SKYVIEW VILLAGE

A PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

COVER SHEET

KNOWN ALL MEN BY THESE PRESENTS:

D.W.R. ENTERPRISES LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. 36396LTG WITH AN EFFECTIVE DATE OF APRIL 23, 2021 AT 7: 30 A.M.)

A TRACT OF LAND BEING ALL OF WARRANTY DEED RECORDED AT RECEPTION NO. 203183974, LOCATED IN THE WEST HALF OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P. M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A TRACT OF LAND AS RECORDED IN BOOK 5741 AT PAGE 1365 OF THE RECORDS OF SAID EL PASO COUNTY. SAID POINT ALSO BEING ON THE SOUTH LINE OF MY PLACE SUBDIVISION AS RECORDED IN PLAT BOOK U-3 AT PAGE 70 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE SOUTH 87 DEGREES 32 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT IN BOOK 5741 AT PAGE 1365 AND THE SOUTH LINE OF MY PLACE SUBDIVISION, A DISTANCE OF 9.75 FEET TO THE TRUE POINT OF BEGINNING OF THIS

1. THENCE CONTINUING SOUTH 87 DEGREES 32 MINUTES 07 SECONDS EAST ALONG SAID LINES A DISTANCE OF 836.12 FEET TO THE NORTHEAST CORNER OF SAID TRACT IN BOOK 5741 AT PAGE 1365:

2. THENCE SOUTH 00 DEGREES 39 MINUTES 38 SECONDS EAST ALONG SAID EAST LINE OF SAID TRACT IN BOOK 5741 AT PAGE 1365, A DISTANCE OF 299.77 FEET TO THE NORTHERLY LINE OF A TRACT OF LAND AS RECORDED AT RECEPTION NO. 097098321 OF THE RECORDS OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING EIGHT (8) COURSES FOLLOW SAID NORTHERLY LINE OF SAID TRACT AT RECEPTION NO. 97098321:

- 3. THENCE SOUTH 53 DEGREES 51 MINUTES 40 SECONDS WEST A DISTANCE OF 60.18 FEET;
- 4. THENCE SOUTH 79 DEGREES 49 MINUTES 47 SECONDS WEST A DISTANCE OF 57.18 FEET;
- 5. THENCE SOUTH 83 DEGREES 40 MINUTES 49 SECONDS WEST A DISTANCE OF 101.12 FEET;
- 6. THENCE SOUTH 85 DEGREES 22 MINUTES 06 SECONDS WEST A DISTANCE OF 100.72 FEET;
- 7. THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS WEST A DISTANCE OF 200.16 FEET;
- 8. THENCE SOUTH 88 DEGREES 46 MINUTES 39 SECONDS WEST A DISTANCE OF 100.18 FEET;
- 9. THENCE SOUTH 89 DEGREES 20 MINUTES 55 SECONDS WEST A DISTANCE OF 218.82 FEET;

10. THENCE NORTH 46 DEGREES 44 MINUTES 20 SECONDS WEST A DISTANCE OF 41.51 FEET TO A POINT ON THE BOUNDARY LINE OF A TRACT OF LAND AS RECORDED AT RECEPTION NO. 097043242 OF THE RECORDS OF SAID EL PASO COUNTY:

11. THENCE NORTH 02 DEGREES 28 MINUTES 46 SECONDS EAST ALONG SAID BOUNDARY LINE A DISTANCE OF 377.37 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING AN AREA OF 7.324 ACRES, (319,031 SQUARE FEET), MORE OR LESS.

IN WITNESS WHEREOF:

OWNER: D.W.R. ENTERPRISES LLC, A COLORADO LIMITED LIABILITY COMPANY

THE AFOREMENTIONED D.W.R. ENTERPRISES LLC, HAS EXECUTED THIS INSTRUMENT DAY OF

TITLE: _____

NOTARIAL:

STATE OF COLORADO ۱ SS. COUNTY OF EL PASO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____

THE FOREGOING INSTRUMENT	WAS ACKNOWLEDGED	RELOKE WE THIS	DAY OF
	AS	OF D.W.R.	ENTERPRISES LLC
	//.0		211121111111020 220
MY COMMISSION EXPIRES			

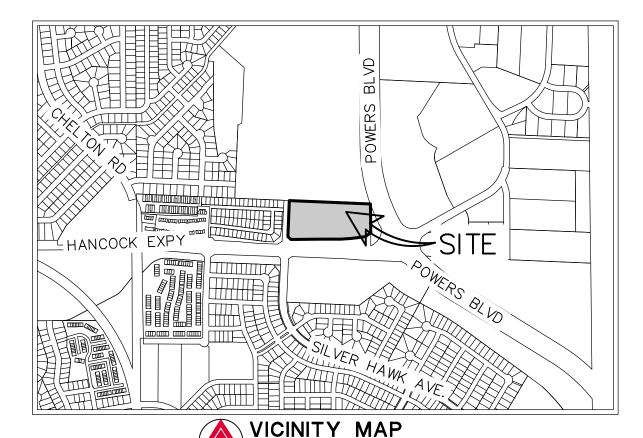
NOTARY PUBLIC

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, EASEMENTS AND TRACTS AND PUBLIC STREETS AS SHOWN ON THE ACCOMPANYING 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 SUCH PUBLIC STREETS AND PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "SKYVIEW VILLAGE". COLORADO SPRINGS, EL PASO COUNTY, COLORADO. ALL PUBLIC STREETS OR ADDITIONAL RIGHT-OF-WAY ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE.

EASEMENTS:

- 1. ALL EASEMENTS AS SHOWN HEREON WITHIN EACH LOT ARE TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT.
- 2. ACCESS AND UTILITY EASEMENT AS DEPICTED HEREIN IS FOR PUBLIC ACCESS OVER THE PRIVATE STREETS TO THE LOTS AS PLATTED HEREIN.



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 HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

GENERAL NOTES:

1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW ON APRIL 23, 2021,

- 2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- 3. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTHERLY BOUNDARY OF THE PARCEL OF LAND RECORDED AT RECEPTION NO. 203183974 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 87°32'07" EAST, (DEED SOUTH 87°14'48" EAST), A DISTANCE OF 836.12 FEET.
- 4. THIS PROPERTY IS LOCATED WITHIN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE 500-YEAR FLOODPLAIN) AS ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY PER FIRM PANEL NO. 08041C0761G WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018.
- 5. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. 36396LTG WITH AN EFFECTIVE DATE OF APRIL 23, 2021 AT 7:30 A.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- 6. APPLICANT MUST GRANT EASEMENTS AS REQUIRED FOR ANY EXISTING OR PROPOSED UTILITY FACILITIES, AND IMPROVEMENTS SHALL NOT ENCROACH UPON ANY UTILITY EASEMENT. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY EASEMENT WITHOUT THE WRITTEN APPROVAL OF COLORADO SPRINGS UTILITIES.
- 7. IF IT IS NECESSARY TO RELOCATE ANY EXISTING UTILITY FACILITIES, THEN SUCH RELOCATION SHALL BE AT THE APPLICANT'S EXPENSE, AND IF REQUIRED, APPLICANT SHALL GRANT NEW EASEMENTS FOR THE RELOCATED FACILITIES. ADDITIONALLY, ALL EXISTING UTILITIES ON THIS PROPERTY THAT DO NOT HAVE RECORDED EASEMENTS WILL REQUIRE EASEMENTS TO BE GRANTED TO COLORADO SPRINGS UTILITIES. THE EASEMENT WIDTHS SHALL MEET CURRENT COLORADO SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS.
- 8. TRACTS C, E, AND F ARE FOR PRIVATE ACCESS, PUBLIC UTILITIES AND PARKING. TRACT A WILL BE OWNED AND MAINTAINED BY THE SKYVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC. OWNERSHIP OF TRACTS C, E, AND F ARE TO BE CONVEYED BY SEPARATE DOCUMENT.
- 9. TRACTS A, B, D, G, H, AND I ARE FOR PUBLIC AND PRIVATE UTILITIES ACCESS, PUBLIC IMPROVEMENTS, UTILITIES, LANDSCAPING AND DRAINAGE. TRACTS A, B, D, G, H, AND I WILL BE OWNED AND MAINTAINED BY THE SKYVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC. OWNERSHIP OF TRACTS A, B, D, G, H, AND I TO BE CONVEYED BY SEPARATE DOCUMENT.
- 10. ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.
- 11. ALL PRIVATE STREETS (PAINTED SKY VIEW, MAGIC CARPET LOOP, AND AEROGLIDE LOOP) ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE SKYVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC.
- 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.

SHEET INDEX

SHEET 1 - COVER, LEGAL DESCRIPTION, VICINITY MAP SHEET 2 - MAP SHEET, TRACT TABLE, ADDRESS PLAT

SURVEYOR'S CERTIFICATION:

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/HER 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/HER KNOWLEDGE AND BELIEF.

BRADY J. MOORHEAD COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38668 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC. 300 E. MINERAL AVENUE, SUITE 1 LITTLETON, CO. 80122 (303) 713-1898



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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE. EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CITY APPROVALS:

CITY ENGINEER

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "SKYVIEW VILLAGE"

CITY PLANNING DIRECTOR	DATE
CITY CLERK	DATE
RECORDING:	
STATE OF COLORADO)	
) SS. COUNTY OF EL PASO)	
I HEREBY CERTIFY THAT THIS INSTRUMENT W	WAS FILED FOR RECORD IN MY OFFICE AT
O'CLOCKM., THIS	DAY OF, 2021 A.D.,
AND IS DULY RECORDED AT RECEPTION NO.	OF THE RECORDS OF
EL PASO COUNTY, COLORADO.	
	CHUCK BROERMAN, RECORDER
SURCHARGE:	BY: DEPUTY
FEE:	DEPUTY
FEES:	
DRAINAGE FEE:	
BRIDGE FEE:	

SCHOOL FEE:

PARK FEE: _____

CITY FILE NO. CPC PUZ 21-00019

04-22-2021

300 East Mineral Ave., Suite 1	DEVELOPER	DATE OF PREPARATION:	04-22-202
CONSULTANTS, INC. Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	CHALLENGER HOMES 8605 EXPLORER DRIVE, SUITE 250 COLORADO SPRINGS, COLORADO	SCALE:	N/A
AzTec Proj. No.: 151121-01 Drawn By: RDR		SHEET 1 OF 2	

