

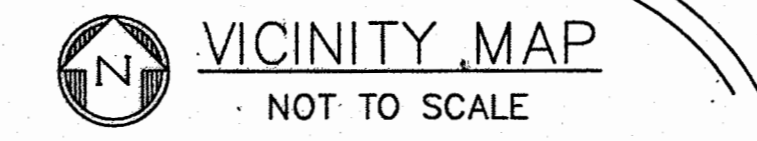
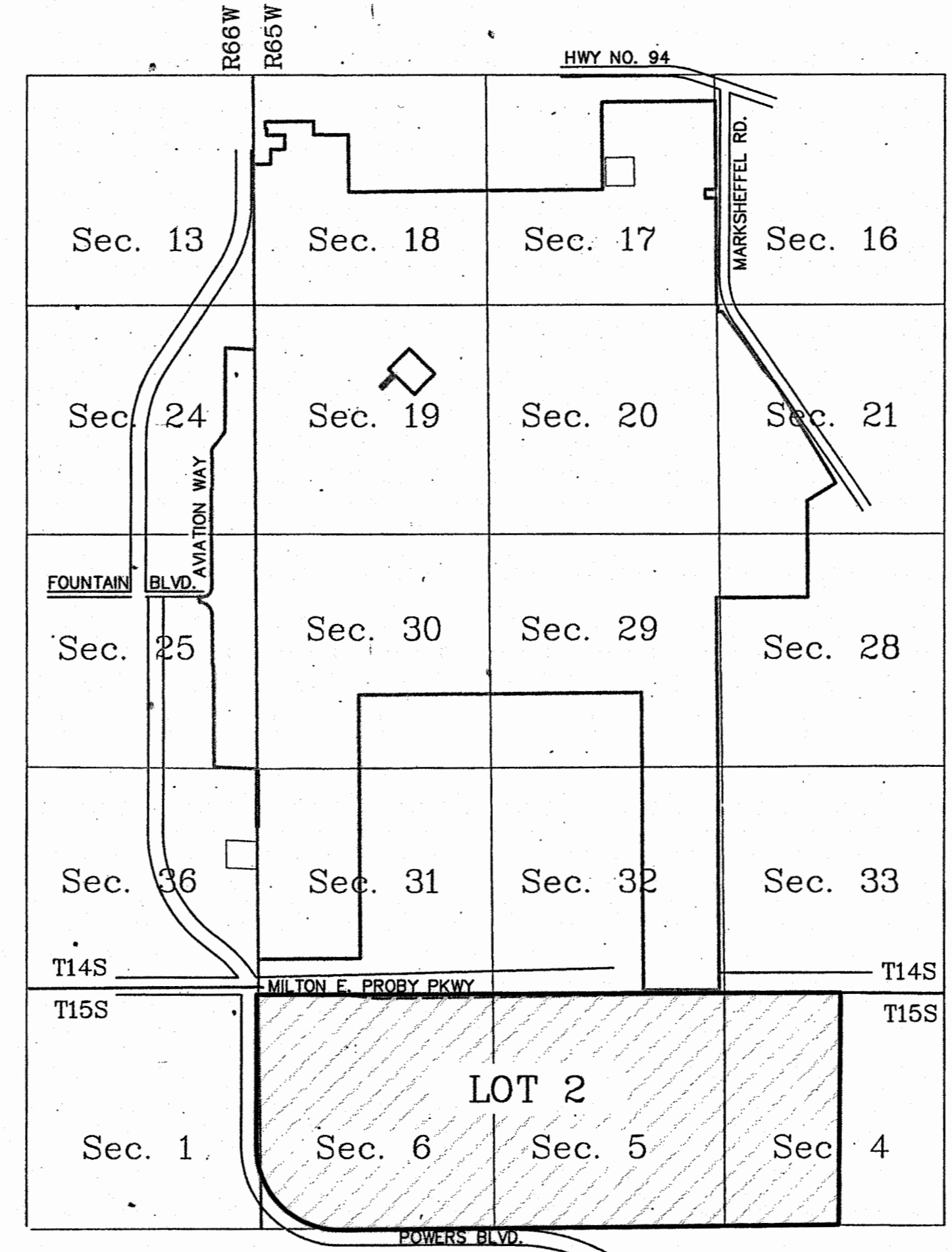
**EXHIBIT A**

(Petition)

LEGAL DESCRIPTION AND DEPICTION OF PROPERTY

# COLORADO SPRINGS AIRPORT FILING NO. 1C

A REPLAT OF LOT 2, COLORADO SPRINGS AIRPORT FILING NO. 1,  
 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.



**KNOW ALL MEN 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 2, COLORADO SPRINGS AIRPORT FILING NO. 1 AS RECORDED IN RECEPTION NO. 201029279 OF THE RECORDS OF EL PASO COUNTY

CONTAINS: 1595.332 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 JANUARY 7, 2018.
- 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. 217069867 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.
- PLAT DATE OF PREPARATION: DECEMBER 20, 2018.
- 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 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 LANDSCAPING 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.
- COLORADO SPRINGS UTILITIES HAS DETERMINED THAT THE EASEMENTS AT BOOK 2278, PAGE 371 AND BOOK 2952, PAGE 579 WERE EXTINGUISHED PER THE AGREEMENT STATED IN THE ASSIGNMENT AS RECORDED IN BOOK 5815 AT PAGE 654 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

**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  
 DATE: 01-30-19

**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. 1C IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

THE AFOREMENTIONED HAS HEREUNTO SET HIS HAND AND SEAL THIS 30<sup>TH</sup> DAY OF JANUARY 2019.

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

BY: *John W. Suthers*  
 JOHN W. SUTHERS  
 MAYOR

ATTEST:



**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. 1C".

For: *Tanna Thelen* 1/30/19  
 DIRECTOR OF CITY PLANNING DATE  
 For: *Cliff* 1/30/2019  
 CITY ENGINEER DATE  
*David J. Dean* 1-30-19  
 CITY CLERK DATE  
*John W. Suthers* 01/30/19  
 DIRECTOR OF AVIATION 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 12:55 O'CLOCK P.M., THIS 30<sup>TH</sup> DAY OF JANUARY, 2019 A.D., AND IS DULY RECORDED AT RECEPTION NUMBER 2197142714 OF THE RECORDS OF EL PASO COUNTY.

CHUCK BROERMAN, RECORDER

BY: *Cliff*  
 DEPUTY

FEE: 400-  
 SURCHARGE: 3-  
 SCHOOL FEE: N/A  
 BRIDGE FEE: N/A  
 PARK FEE: N/A  
 DRAINAGE FEE: EXEMPT PER PERMITS  
 FIELD D.B.P.S.

CITY FILE NO. AR FP 19-00008

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. 1C

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED
	1	CITY COMMENTS	01-22-19	
	2	CITY COMMENTS	01-28-19	
	3	CITY COMMENTS	01-29-19	

DRAWN BY: T.J.W. DATE: 01-03-19  
 CHECKED BY: RDH DRAWING NO: N/A  
 JOB NO: 180907 SHEET: 1 of 4

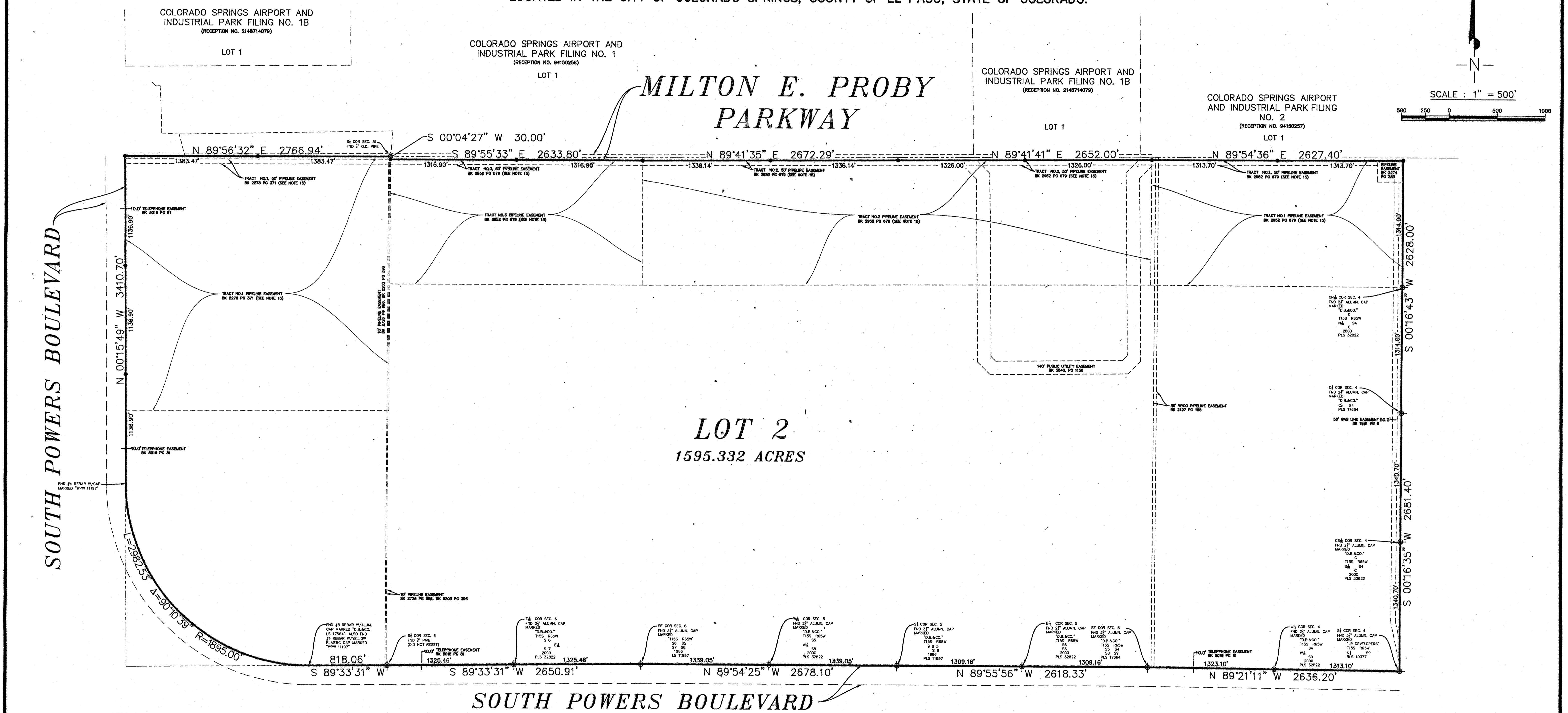
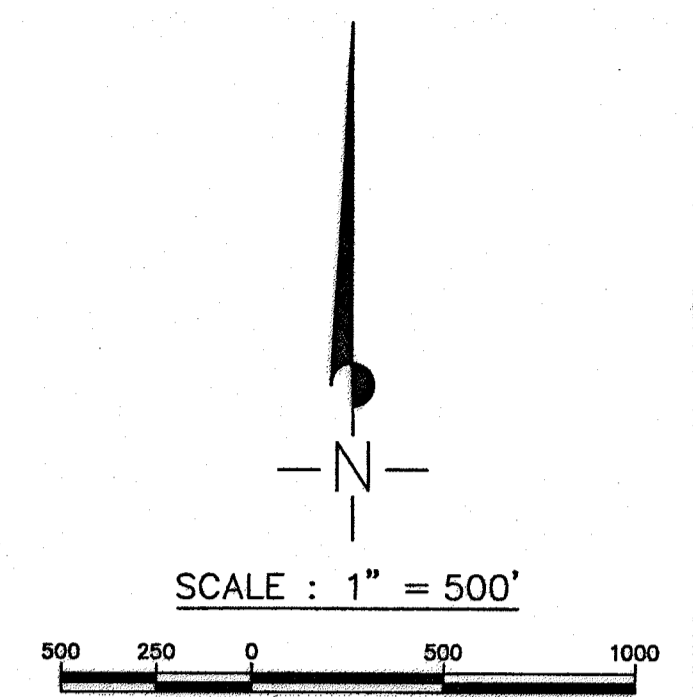
**POLARIS SURVEYING, INC.**  
 1903 Lelaroy Street, Suite 102  
 COLORADO SPRINGS, CO 80909  
 (719)448-0844 FAX (719)448-9225

Colorado Springs Airport  
 REPLAT  
 For:  
 UFCS SHEET 1 OF 4



# COLORADO SPRINGS AIRPORT FILING NO. 1C

A REPLAT OF LOT 2, COLORADO SPRINGS AIRPORT FILING NO. 1,  
 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.



SOUTH POWERS BOULEVARD

**LOT 2**  
1595.332 ACRES

**SOUTH POWERS BOULEVARD**

**LEGEND**

- PIC ..... PUBLIC IMPROVEMENT CORRIDOR
- ..... PLAT BOUNDARY
- ..... LOT LINE
- ..... EASEMENT
- ..... RIGHT-OF-WAY
- ..... TRACT LINE
- ..... SECTION LINE
- ..... UNLESS SHOWN OTHERWISE SET #5 1.5" ALUMINUM CAP MARKED "POLARIS & PLS 27605"

**AS PLATTED**

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**COLORADO SPRINGS AIRPORT FILING NO. 1C**

REVISIONS				
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1		CITY COMMENTS	01-22-19	
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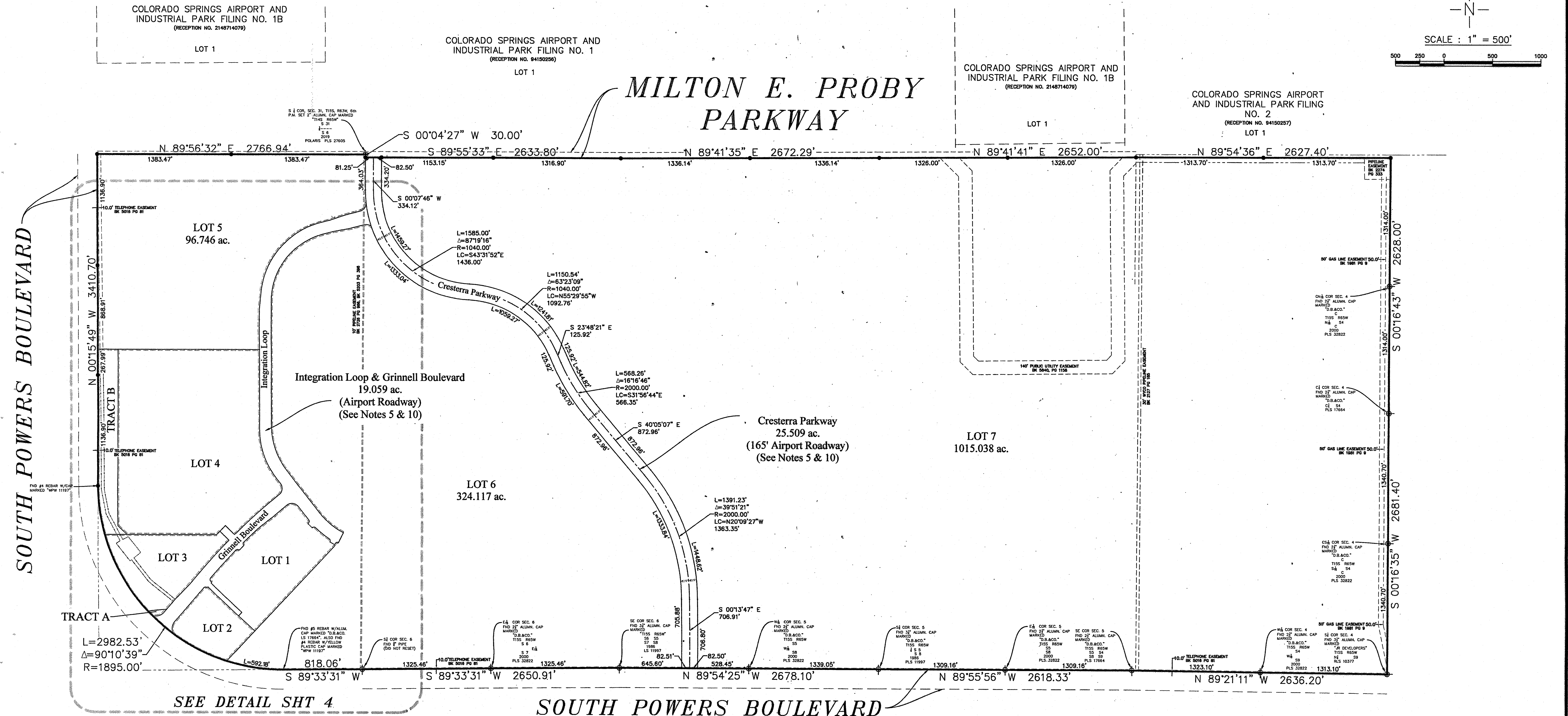
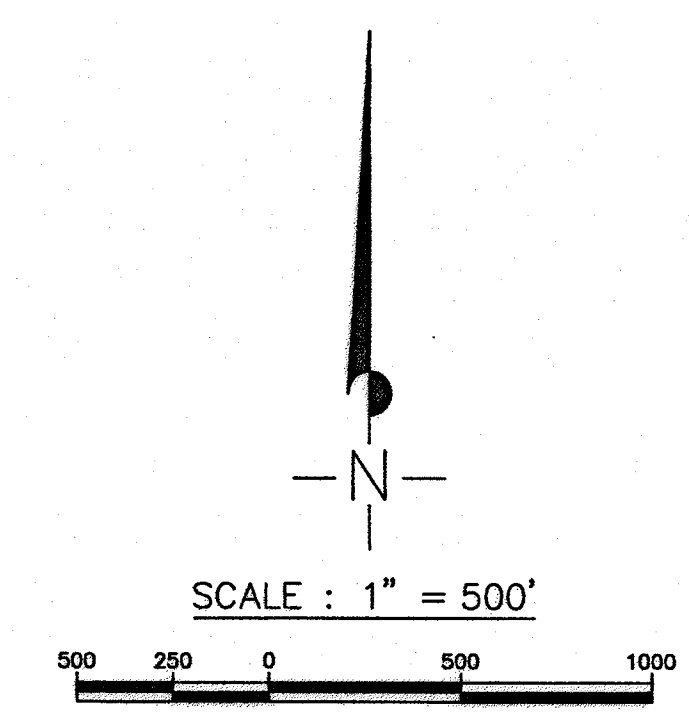
DRAWN BY: **TJW**  
 DATE: **01-03-19**  
 CHECKED BY: **RDH**  
 DRAWING NO: **N/A**  
 JOB NO: **180907**  
 SHEET: **2 of 4**

**POLARIS SURVEYING, INC.**  
 1903 Lelaray Street, Suite 102  
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CITY FILE NO. AR FP 19-00008  
 Colorado Springs Airport  
 REPLAT  
 For:  
 UFCS **SHEET 2 OF 4**

# COLORADO SPRINGS AIRPORT FILING NO. 1C

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SEE DETAIL SHT 4

**LEGEND**

— . . . . .	PUBLIC IMPROVEMENT CORRIDOR
— . . . . .	PLAT BOUNDARY
— . . . . .	LOT LINE
— . . . . .	EASEMENT
— . . . . .	RIGHT-OF-WAY
— . . . . .	TRACT LINE
— . . . . .	SECTION LINE
• . . . . .	UNLESS SHOWN OTHERWISE SET #5 1.5" ALUMINUM CAP MARKED "POLARIS Δ PLS 27605"

AS REPLATTED

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**COLORADO SPRINGS AIRPORT  
 FILING NO. 1C**

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ZONE	REV	DESCRIPTION	DATE	APPROVED	TJW	01-03-19
	1	CITY COMMENTS	01-22-19			
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CHECKED BY: RDH  
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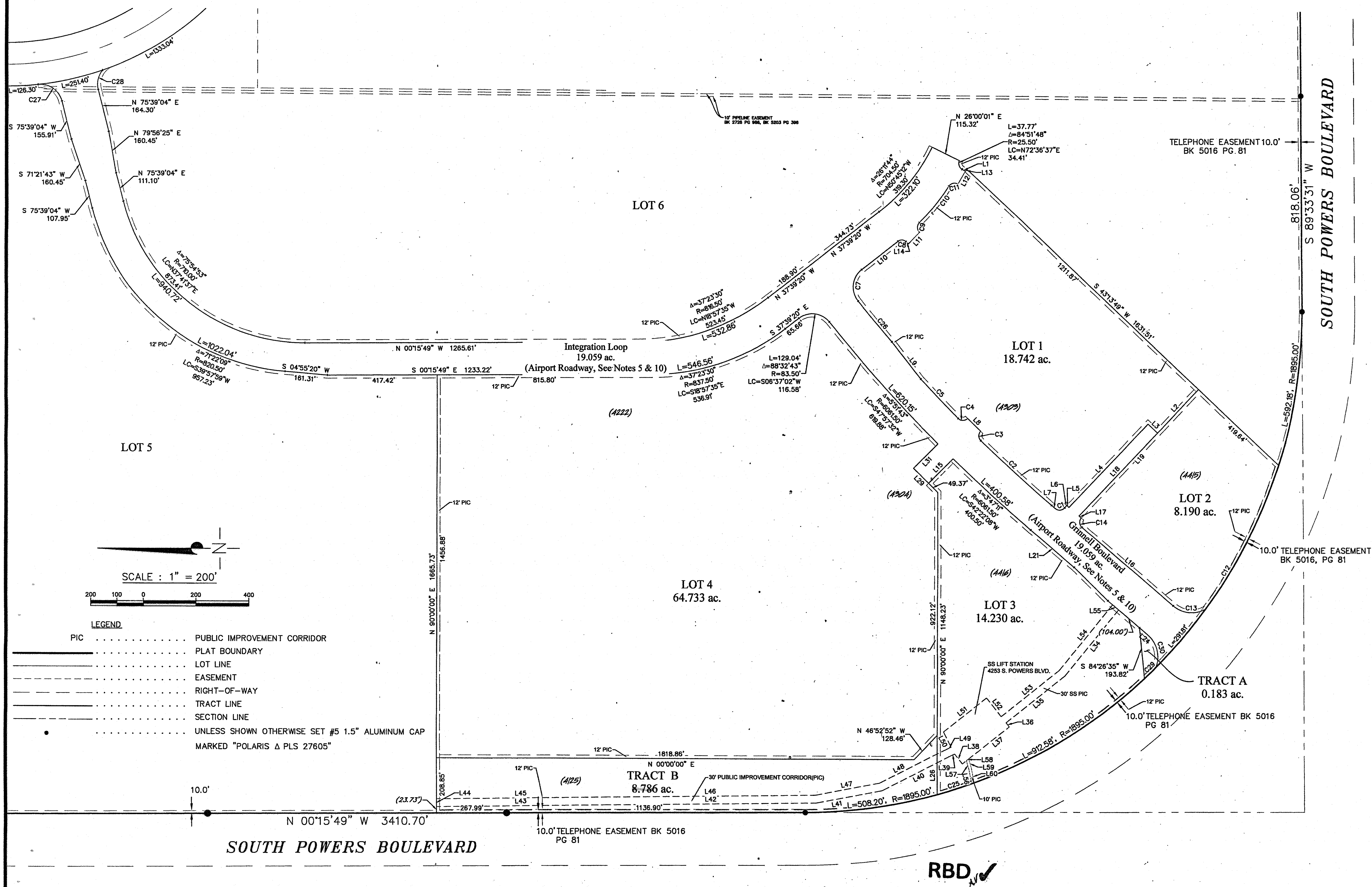
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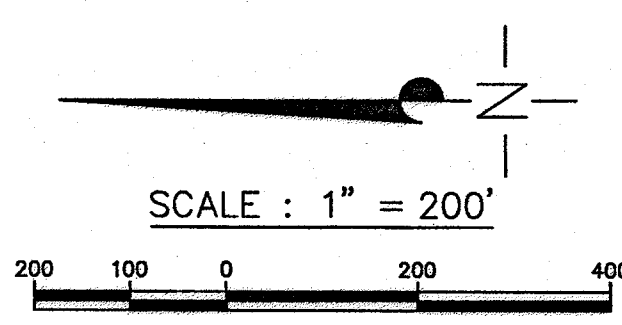
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Line Table			PUBLIC IMPROVEMENT CORRIDOR (PIC)		
Line #	Length	Direction	Line #	Length	Direction
L1	14.63	N30° 10' 43"E	L34	323.53	N50° 53' 22"W
L2	227.14	S46° 46' 11"E	L35	286.62	N38° 32' 34"W
L3	50.00	S43° 13' 49"W	L36	20.00	S51° 27' 26"W
L4	438.03	S46° 46' 11"E	L37	227.37	N38° 32' 34"W
L5	11.49	S40° 28' 33"W	L38	47.73	N51° 27' 26"E
L6	12.00	S49° 31' 27"E	L39	14.53	N26° 28' 25"W
L7	18.01	S40° 28' 33"W	L40	294.25	N27° 06' 09"W
L8	69.00	S44° 35' 18"W	L41	256.38	N10° 50' 44"W
L9	179.78	S51° 50' 33"W	L42	802.97	N00° 44' 44"W
L10	175.22	N37° 39' 20"W	L43	643.02	N00° 44' 44"W
L11	61.00	N46° 46' 11"W	L44	30.00	N90° 00' 00"E
L12	57.00	N59° 49' 17"W	L45	642.63	S00° 44' 44"E
L13	8.81	N46° 46' 11"W	L46	800.32	S00° 44' 44"E
L14	12.52	N43° 13' 49"E	L47	249.44	S10° 50' 44"E
L15	131.90	S45° 24' 42"E	L48	290.13	S27° 06' 09"E
L16	457.45	S40° 28' 33"W	L49	14.70	S26° 28' 25"E
L17	11.45	S40° 28' 33"W	L50	64.35	N63° 31' 35"E
L18	435.62	S46° 46' 11"E	L51	207.65	S38° 32' 34"E
L19	435.62	N46° 46' 11"W	L52	90.00	S51° 27' 26"W
L20	218.00	S40° 28' 33"W	L53	283.37	S38° 32' 34"E
L21	42.62	S40° 28' 33"W	L54	321.00	S50° 53' 22"E
L22	226.11	N90° 00' 00"E	L55	30.01	S40° 28' 33"W
L23	130.37	S44° 35' 18"W	L56	57.10	N78° 47' 03"E
L24	131.98	N45° 24' 42"W	L57	32.98	N73° 43' 14"E
L25			L58	10.81	S38° 32' 34"E
L26			L59	37.52	N73° 43' 14"E
L27			L60	56.01	N78° 47' 03"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
G1	40.06	25.50	090°00'00"	S04° 31' 27"E	36.06
C2	365.99	5938.50	003°31'52"	S42° 14' 29"W	365.93
C3	40.31	25.50	090°34'53"	S89° 17' 51"W	36.24
C4	40.31	25.50	090°34'53"	S00° 07' 15"E	36.24
C5	205.19	5938.50	001°58'47"	S46° 09' 34"W	205.18
C7	133.39	83.50	091°31'48"	N83° 25' 14"W	119.65
C8	33.18	23.50	080°53'09"	N02° 47' 15"E	30.49
C9	40.82	25.50	091°42'46"	S89° 05' 12"W	36.60
C10	179.21	822.50	012°29'01"	N51° 17' 55"W	178.85
C11	39.04	25.50	087°43'09"	N13° 40' 51"W	35.34
C12	616.28	1895.00	018°38'00"	S63° 13' 13"E	613.57
C13	132.36	108.50	069°53'51"	S05° 31' 37"W	124.31
C14	40.06	25.50	090°00'00"	S85° 28' 33"W	36.06
C25	137.77	1893.27	004°10'10"	S17° 42' 42"E	137.74
C26	199.91	5926.50	001°55'58"	S49° 50' 54"W	199.90
C27	119.44	83.50	081°57'14"	S34° 40' 27"W	109.51
C28	78.13	83.50	053°36'35"	S77° 32' 39"E	75.31
C29	61.52	1880.78	001°52'27"	S44° 09' 03"E	61.52
C30	134.59	108.50	071°04'32"	S76° 00' 49"W	126.13



**LEGEND**

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 REPLAT  
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CITY FILE NO. AR FP 19-00008