIS PLAT, ARE CORRIDORS WITHIN THE BOUNDARIES OF THE AIRPORT AS MAY BE SET FORTH ON THE CITY OF COLORADO SPRINGS MUNICIPAL AIRPORT MASTER PLAN, AIRPORT EXHIBIT "A" PROPERTY MAP, AS AMENDED ("AIRPORT EXHIBIT A"), OR MAY BE PROVIDED FOR PURSUANT TO AGREEMENTS BETWEEN THE AIRPORT AND OTHER CITY ENTERPRISES AND DEPARTMENTS FOR THE PURPOSE OF PUBLIC IMPROVEMENTS, AS DEFINED BY CITY CODE SECTION 7.7.108. NOTHING HEREIN SHALL BE CONSTRUED AS A DEDICATION OF A PUBLIC RIGHT OF WAY WHICH DIVESTS THE COLORADO SPRINGS MUNICIPAL AIRPORT OF ITS PROPRIETARY RIGHTS, TITLE, INTEREST, OR CONTROL IN VIOLATION OF FEDERAL, STATE, OR LOCAL LAW.
- AREAS WITHIN THIS PLAT ARE NOT SUBJECT TO BASIN FEES.
- LOTS ARE NOT TO BE DEVELOPED PRIOR TO FINAL DRAINAGE REPORT APPROVAL FOR SAID TRACTS OR LOTS.

**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 BUILDINGS 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.

**SURVEYOR'S CERTIFICATE**

THE UNDERSIGNED 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 THE REQUIREMENTS TO TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

RANDALL D. HENCY  
COLORADO REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 27605

**DEDICATION:**

THE UNDERSIGNED OWNER HAS CAUSED SAID PROPERTY TO BE REPLATTED INTO LOTS, AIRPORT ROADWAYS AND PUBLIC IMPROVEMENT CORRIDORS (PIC) AS SHOWN ON THE PLAT. THIS PROPERTY AS PLATTED HEREIN SHALL BE KNOWN AS "COLORADO SPRINGS AIRPORT FILING NO. 1G" IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

THE AFOREMENTIONED HAS HEREUNTO SET HIS HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION

BY: \_\_\_\_\_  
JOHN W. SUTHERS  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**CITY APPROVAL**

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "COLORADO SPRINGS AIRPORT FILING NO. 1G".

\_\_\_\_\_  
DIRECTOR OF CITY PLANNING

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CITY ENGINEER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DIRECTOR OF AVIATION

\_\_\_\_\_  
DATE

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO) ) SS  
COUNTY OF EL PASO)

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 A.D., AND IS DULY RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.

CHUCK BROERMAN, RECORDER

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

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

SURCHARGE: \_\_\_\_\_

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

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

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

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

CITY FILE NO. AR-FP-0

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.

## COLORADO SPRINGS AIRPORT FILING NO. 1G



SCALE 1" = 500'

REVISIONS					
ZONE	REV	DESCRIPTION	DATE	APPROVED	

DRAWN BY:	TJW	DATE:	7-20-2022
CHECKED BY:	RDH	DRAWING NO.:	N/A
JOB NO.:	220704	SHEET:	1 of 3

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

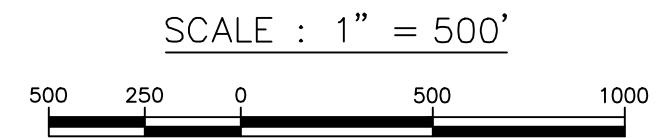
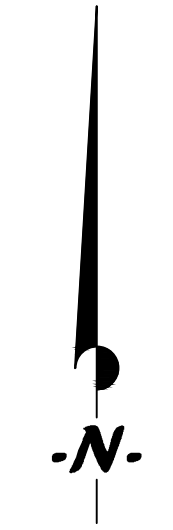
Colorado Springs Airport  
REPLAT

For:  
COSAs SHEET 1 OF 3

# COLORADO SPRINGS AIRPORT FILING NO. 1G

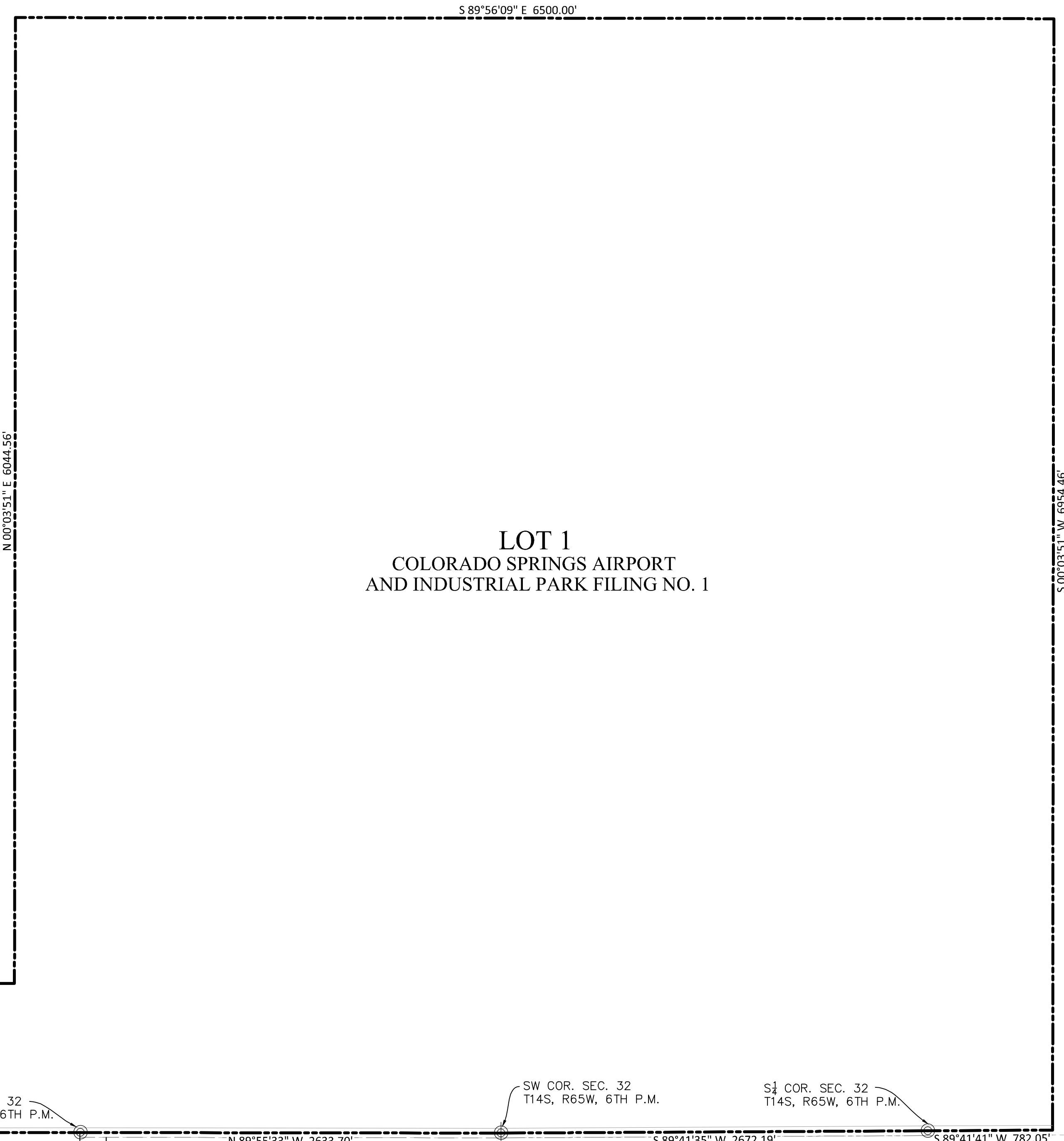
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Colorado Springs Airport  
Filing No. 1B



**LEGEND**

PIC	.....	PUBLIC IMPROVEMENT CORRIDOR
—————	.....	PLAT BOUNDARY
—————	.....	LOT LINE
—————	.....	EASEMENT
—————	.....	RIGHT-OF-WAY
—————	.....	TRACT LINE
—————	.....	SECTION LINE
●	.....	UNLESS SHOWN OTHERWISE FOUND #5 1.5" ALUMINUM CAP
○	.....	MARKED "POLARIS Δ PLS 27605" FLUSH WITH GROUND
○	.....	SET "POLARIS Δ PLS 27605" FLUSH WITH GROUND
(1000)	.....	ADDRESS



**LOT 1**  
COLORADO SPRINGS AIRPORT  
AND INDUSTRIAL PARK FILING NO. 1

Colorado Springs Airport  
Filing No. 1B

Colorado Springs Airport  
Filing No. 1B

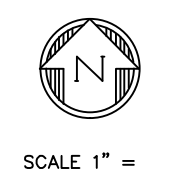
Colorado Springs Airport  
Filing No. 1D

Colorado Springs Airport  
Filing No. 1D

**AS PLATTED**

CITY FILE NO. AR FP

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.



SCALE 1" =

ZONE		REV	DESCRIPTION	DATE	APPROVED

DRAWN BY:	TJW	DATE:	3-30-2022
CHECKED BY:	RDH	DRAWING NO:	N/A
JOB NO:	220702	SHEET:	2 of 3

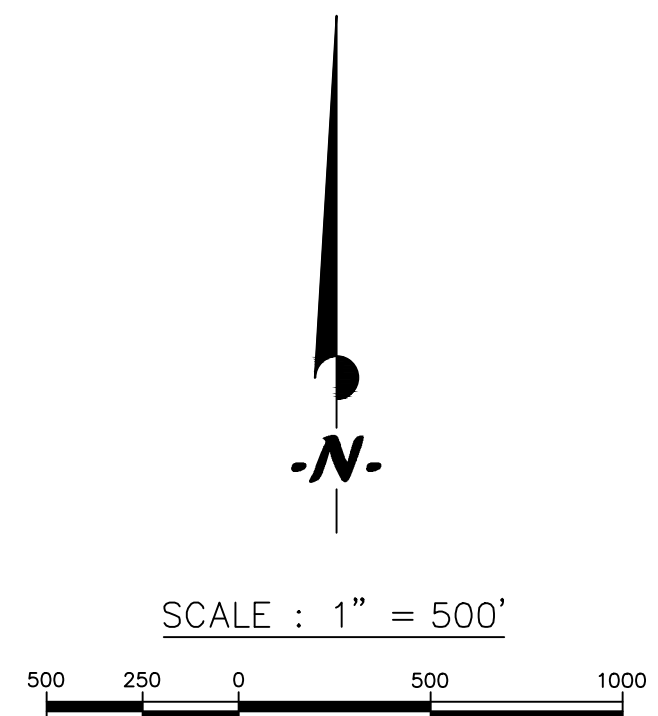
**POLARIS SURVEYING, INC.**  
1903 Lelroy Street, Suite 102  
COLORADO SPRINGS, CO 80909  
(719)448-0844 FAX (719)448-9225

Colorado Springs Airport  
REPLAT  
For:  
COSA SHEET 2 OF 3

# COLORADO SPRINGS AIRPORT FILING NO. 1G

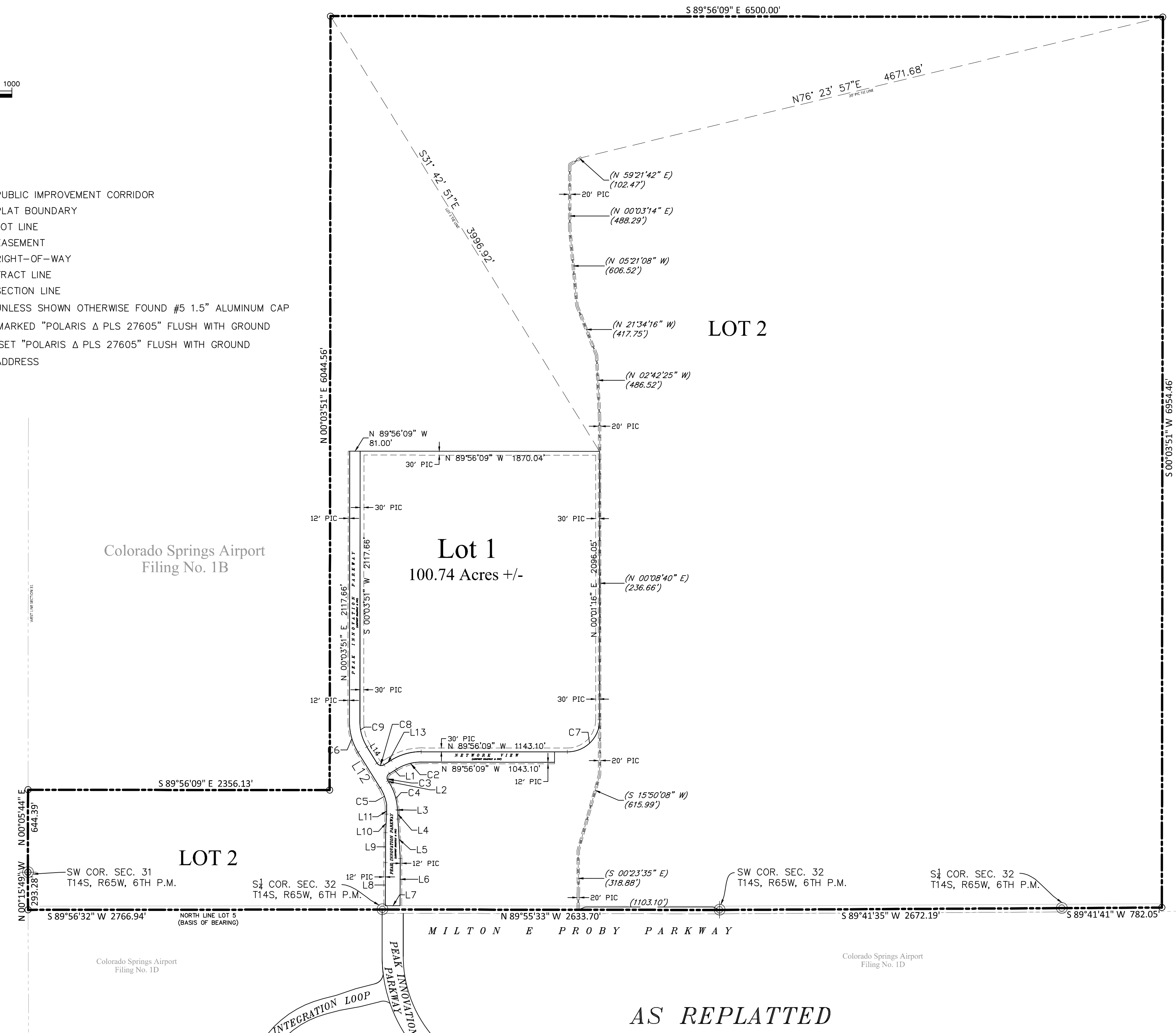
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Colorado Springs Airport  
Filing No. 1B



**LEGEND**

.....	PUBLIC IMPROVEMENT CORRIDOR
.....	PLAT BOUNDARY
.....	LOT LINE
.....	EASEMENT
.....	RIGHT-OF-WAY
.....	TRACT LINE
.....	SECTION LINE
●	UNLESS SHOWN OTHERWISE FOUND #5 1.5" ALUMINUM CAP
○	MARKED "POLARIS Δ PLS 27605" FLUSH WITH GROUND
○	SET "POLARIS Δ PLS 27605" FLUSH WITH GROUND
(A000)	ADDRESS



Colorado Springs Airport  
Filing No. 1B

**Line Table**

Line #	Length	Direction
L1	66.096	S58° 05' 04.93"W
L2	16.143	S31° 54' 55.07"E
L3	7.795	S36° 52' 55.20"E
L4	68.582	S00° 48' 18.55"W
L5	308.006	S03° 33' 28.80"E
L6	368.295	S00° 15' 21.87"W
L7	116.001	N89° 55' 33.47"W
L8	336.248	N00° 15' 21.87"E
L9	233.712	N00° 15' 21.87"E
L10	144.224	N03° 02' 17.00"E
L11	68.453	N00° 15' 21.87"E

**Curve Table**

Curve #	Length	Radius	Delta
C1	527.920	300.000	100.8252
C2	200.653	359.500	031.9793
C3	62.832	40.000	090.0000
C4	225.051	439.500	029.3390
C5	147.693	358.500	023.6044
C6	245.862	440.499	031.9793

**Line Table**

Line #	Length	Direction
L13	66.097	N58° 05' 04.93"E
L14	150.063	S31° 54' 55.07"E
L12	327.206	N31° 54' 55.07"W

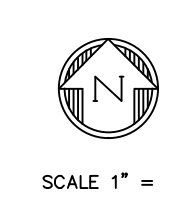
**Curve Table**

Curve #	Length	Radius	Delta
C7	392.886	250.000	090.0429
C8	62.832	40.000	090.0000
C9	200.653	359.500	031.9793

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## COLORADO SPRINGS AIRPORT FILING NO. 1G

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**REVISIONS**

ZONE	REV	DESCRIPTION	DATE	APPROVED

DRAWN BY: TJW  
DATE: 07-01-2022  
CHECKED BY: RDH  
DRAWING NO: N/A  
JOB NO: 220704  
SHEET: 3 of 3

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

CITY FILE NO. AR FP  
Colorado Springs Airport  
REPLAT  
For:  
COSA SHEET 3 OF 3