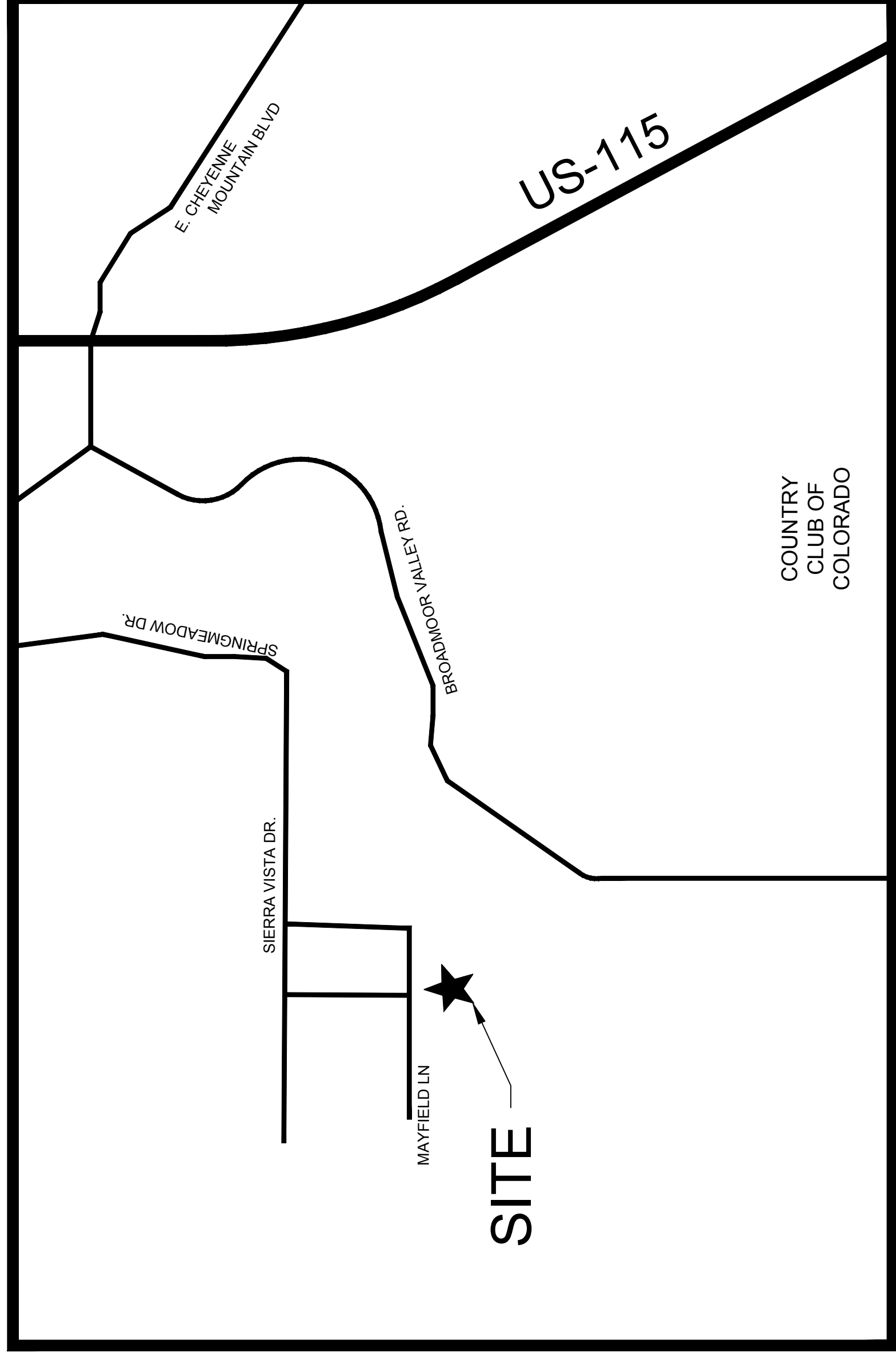


ARCHER PARK SUBDIVISION, FILING NO. 1

FINAL PLAT

Replat of Lot 3, Block 1, Replat of a portion of Lot 9, Block 1, Sierra Vista Estates, together with an unplatted parcel of land located in the Southeast 1/4 of Section 36, Township 14 South, Range 67 West of the 6th Principal Meridian, City of Colorado Springs, County of El Paso, State of Colorado



SHEET INDEX

1	COVER SHEET
2	AS PLATTED
3	AS REPLATTED

Tract	Ownership	Maintenance and/or Assigns	Use	Surface
A	Broadmoor Meadows HOA	Broadmoor Meadows HOA, Successors and/or Assigns	Landscapes, Drainage, Water Quality and Parking	Grass, Trees, & Shrubs
B	Broadmoor Meadows HOA	Broadmoor Meadows HOA, Successors and/or Assigns	Landscapes	Grass, Trees, & Shrubs
C	Broadmoor Meadows HOA	Broadmoor Meadows HOA, Successors and/or Assigns	Private and Emergency Access	Asphalt

COVENANTS STATEMENT:

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BROADMOOR MEADOWS HOA IS RECORDED UNDER RECEPTION NO. _____ OF EL PASO COUNTY RECORDS.

REPLAT NOTE:

THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.

GEOLOGIC HAZARD NOTE:

THE PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY _____ DATED _____, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THE PROPERTY: _____ OR WITHIN THE SUBDIVISION FILE _____ OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 105, COLORADO SPRINGS, CO. IF YOU WOULD LIKE TO VIEW SAID REPORT.

Owner:
The aforementioned owner, Rick Delesk, has executed this instrument this _____ day of _____, 20____, A.D.

The Newport Company
BY: _____ DATE _____
Rick Delesk, President
State of Colorado
City of Colorado Springs
County of El Paso

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, A.D. by _____

Witness my hand and official seal
My commission expires: _____

Notary Public
Address _____

WATER QUALITY FACILITY STATEMENT:
1. Tract A includes a water quality facility in the form of a full spectrum pond, forebay, trickle channel, and outfall structure which is to be privately owned and maintained by Broadmoor Meadows HOA.

EASEMENT STATEMENT:

1. The 30' Public Utility Easement encompasses the entirety of the cul-de-sac, forebay, trickle channel, and outfall structure which is to be privately owned North and West property lines and a 20' public utility easement on the South property line as shown on these plans.

GENERAL NOTES:

- Altitude Land Consultants completed field survey work in September 2016 without benefit of utility locates on-site. All utilities shown hereon are based upon surface evidence, utility maps, and any additional site information available.
- Roadway shown hereon shall be privately maintained. The roadway is encompassed by a 20' wide Private Access and Emergency Access Tract. No on-street parallel parking is permitted within this tract. Tract A directly adjacent to the Tract C contains grass paver driveway and driveway apron. All private streets ("Broadmoor Meadows View" & "Waterfield View") are privately owned and maintained by Broadmoor Meadows HOA.
- The area included in the plat 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.
- Boundary markers shall be placed in the following locations:
Broadmoor Meadows HOA: This plat is located in Zone X (Areas determined to be outside of the 500-year floodplain) as established by FEMA per FEMA map #08041C0737, revised 03/17/1997.
- 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.

Dedication:
The undersigned owners have caused said tract of land to be replatted into lots and tracts, as shown on the plat. The undersigned does hereby grant and convey to the City of Colorado Springs those easements, as shown on this 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 release or quitclaim all or any such public easements shall remain exclusively vested in the City of Colorado Springs. This tract of land as platted herein shall be known as "Archer Park Subdivision, Filing No. 1," in the City of Colorado Springs, El Paso County, Colorado.

KNOW ALL MEN BY THESE PRESENTS: THAT THE NEWPORT COMPANY, A COLORADO CORPORATION, IS THE SOLE OWNER(S) OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

Legal Description:

A PORTION OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-SIXTEENTH CORNER OF SAID SECTION 36 & SECTION 1, TOWNSHIP 15 SOUTH, RANGE 67 WEST BEING A FOUND 2" ALUMINUM CAP "RML5 19625" WHENCE THE SOUTHEAST CORNER OF SAID SECTION 36 BEING A FOUND 3.25" ALUMINUM CAP "BLM 1974" BEARS S89°31'16"E 1333.20 FEET AND IS THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE N00°08'13"E 900.31 FEET TO THE POINT OF BEGINNING;

THENCE N00°45'00"E 299.89 FEET;

THENCE S89°42'15"E 598.94 FEET;

THENCE N00°12'18"E 111.64 FEET TO THE SOUTH RIGHT-OF-WAY OF MAYFIELD LANE;

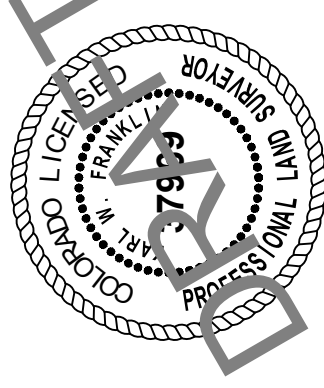
THENCE N89°58'25"E 169.20 FEET ON THE SAID SOUTH RIGHT-OF-WAY OF MAYFIELD LANE;

THENCE S00°17'41"W 296.10 FEET;

THENCE S81°42'20"W 779.09 FEET TO THE POINT OF BEGINNING;

CONTAINING 4.70 ACRES (804,789 SQUARE FEET), MORE OR LESS

Surveyor's Statement:
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 personal supervision 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.



Karl Franklin, Professional Land Surveyor
Colorado PLS No. 37969
Date _____

Approval:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of Archer Park Subdivision, Filing No. 1.

City Planning Director
Date _____

City Engineer
Date _____

City Clerk
Date _____

Clerk and Recorder:

State of Colorado }
County of El Paso } is

I hereby certify that this instrument was filed for record in my office at _____ O'Clock _____ M., this _____ day of _____, 20____, A.D. and duly recorded at Reception No. _____ of the Records of El Paso County, Colorado.

Chuck Broerman, Recorder

Deputy:

Fee: _____
Surcharge: _____
School Fee: _____
Bridge Fee: _____
Park Fee: _____
Drainage Fee: _____

Land Surveyor Consultant:

Altitude Land Consultants, Inc.

Civil Engineer Consultant:

Altitude Land Consultants, Inc.

Landscape Architect Consultant:

Altitude Land Consultants, Inc.

ALTITUDE LAND CONSULTANTS
CIVIL SURVEY/PLANNING/LANDSCAPE
Attn: Mr. Eric Butzlaff, PE
Addr: 3461 Ringsby Court, # 125
Denver, CO 80216
Ph: (720) 427-6161

ALTITUDE LAND CONSULTANTS
CIVIL SURVEY/PLANNING/LANDSCAPE
Attn: Ms. Kristin Heggen, RLA
Addr: 2727 N. Cascade Ave. # 160
Colorado Springs, CO 80907
Ph: (719) 339-9393

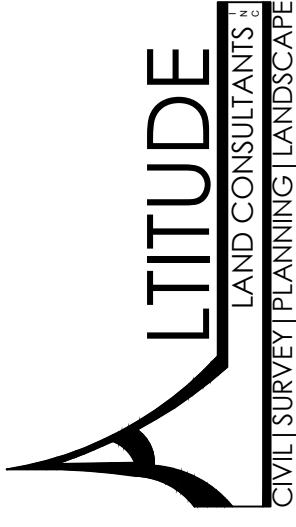
ALTITUDE LAND CONSULTANTS
CIVIL SURVEY/PLANNING/LANDSCAPE
Attn: Mr. Rick Delesk
Addr: The Newport Company
620 Southpointe Ct. #280
Colorado Springs, CO 80906
Ph: (719) 574-0920

ALTITUDE LAND CONSULTANTS
CIVIL SURVEY/PLANNING/LANDSCAPE
Attn: Mr. Karl Franklin, PLS-PE-EW
Addr: 3461 Ringsby Court, # 125
Denver, CO 80216
Ph: (720) 413-9671

ALTITUDE LAND CONSULTANTS
CIVIL SURVEY/PLANNING/LANDSCAPE
Attn: Mr. Eric Butzlaff, PE
Addr: 3461 Ringsby Court, # 125
Denver, CO 80216
Ph: (720) 427-6161

ALTITUDE LAND CONSULTANTS
CIVIL SURVEY/PLANNING/LANDSCAPE
Attn: Mr. Eric Butzlaff, PE
Addr: 3461 Ringsby Court, # 125
Denver, CO 80216
Ph: (720) 427-6161

ALTITUDE LAND CONSULTANTS
CIVIL SURVEY/PLANNING/LANDSCAPE
Attn: Mr. Eric Butzlaff, PE
Addr: 3461 Ringsby Court, # 125
Denver, CO 80216
Ph: (720) 427-6161



3461 Ringsby Court, Suite 125
Denver, CO 80216

2727 N Cascade Ave, Suite 160
Colorado Springs, CO 80907

720.413.9691
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

ARCHER PARK SUBDIVISION,
FILING NO. 1
FINAL PLAT
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

ALC 16-121

COPYRIGHT 2016
This document is the property of Altitude Land Consultants, Inc. and all rights of the document to limit and may be exercised only by Altitude Land Consultants, Inc.

NO. DATE BY
#1 10-21-16 JMG
#2 1-17-17 JMG
#3 3-16-17 JMG
#4 4-14-17 JMG

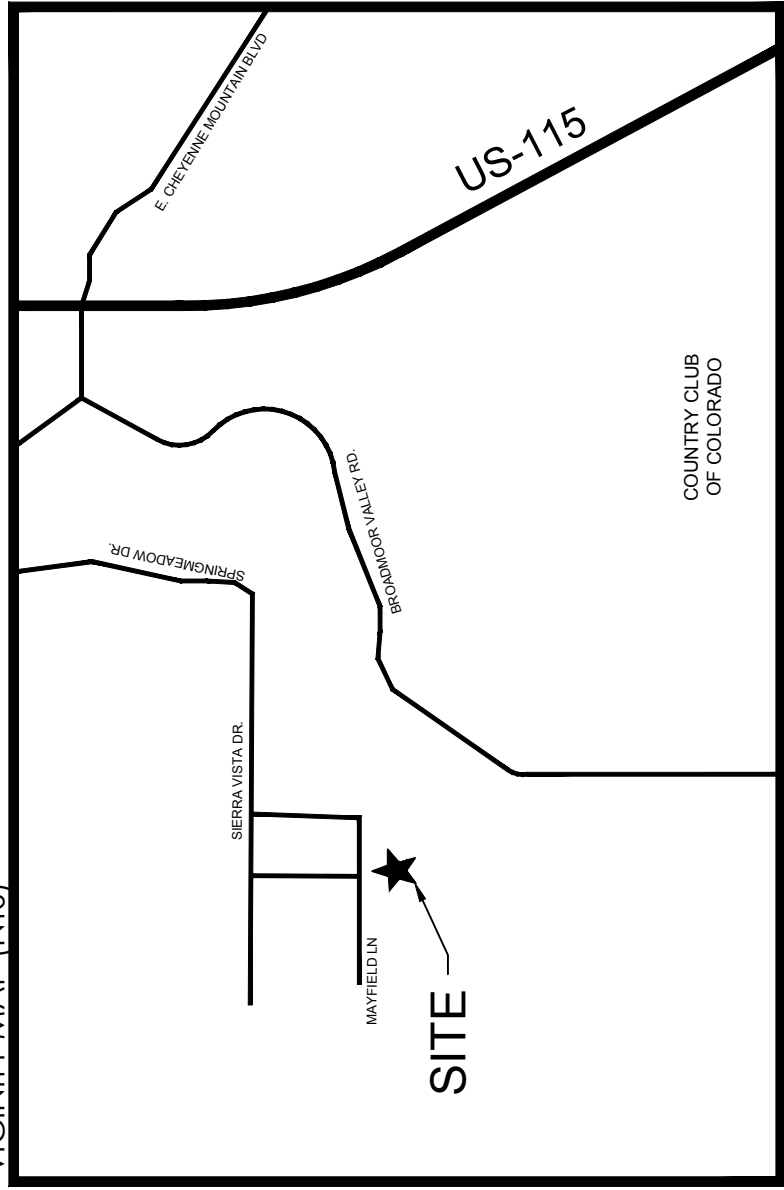
DATE: SEPTEMBER 19, 2016
DRAWN BY: JMG
CHECKED BY: ETB

COVER SHEET

1

Sheet 01 of 03

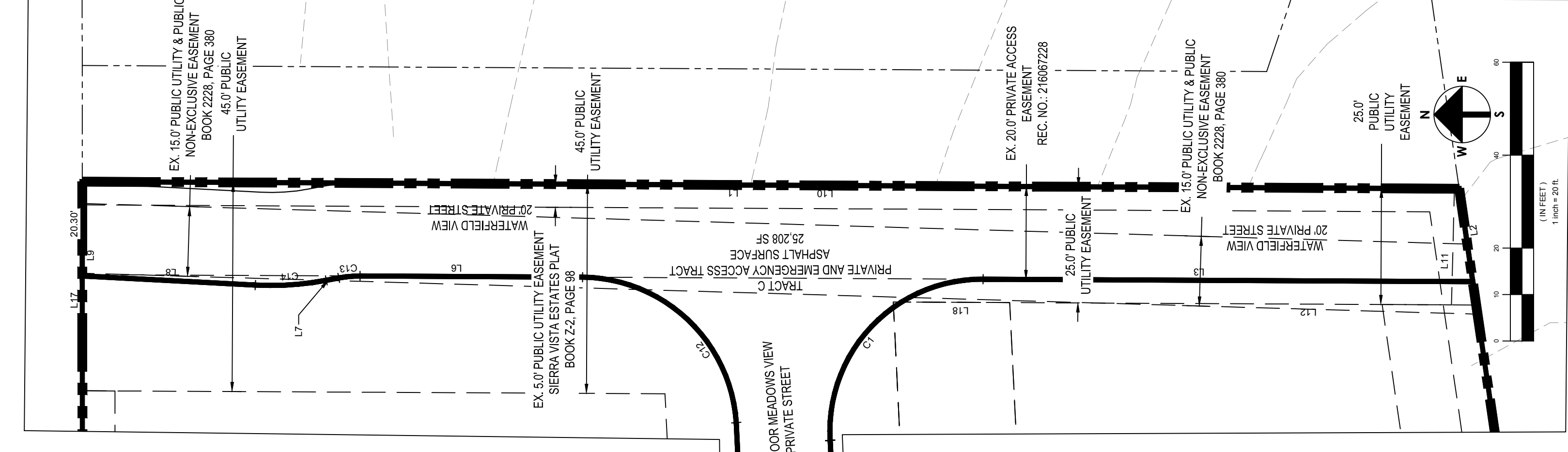
AR PFP 16-00629



ARCHER PARK SUBDIVISION, FILING NO. 1

FINAL PLAT

Replat of Lot 3, Block 1, Replat of a portion of Lot 9, Block 1, Sierra Vista Estates, together with an unplatted parcel of land located in the Southeast 1/4 of Section 36, Township 14 South, Range 67 West of the 6th Principal Meridian, City of Colorado Springs, County of El Paso, State of Colorado



Legend

- Property Line
- Adjacent Property Line
- Prop. Easement Line
- Ex. Easement Line

Drawing Scale & North Arrow

Scale: 1 inch = 40 feet

North Arrow pointing North (N), South (S), East (E), West (W).

50' PUBLIC UTILITY EASEMENT PER THIS PLAT

Line #	Length	Direction	Curve #	Length	Radius	Delta
L10	295.07	N00° 17' 41"E	C15	136.21	526.64	014° 49' 10"
L11	25.01	S88° 30' 21"E	C16	131.60	285.00	026° 27' 24"
L12	120.02	S00° 17' 41"W	C17	118.99	319.40	021° 20' 43"
L13	123.30	N87° 12' 35"E	C18	12.66	33.00	021° 59' 07"
L14	17.89	S48° 44' 58"W	C19	236.39	50.00	270° 53' 19"
L15	105.97	S87° 12' 35"W	C20	139.66	269.40	029° 42' 13"
L16	125.29	S00° 17' 41"W	C21	154.69	335.00	026° 27' 24"
L17	45.00	S89° 58' 25"W	C22	123.28	476.64	014° 49' 10"

25' DRAINAGE EASEMENT - LOTS 1-7 PER THIS PLAT

Line #	Length	Direction	Curve #	Length	Radius	Delta
L18	25.04	N00° 17' 27"E	C23	142.68	551.64	014° 49' 10"
L19	121.95	N87° 12' 35"E	C24	120.06	260.00	026° 27' 24"
L20	25.00	N30° 44' 45"W	C25	108.14	344.40	017° 59' 29"
L21	123.30	S87° 12' 35"W	C26	290.04	75.00	221° 34' 25"
			C27	201.08	50.00	230° 25' 35"
			C28	12.66	33.00	021° 59' 07"
			C29	118.99	319.40	021° 20' 43"
			C30	131.60	285.00	026° 27' 24"
			C31	136.21	526.64	014° 49' 10"

TRACT C - 20' PRIVATE AND EMERGENCY ACCESS TRACT PER THIS PLAT

Line #	Length	Direction	Curve #	Length	Radius	Delta
L1	296.10	N00° 17' 41"E	C1	53.63	32.80	084° 15' 02"
L2	20.23	N81° 42' 20"E	C2	132.33	511.64	014° 49' 10"
L3	105.30	S00° 17' 41"W	C3	136.53	300.00	026° 27' 24"
L4	94.22	N87° 12' 35"E	C4	96.24	304.40	018° 06' 51"
L5	99.01	S87° 12' 35"W	C5	36.27	33.00	062° 58' 34"
L6	47.85	S00° 17' 41"W	C6	247.07	50.00	283° 07' 14"
L7	2.71	S10° 42' 04"E	C7	27.90	118.20	013° 31' 27"
L8	37.22	S03° 00' 37"W	C8	28.94	33184.00	000° 03' 00"
L9	45.00	S89° 58' 25"W	C9	89.91	284.40	018° 06' 51"

TRACT C - 20' PRIVATE AND EMERGENCY ACCESS TRACT PER THIS PLAT

Line #	Length	Direction	Curve #	Length	Radius	Delta
L1	296.10	N00° 17' 41"E	C1	53.63	32.80	084° 15' 02"
L2	20.23	N81° 42' 20"E	C2	132.33	511.64	014° 49' 10"
L3	105.30	S00° 17' 41"W	C3	136.53	300.00	026° 27' 24"
L4	94.22	N87° 12' 35"E	C4	96.24	304.40	018° 06' 51"
L5	99.01	S87° 12' 35"W	C5	36.27	33.00	062° 58' 34"
L6	47.85	S00° 17' 41"W	C6	247.07	50.00	283° 07' 14"
L7	2.71	S10° 42' 04"E	C7	27.90	118.20	013° 31' 27"
L8	37.22	S03° 00' 37"W	C8	28.94	33184.00	000° 03' 00"
L9	45.00	S89° 58' 25"W	C9	89.91	284.40	018° 06' 51"

Figure 2 - Final Plat

ARCHER PARK SUBDIVISION, FILING NO. 1
 FINAL PLAT
 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

ALC 16-121

COPYRIGHT 2016
 This document is the property of Altitude Land Consultants, Inc. and all rights are reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Altitude Land Consultants, Inc.

NO.	DATE	BY
#1	12-11-16	JMG
#2	1-17-17	JMG
#3	3-16-17	JMG
#4	4-14-17	JMG

REVISION:
 DATE: SEPTEMBER 19, 2016
 DRAWN BY: JMG
 CHECKED BY: ETB

AS REPLATED

3

Sheet 03 of 03

AR PFP 16-00629



Altitude Land Consultants
 CIVIL SURVEY PLANNING LANDSCAPE
 3461 Ringsby Court, Suite 125
 Denver, CO 80216
 2727 N Cascade Ave, Suite 160
 Colorado Springs, CO 80907
 720.413.9691
 info@AltitudeLandCo.com
 www.AltitudeLandCo.com