

# 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 DESCRIPTION;

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 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**NOTARIAL:**

STATE OF COLORADO )  
                                  ) SS.  
COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_ AS \_\_\_\_\_ OF D.W.R. ENTERPRISES LLC

MY COMMISSION EXPIRES \_\_\_\_\_

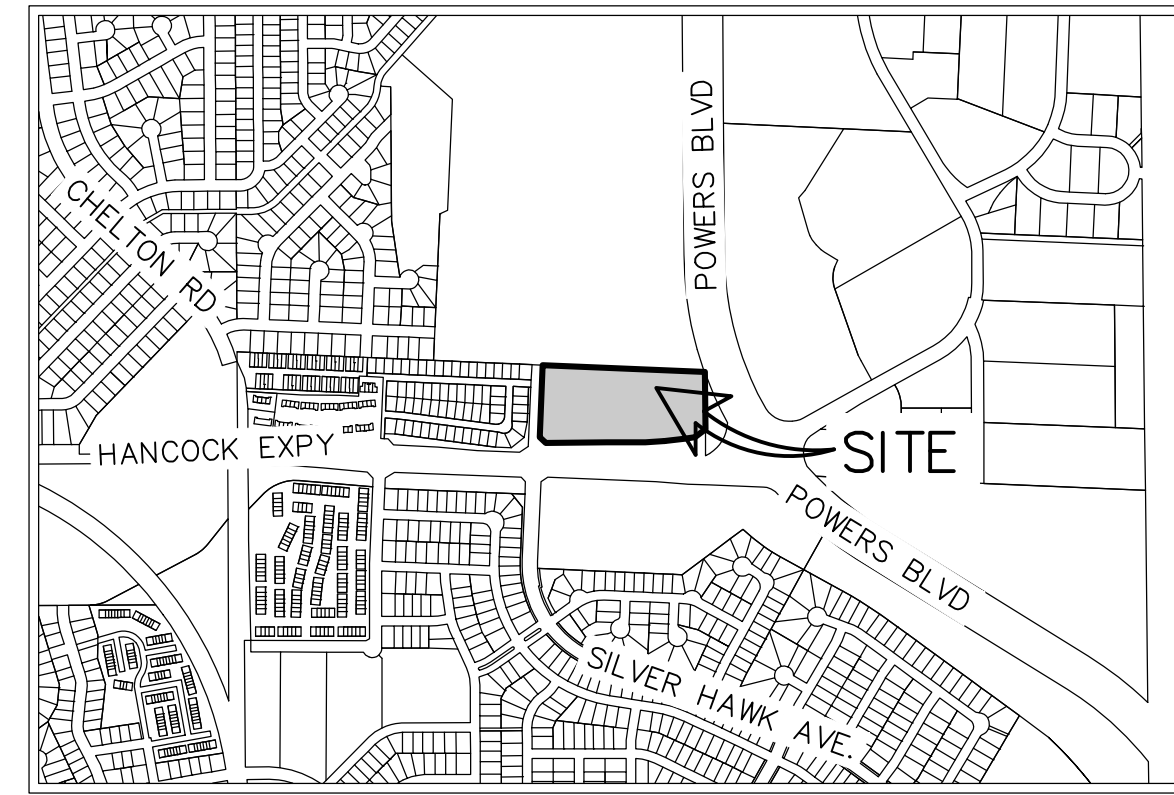
\_\_\_\_\_  
NOTARY PUBLIC

**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.



**VICINITY MAP**  
SCALE: 1"=2000'

**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:**

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

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

CITY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

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

**RECORDING:**

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 \_\_\_\_\_, 2021 A.D.,

AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

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

SEE: \_\_\_\_\_

**FEEs:**

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

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

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

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

CITY FILE NO. CPC PUZ 21--00019

|   |  |  |                                 |
|---|--|--|---------------------------------|
| <br>300 East Mineral Ave., Suite 1<br>Littleton, Colorado 80122<br>Phone: (303) 713-1898<br>Fax: (303) 713-1897<br>www.aztecconsultants.com | <b>DEVELOPER</b><br><b>CHALLENGER HOMES</b>                  |  | DATE OF PREPARATION: 04-22-2021 |
|   | 8605 EXPLORER DRIVE, SUITE 250<br>COLORADO SPRINGS, COLORADO |  | SCALE: N/A                      |
|   | AZTEC Proj. No.: 151121-01      Drawn By: RDR                |  | S H E E T 1 O F 2               |

FOR REVIEW

# 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.

MAP SHEET

NW 1/4 SEC. 36,  
T.14S., R.66W., SIXTH P.M.



POINT OF COMMENCEMENT  
NORTHWEST CORNER  
REC. NO. 203183974

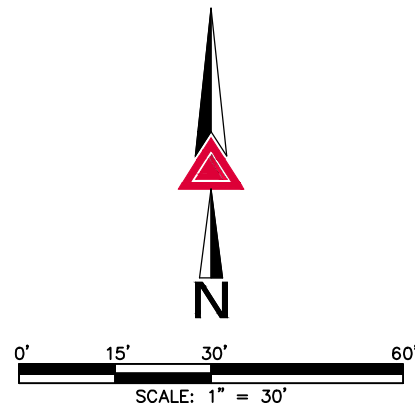
POINT OF BEGINNING

SILVER HAWK  
SUBDIVISION FILING  
NO. 1  
REC. NO. 204154550

SILVER HAWK AVENUE  
(36' WIDE PUBLIC ROW)  
REC. NO. 96120176

RIGHT-OF-WAY  
REC. NO. 97043242

HANCOCK EXPRESSWAY  
(PUBLIC ROW WIDTH VARIES)  
REC. NO. 97098321



**MONUMENT & ABBREVIATION LEGEND**

- FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "PLS 24964"
- FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP - STAMPING ILLEGIBLE
- FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "CDOT PLS 24941"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38668"

ROW RIGHT-OF-WAY  
(NR) NON-RADIAL LINE  
U.E. UTILITY EASEMENT  
(R) RECORD BEARING PER REC. NO. 203183974

| Tract Table |              |             |  |                          |
|-------------|--------------|-------------|--|--------------------------|
| TRACT       | AREA (SQ.FT) | AREA (AC ±) | USE  | OWNED BY / MAINTAINED BY |
| TRACT A     | 873          | 0.020       | PUBLIC UTILITIES, LANDSCAPING & DRAINAGE   | HOA                      |
| TRACT B     | 48,532       | 1.114       | PUBLIC UTILITIES, LANDSCAPING & DRAINAGE   | HOA                      |
| TRACT C     | 13,986       | 0.321       | PUBLIC ACCESS, PUBLIC UTILITIES, & PARKING | HOA                      |
| TRACT D     | 4,246        | 0.097       | PUBLIC UTILITIES, LANDSCAPING & DRAINAGE   | HOA                      |
| TRACT E     | 41,768       | 0.959       | PUBLIC ACCESS, PUBLIC UTILITIES, & PARKING | HOA                      |
| TRACT F     | 17,186       | 0.395       | PUBLIC ACCESS, PUBLIC UTILITIES, & PARKING | HOA                      |
| TRACT G     | 6,693        | 0.154       | PUBLIC UTILITIES, LANDSCAPING & DRAINAGE   | HOA                      |
| TRACT H     | 3,102        | 0.071       | PUBLIC UTILITIES, LANDSCAPING & DRAINAGE   | HOA                      |
| TRACT I     | 368          | 0.008       | PUBLIC UTILITIES, LANDSCAPING & DRAINAGE   | HOA                      |
| TOTALS      | 136,754      | 3.139       |  |                          |

HOA = SKYVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC.

| CURVE TABLE |           |        |        |
|-------------|-----------|--------|--------|
| CURVE       | DELTA     | RADIUS | LENGTH |
| C1          | 56°12'36" | 16.00' | 15.70' |
| C2          | 56°18'59" | 16.00' | 15.73' |
| C3          | 90°00'00" | 24.50' | 38.48' |
| C4          | 90°00'00" | 24.50' | 38.48' |
| C5          | 90°00'00" | 24.50' | 38.48' |

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

CITY FILE NO. CPC PUZ 21-00019

|  |   |                      |            |
|--|---|----------------------|------------|
| <p><b>AZTEC</b><br/>CONSULTANTS, INC.</p> <p>300 East Mineral Ave., Suite 1<br/>Littleton, Colorado 80122<br/>Phone: (303) 713-1899<br/>Fax: (303) 713-1897<br/>www.aztecconsultants.com</p> | <p><b>DEVELOPER</b><br/>CHALLENGER HOMES</p> <p>8605 EXPLORER DRIVE, SUITE 250<br/>COLORADO SPRINGS, COLORADO</p> | DATE OF PREPARATION: | 04-22-2021 |
|  |   | SCALE:               | 1"=30'     |
| <p>Aztec Proj. No.: 151121-01      Drawn By: RDR</p>   |   | <p>SHEET 2 OF 2</p>  |            |