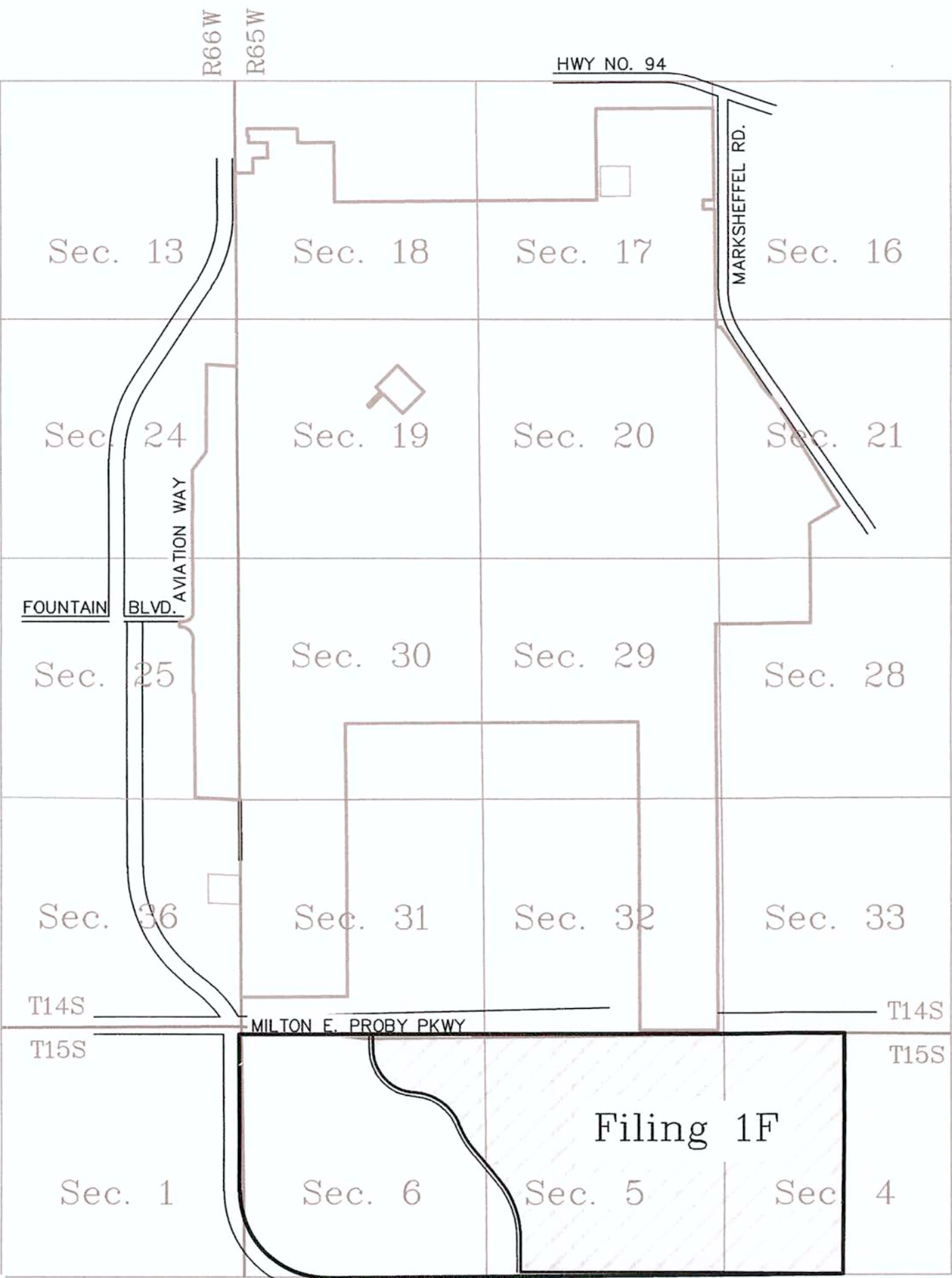


COLORADO SPRINGS AIRPORT FILING NO. 1F

15016

A REPLAT OF LOT 4, COLORADO SPRINGS AIRPORT FILING NO. 1E,
LOCATED IN A PORTION OF SECTIONS 4, 5 AND 6 OF TOWNSHIP 15 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 KNOW 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 4, COLORADO SPRINGS AIRPORT FILING NO.1E AS RECORDED IN RECEPTION NO. 222714920 OF THE RECORDS OF EL PASO COUNTY

CONTAINS: 1002.266 ACRES, MORE OR LESS.

SURVEY NOTES

- BEARINGS ARE BASED ON THE WESTERLY LINE OF LOT 2, COLORADO SPRINGS AIRPORT FILING NO. 1, AS BEARING N00°15'49"E, AS MONUMENTED BY A #4 REBAR W/CAP MARKED "WPW L.S. 11997" AT THE WEST PC AND A FOUND 3-1/2 ALUM CAP AT THE SW CORNER OF SEC 36, T14S, R66W, 6TH P.M..
- 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. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- PLAT DATE OF PREPARATION: MARCH 30, 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.
- TRACTS AND LOTS ARE NOT TO BE DEVELOPED PRIOR TO FINAL DRAINAGE REPORT APPROVAL FOR SAID TRACTS OR LOTS.
- TRACT "A" IS FOR THE PURPOSE OF SIGNAGE, LANDSCAPING, DRAINAGE, TRAILS AND OPEN SPACE AND IS OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, BY AND THROUGH ITS ENTERPRISE, THE COLORADO SPRINGS AIRPORT.
- TRACT "B" IS FOR THE PURPOSE OF SIGNAGE, LANDSCAPING, DRAINAGE, TRAILS AND OPEN SPACE, TO BE OWNED AND MAINTAINED BY THE "PEAK METROPOLITAN DISTRICT", AND WILL BE CONVEYED BY SEPARATE INSTRUMENT SUBJECT TO CITY COUNCIL APPROVAL.

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. HENRY
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 27605



DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID PROPERTY TO BE REPLATTED INTO LOTS, TRACTS AND AIRPORT ROADWAY AS SHOWN ON THE PLAT. THIS PROPERTY AS PLATTED HEREIN SHALL BE KNOWN AS "COLORADO SPRINGS AIRPORT FILING NO. 1F" IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

THE AFOREMENTIONED HAS HEREUNTO SET HIS HAND AND SEAL THIS 15th DAY OF September, 2022.

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

BY: John W. Suthers
JOHN W. SUTHERS
MAYOR

ATTEST:

James J. Seale
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. 1F".

James J. Seale
DIRECTOR OF CITY PLANNING

9-14-22
DATE

James J. Seale
CITY ENGINEER

9/14/2022
DATE

James J. Seale
CITY CLERK

9-17-22
DATE

James J. Seale
DIRECTOR OF AVIATION

9/13/2022
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 8:28 O'CLOCK A.M., THIS 20th DAY OF September, 2022 A.D., AND IS DULY RECORDED AT RECEPTION NUMBER 222715016 OF THE RECORDS OF EL PASO COUNTY.

CHUCK BROERMAN, RECORDER

BY: Katharine Connelly
DEPUTY

FEE: 450.00

SURCHARGE: 53.00

SCHOOL FEE: N/A COMMERCIAL

BRIDGE FEE: N/A

PARK FEE: N/A COMMERCIAL

DRAINAGE FEE: N/A EXEMPT PER PETERSON FIELD D.B.P.S.

CITY FILE NO. AR-FP- 22-00293

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. 1F

REVISIONS					DRAWN BY:	TJW	DATE:	3-30-2022
ZONE	REV	DESCRIPTION	DATE	APPROVED				
	1	CITY INITIAL REVIEW COMMENTS	07-01-22		CHECKED BY:	RDH	DRAWING NO:	N/A
	2	CITY REVIEW COMMENTS	08-22-22					
	3	CITY REVIEW COMMENTS	08-31-22					
					JOB NO:	220107	SHEET:	1 of 5

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

Colorado Springs Airport
REPLAT

For:
COSA SHEET 1 OF 5

COLORADO SPRINGS AIRPORT FILING NO. 1F

15016

A REPLAT OF LOT 4, COLORADO SPRINGS AIRPORT FILING NO. 1E,
LOCATED IN A PORTION OF SECTIONS 4, 5 AND 6 OF TOWNSHIP 15 SOUTH, RANGE 65 WEST, ALL OF THE 6th PRINCIPAL MERIDIAN,
LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



SCALE : 1" = 500'



COLORADO SPRINGS AIRPORT AND
INDUSTRIAL PARK FILING NO. 1B
(RECEPTION NO. 218714079)
LOT 1

COLORADO SPRINGS AIRPORT AND
INDUSTRIAL PARK FILING NO. 1
(RECEPTION NO. 94150256)
LOT 1

COLORADO SPRINGS AIRPORT AND
INDUSTRIAL PARK FILING NO. 1B
(RECEPTION NO. 218714079)
LOT 1

COLORADO SPRINGS AIRPORT
AND INDUSTRIAL PARK FILING
NO. 2
(RECEPTION NO. 94150257)
LOT 1

COLORADO SPRINGS AIRPORT FILING
NO. 1D
(RECEPTION NO. 219714312)
LOT 5

*MILTON E. PROBY
PARKWAY*

COLORADO SPRINGS AIRPORT FILING
NO. 1E
(RECEPTION NO. 222714920)

Line Table		
Line #	Length	Direction
L1	601.72	S89° 55' 33"E
L2	81.00	S89° 55' 33"E
L3	81.00	N00° 04' 27"E
L4	11.00	N89° 55' 33"W
L5	474.32	N00° 04' 27"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	41.05	29.50	079°43'28"	N19° 52' 39"E	37.82
C2	87.80	454.50	011°04'06"	N65° 16' 26"E	87.66
C3	152.83	454.50	019°15'57"	N80° 26' 28"E	152.11
C4	14.14	9.00	090°00'00"	S44° 55' 33"E	12.73
C5	14.14	9.00	090°00'00"	N45° 04' 27"E	12.73
C6	14.14	9.00	090°00'00"	N44° 55' 33"W	12.73

COLORADO SPRINGS AIRPORT FILING
NO. 1E
(RECEPTION NO. 222714920)
LOT 4
1002.266 ac.

COLORADO SPRINGS AIRPORT FILING
NO. 1D
(RECEPTION NO. 219714312)
LOT 6

SOUTH POWERS BOULEVARD

AS PLATTED

CITY FILE NO. AR-FP- 22-00293

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COLORADO SPRINGS AIRPORT
FILING NO. 1F

REVISIONS			
ZONE	REV	DESCRIPTION	DATE
	1	CITY INITIAL REVIEW COMMENTS	07-01-22
	2	CITY REVIEW COMMENTS	08-22-22
	3	CITY REVIEW COMMENTS	08-31-22

DRAWN BY:	TJW	DATE:	3-30-2022
CHECKED BY:	RDH	DRAWING NO:	N/A
JOB NO:	220107	SHEET:	2 of 5

POLARIS SURVEYING, INC.
1903 Lelroy Street, Suite 102
COLORADO SPRINGS, CO 80909
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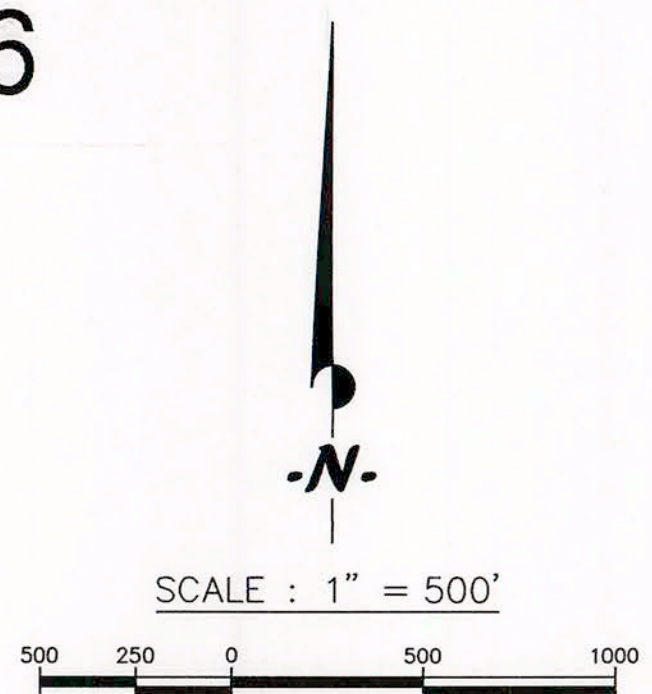
Colorado Springs Airport
REPLAT

For:
COSA SHEET 2 OF 5

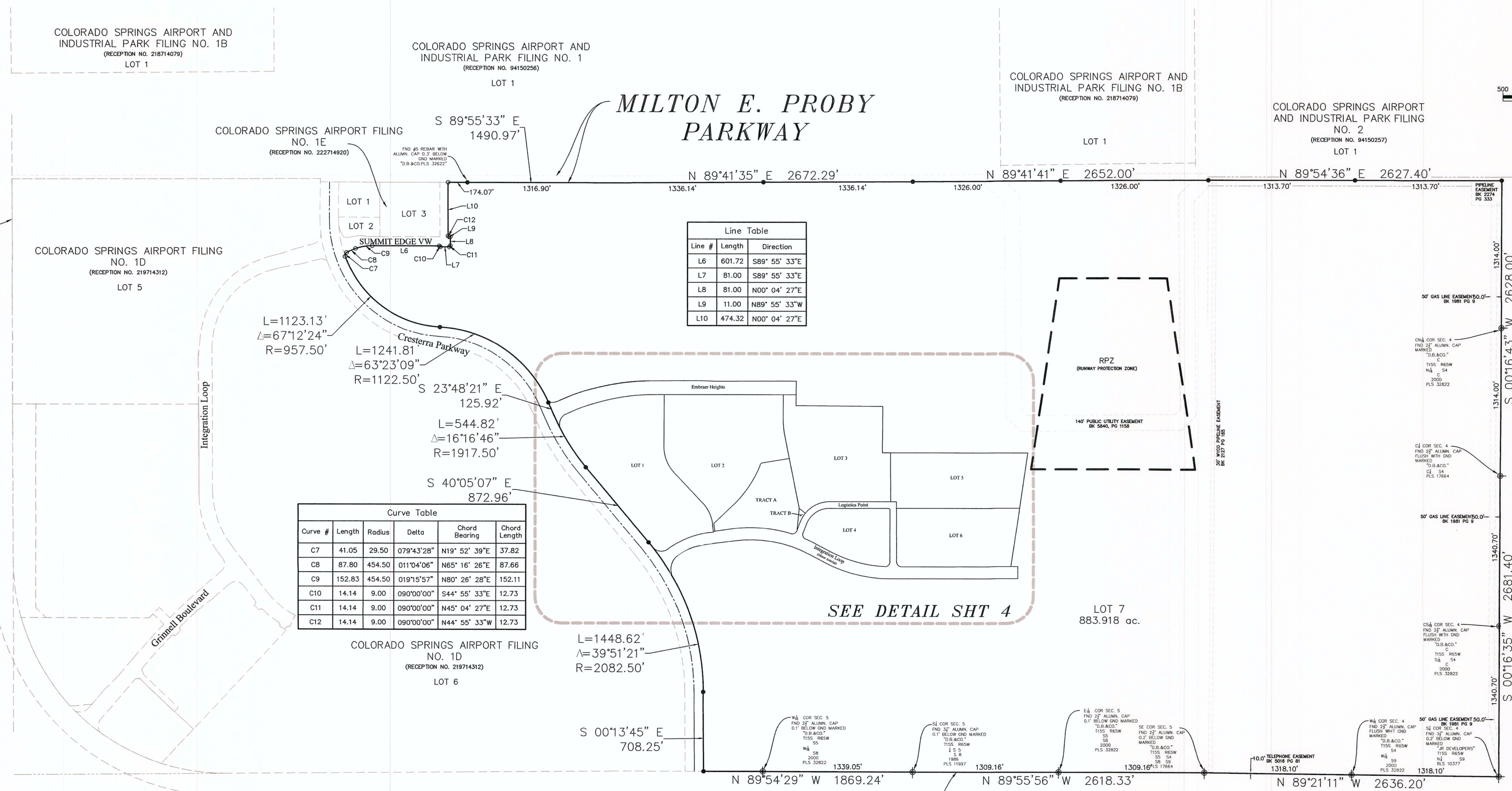
COLORADO SPRINGS AIRPORT FILING NO. 1F

15016

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SOUTH POWERS BOULEVARD



Line Table

Line #	Length	Direction
L6	601.72	S89° 55' 33"E
L7	81.00	S89° 55' 33"E
L8	81.00	N00° 04' 27"E
L9	11.00	N89° 55' 33"W
L10	474.32	N00° 04' 27"E

Curve Table

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C11	14.14	9.00	090°00'00"	N45° 04' 27"E	12.73
C12	14.14	9.00	090°00'00"	N44° 55' 33"W	12.73

- 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
 - ADDRESS

SOUTH POWERS BOULEVARD

AS REPLATTED

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DRAWN BY: TJW
CHECKED BY: RDH
JOB NO: 220107
DATE: 3-30-2022
DRAWING NO: N/A
SHEET: 3 of 5

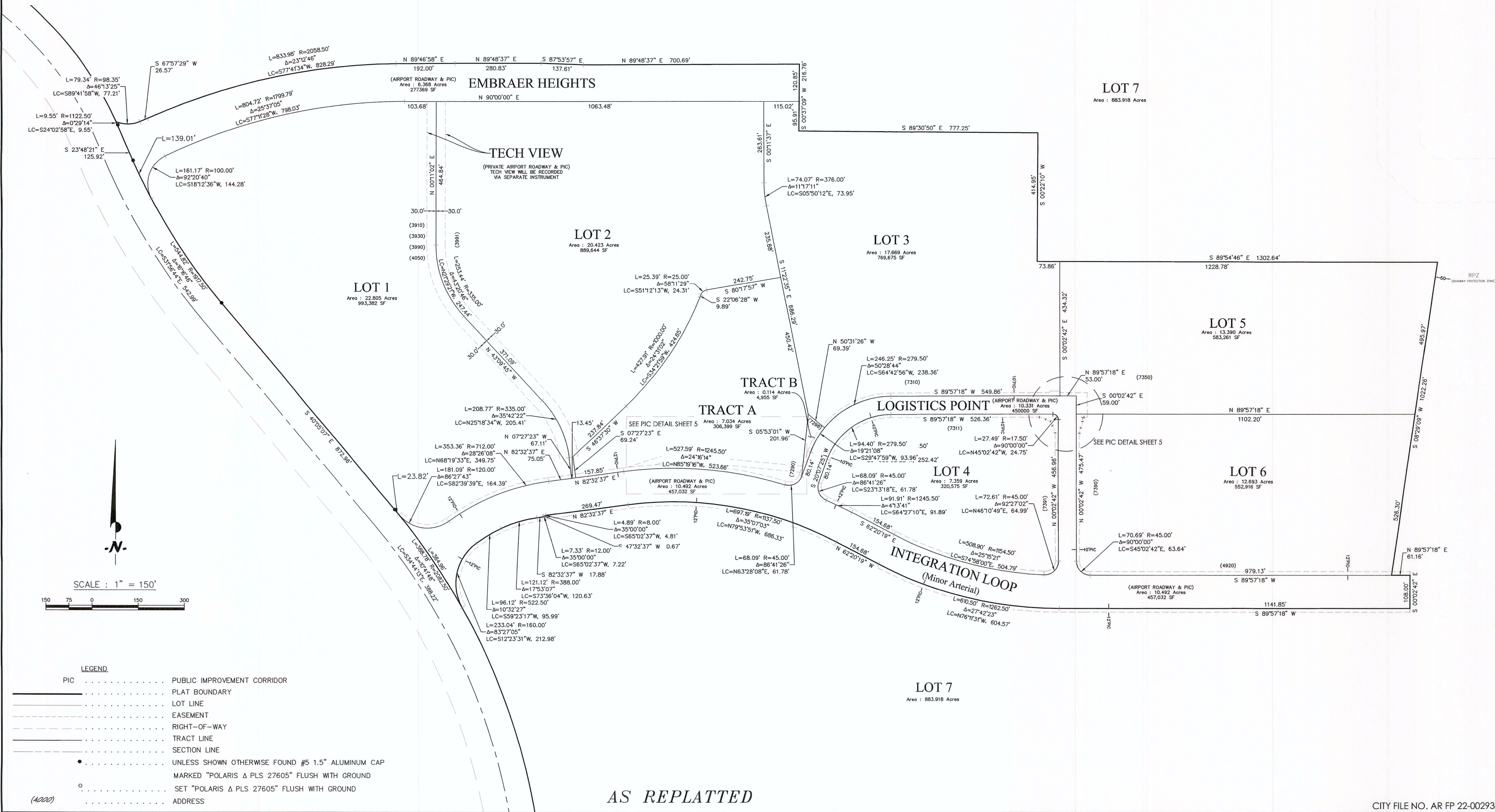
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CITY FILE NO. AR-FP- 22-00293
Colorado Springs Airport
REPLAT
For:
COSA SHEET 3 OF 5

COLORADO SPRINGS AIRPORT FILING NO. 1F

15016

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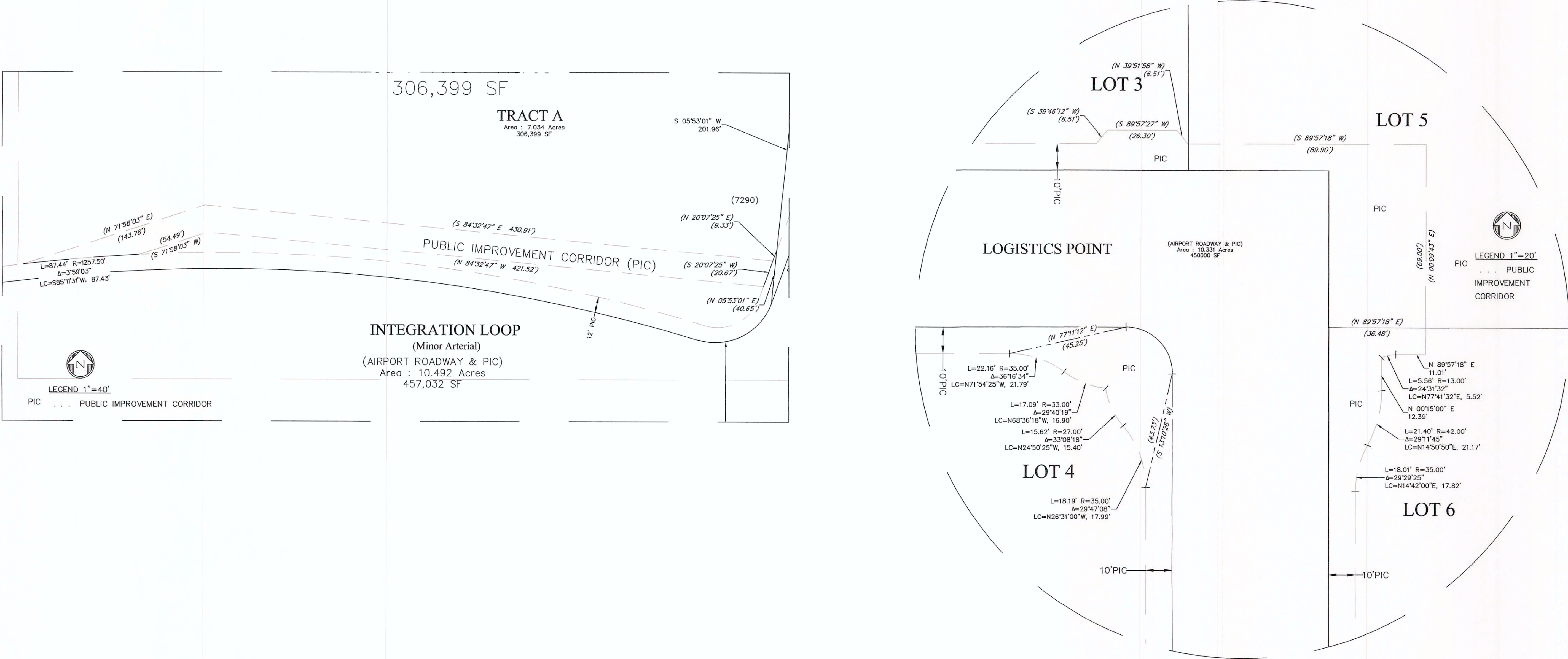
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CITY FILE NO. AR FP 22-00293

COLORADO SPRINGS AIRPORT FILING NO. 1F

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PUBLIC IMPROVEMENT CORRIDORS
(PIC)

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COLORADO SPRINGS AIRPORT
FILING NO. 1F

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DRAWN BY:	TJW	DATE:	3-30-2022
CHECKED BY:	RDH	DRAWING NO:	N/A
JOB NO:	220107	SHEET:	5 of 5

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Colorado Springs Airport
REPLAT
For:
COSA SHEET 5 OF 5

CITY FILE NO. AR FP 22-00293