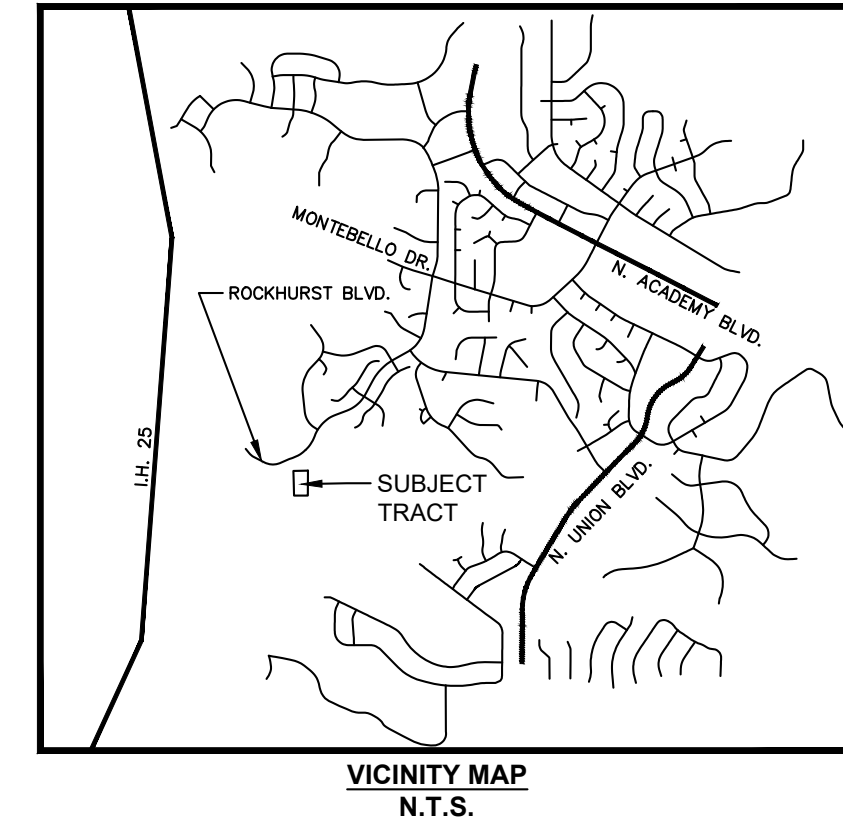


AUSTIN BLUFFS PUMP STATION & TANK SITE

A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20
TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS,
EL PASO COUNTY, COLORADO.



Farnsworth GROUP

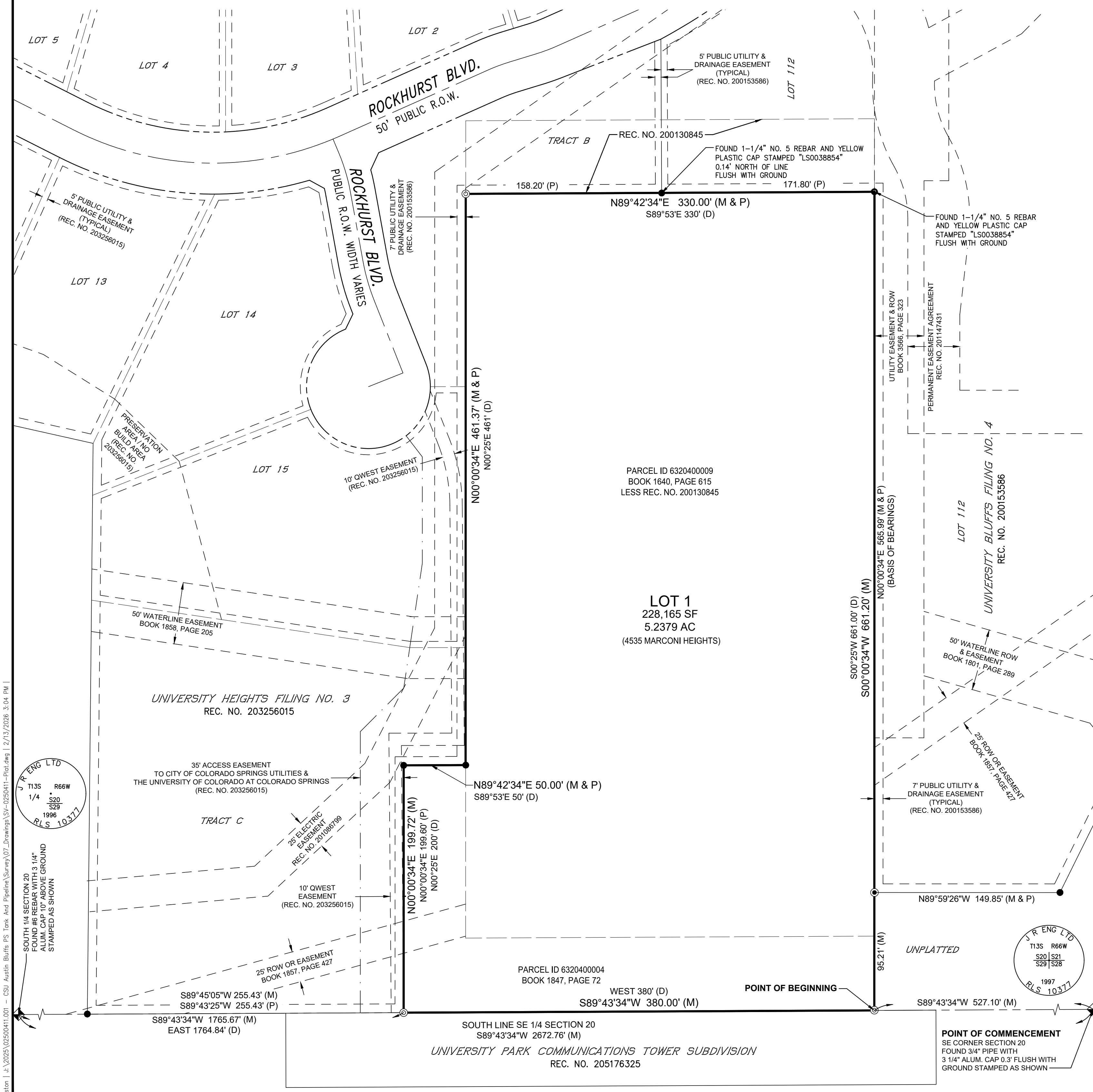
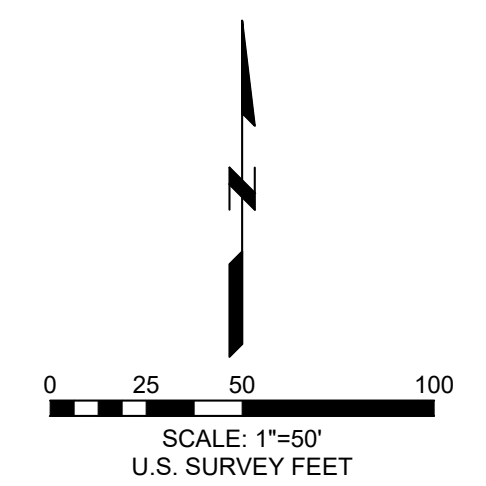
5775 MARK DABLING BLVD., SUITE 190
COLORADO SPRINGS, COLORADO 80919
(719) 590-9194 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

Staff Note: This unapproved subdivision plat was received on 3/19/2026. This plan is subject to change and is not part of the zone map amendment approval process. This document is for reference purposes only.

- LEGEND**
- ⊙ = SET NO. 5 REBAR W/ YELLOW PLASTIC CAP STAMPED "FARNSWORTH GROUP PLS 37948" 2" BELOW GROUND
 - = FOUND NO. 5 REBAR W/ 1-1/4" ALUMINUM CAP STAMPED "JR ENG LTD LS 10376" FLUSH WITH GROUND
 - ⊙ = FOUND NO. 5 REBAR W/ 1-1/4" ALUMINUM CAP STAMPED "CCES LLC PLS 30118" FLUSH WITH GROUND
 - FT. = SQUARE FEET
 - R.O.W. = RIGHT OF WAY
 - (P) = DIMENSIONS PER PLAT IMMEDIATELY ADJACENT TO LINE LABELED
 - (M) = DIMENSIONS PER SURVEY MEASUREMENTS OR CALCULATED FROM SURVEY MEASUREMENTS
 - (D) = DIMENSIONS PER PARENT PARCEL DEEDS OR CALCULATED FROM COMBINATION OF DEED DIMENSIONS



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 UTILITIES, ACTING BY AND THROUGH BLESSING A. MOBOLADE, MAYOR, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION
A PARCEL OF LAND BEING THOSE PARCELS OF LAND DESCRIBED IN THOSE STATUTORY WARRANTY DEED RECORDED AT BOOK 1640, AT PAGE 615 AND BOOK 1847, AT PAGE 72, LESS THAT PORTION DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NUMBER 200130845 IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20, WHENCE THE SOUTH LINE OF SAID SECTION 20 BEARS S89°43'34"W 2672.76 FEET;

THENCE S89°43'34"W ALONG SAID SOUTH LINE, 527.10 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 112, UNIVERSITY BLUFFS FILING NO. 4 AS DEPICTED ON THAT SUBDIVISION PLAT RECORDED AT RECEPTION NUMBER 200153586 IN SAID OFFICE, AND TO THE POINT OF BEGINNING;
THENCE CONTINUE S89°43'34"W ALONG SAID SOUTH LINE, 380.00 FEET TO THE EAST BOUNDARY LINE OF UNIVERSITY HEIGHTS FILING NO. 3 AS DEPICTED ON THAT SUBDIVISION PLAT RECORDED AT RECEPTION NUMBER 203256015 IN SAID OFFICE;
THENCE ALONG SAID BOUNDARY LINE AND ITS EASTERLY EXTENSION THE FOLLOWING FOUR COURSES:
1) N00°00'34"E, 199.72 FEET;
2) N89°42'34"E, 50.00 FEET;
3) N00°00'34"E, 461.37 FEET;
4) N89°42'34"E, 330.00 FEET TO SAID WEST LINE OF LOT 112;
THENCE S00°00'34"W ALONG SAID WEST LINE AND ITS SOUTHERLY EXTENSION, 661.20 FEET TO THE POINT OF BEGINNING;
CONTAINING 5.2379 ACRES OR 228,165 SQUARE FEET, MORE OR LESS.

GEOLOGICAL HAZARD NOTICE
THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY GROUND ENGINEERING, DATED _____, WHICH IDENTIFIED SPECIFIC HAZARDS AS CITED IN THE REPORT. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE DEPN-25-0185, OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE., SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

NOTICE IS HEREBY GIVEN
THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2023, 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 AND PRIVATE IMPROVEMENTS HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

DEDICATION
THE ABOVE OWNER HAS CAUSED SAID PARCELS TO BE PLATTED INTO A LOT. THE ABOVE PARCELS OF LAND AS SHOWN ON THIS PLAT SHALL BE KNOWN AS "AUSTIN BLUFFS PUMP STATION & TANK SITE" LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

IN WITNESS WHEREOF:
THE AFOREMENTIONED, CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20__ A.D.

BLESSING A. MOBOLADE, MAYOR

ATTEST:
SARAH B. JOHNSON
CITY CLERK

FEES
DRAINAGE FEES: _____
BRIDGE FEES: _____
SCHOOL FEES: _____
PARK FEES: _____

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 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.

BY: FREDRICK L. EASTON, JR., PLS 37948
FOR AND ON BEHALF OF FARNSWORTH GROUP, INC.

CITY APPROVAL
ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "AUSTIN BLUFFS PUMP STATION & TANK SITE":

CITY PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
CITY CLERK	DATE
LAND RESOURCE MANAGER, COLORADO SPRINGS UTILITIES	DATE

CLERK AND RECORDER
STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20__ A.D., AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF THE EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER
STEVE SCHLEIKER
DEPUTY
FEE: _____
SURCHARGE: _____

CITY FILE NO. SUBD-25-0139

Austin Bluffs Pump Station & Tank Site

PROJECT:
Colorado Springs Utilities

DATE: 07/18/2025

DESIGNED:

DRAWN: KLB

REVIEWED: FLE

FIELD BOOK NO.: 2700

AUSTIN BLUFFS PUMP STATION & TANK SITE SUBDIVISION PLAT

SHEET NUMBER:
1
OF 1

PROJECT NO.: 02500411.001

Location: L:\1\2025\02500411.001 - CSI - Austin Bluffs_Pump Station & Tank Site - Subd Plat - 12/17/2025, 3:04 PM | Location: L:\1\2025\02500411.001 - CSI - Austin Bluffs_Pump Station & Tank Site - Subd Plat - 12/17/2025, 3:04 PM |