

**FINAL PLAT**

**WILSON TANK SITE**

A PORTION OF THE NORTHWEST QUARTER OF  
SECTION 15, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

**KNOW ALL 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 John W. Suthers, Mayor, being the owner of the following described tract of land to wit:

**LEGAL DESCRIPTION**

A portion of the West Half of the Northwest Quarter of Section 15, Township 13 South, Range 67 West of the 6th P.M., described as follows:

Beginning at a point whence the Northwest corner of said Section 15 bears North 27°39' West a distance of 1422.4 feet; thence South 480 feet; thence West 330 feet; thence North 480 feet; thence East 330 feet to the Point of Beginning, County of El Paso, State of Colorado.

(Per the Warranty Deed recorded under Book 1833 at Page 46, records of El Paso County)

Containing a calculated area of 157,984 square feet (3.627 acres) of land, more or less.

**DEDICATION:**

The undersigned has caused said tract of land to be platted into a lot as shown on this plat.

This tract of land as herein platted shall be known as "WILSON TANK SITE", in the City of Colorado Springs, El Paso County, Colorado.

**OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:**

The aforementioned, The City of Colorado Springs, Colorado, a home rule city and Colorado municipal corporation, has executed this instrument

this \_\_\_\_ day of \_\_\_\_\_, 2022 A.D.

\_\_\_\_\_  
John W. Suthers, Mayor, The City of Colorado Springs, Colorado, a home rule city and Colorado municipal corporation

ATTEST:

\_\_\_\_\_  
City Clerk

**NOTARIAL:**

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

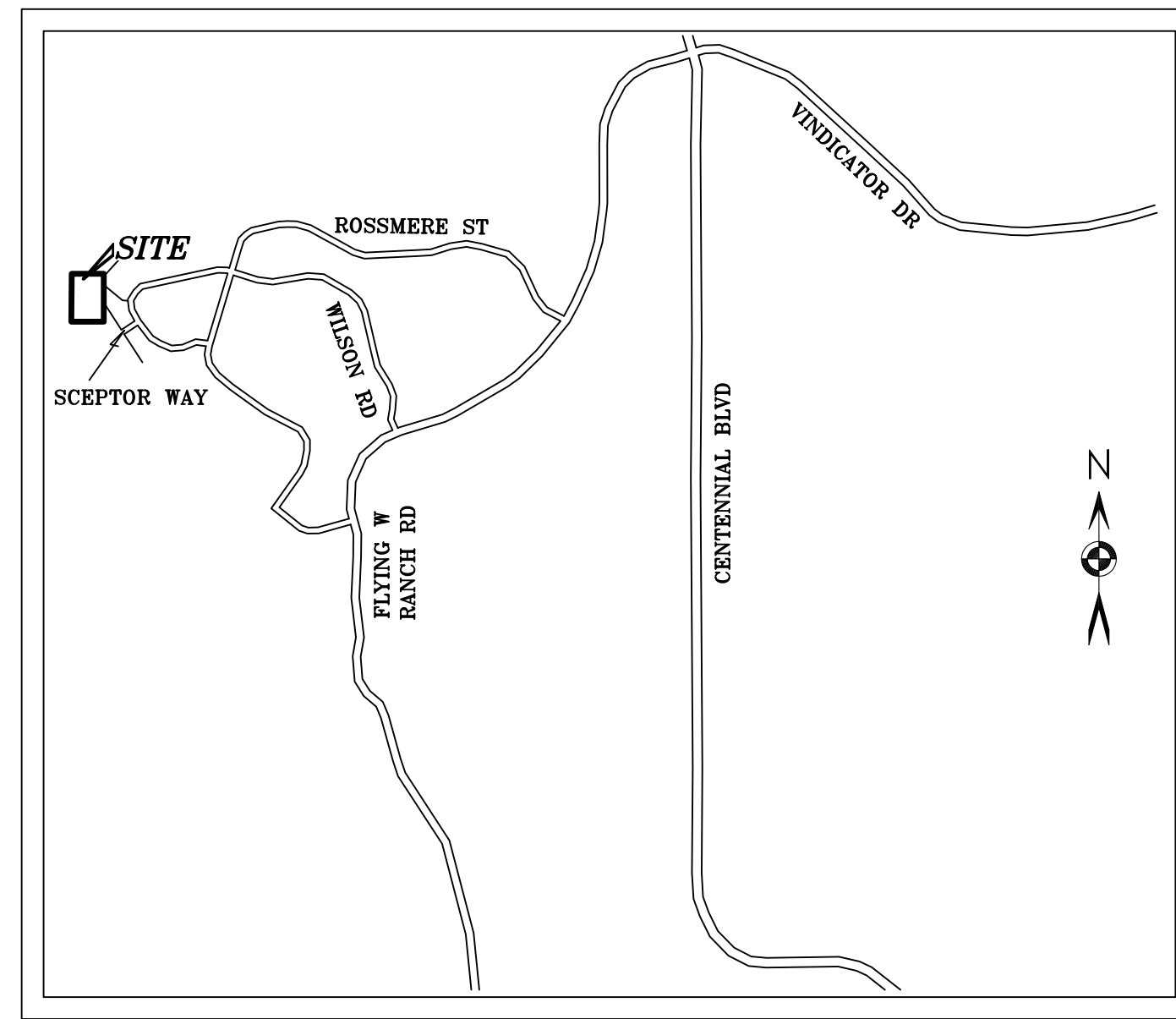
The above and aforementioned instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2022 A.D.,

by John W. Suthers as Mayor for The City of Colorado Springs, Colorado, a home rule city and Colorado municipal corporation.

Witness my hand and seal:

Notary Public \_\_\_\_\_

My Commission expires \_\_\_\_\_



VICINITY MAP  
(NOT TO SCALE)

**FLOOD PLAIN CERTIFICATION:**

The National Flood Insurance Program Flood Insurance Rate Map (FIRM) panel No. 08041C0492C, effective date December 7, 2018, indicates that the overall parcel platted hereon is located in FEMA Zone D (Areas in which flood hazards are undetermined but possible).

**SURVEYOR'S NOTES**

- 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.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
- The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
- This map does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. A current title commitment was not provided at the time of field work and the client did not request rights-of-way or easements to be shown as part of this survey.
- The field work was performed on July 9, 2020 and June 24, 2021.
- BASIS OF BEARINGS: Bearings are based upon the West line of the subject parcel, monumented at both ends with a 5/8" rebar, and is assumed to bear N 00°24'28" W, a field measured distance of 479.40 feet.
- The overall subject parcel contains a calculated area of 157,984 square feet (3.627 acres) of land, more or less.
- Unless otherwise stated, all found and set monuments are flush with grade.
- The legal access to the subject parcel is provided by the easement recorded in Book 1615 at Page 308, Records of El Paso County, Colorado. This easement is tied to adjacent section monuments and is shown approximately on sheet 2. The actual physical access to the subject is also shown on sheet 2.
- GEOLOGIC HAZARD STUDY DISCLOSURE: This property is subject to the finding's summary and conclusions of a Geologic Hazard Report prepared by Terracon dated July 29, 2021 (Revised November 18, 2021), which identified the following specific geologic hazard on the property (6570 Alabaster Way - to be platted as Lot 1, Wilson Tank Site, Colorado Springs, CO.): potential to encounter localized man-made slope instability and steeping dipping bedrock within foundation bearing elevations. A copy of said report has been placed within file # AR DP 21- 00526 and AR FP 21-00527 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 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, 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.

**SURVEYOR'S STATEMENT:**

I, Spencer J. Barron, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code, to the best of my knowledge, opinion, and belief. This certification is neither a warranty nor guarantee, either expressed or implied.

I attest the above on this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Spencer J. Barron  
Colorado registered PLS #38141  
For and on behalf of Barron Land, LLC

**CITY APPROVAL:**

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of "WILSON TANK SITE".

\_\_\_\_\_  
City Planning Director Date

\_\_\_\_\_  
City Engineer Date

\_\_\_\_\_  
City Clerk Date

\_\_\_\_\_  
Colorado Springs Utilities Date

**RECORDING**

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record at my office at \_\_\_\_ O'clock \_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 2022 A.D., and is duly recorded under Reception Number \_\_\_\_\_ of the records of El Paso County, Colorado.

\_\_\_\_\_  
Chuck Broerman, Recorder

BY: \_\_\_\_\_  
Deputy

Fee: \_\_\_\_\_

Surcharge: \_\_\_\_\_

**FEES:**

School Fee: \_\_\_\_\_  
Bridge Fee: \_\_\_\_\_  
Park Fee: \_\_\_\_\_  
Drainage Fee: \_\_\_\_\_



06/21/2022  
10:33:54 AM  
William.Gray

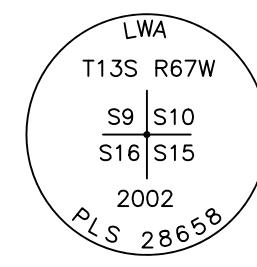
CITY No. AR FP 21-00527

DATE: 07/23/2021		REVISIONS	
No.	Remarks	Date	By
1	Comments	9/30/21	TH
2	Comments	2/23/22	SB

**BARRON LAND**  
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION  
2790 N. Academy Blvd., Suite 311 P: 719.360.6827  
Colorado Springs, CO 80917 F: 719.466.6527  
www.BARRONLAND.com  
PROJECT No.: 20-047 SHEET 1 OF 2

# WILSON TANK SITE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



UNPLATTED

Reception No. 217002206  
NOT A PART OF THIS SUBDIVISION

5/8" REBAR,  
FLUSH

330' (R)  
N 89°43'36" E 329.36' (C)

POINT OF BEGINNING  
28.99' (C)

5/8" REBAR W/ 1.5"  
ALUMINUM CAP  
"JR ENG RLS 10377"  
0.2' BELOW GRADE

LOT 24

ALABASTER WAY  
50' PUBLIC RIGHT-OF-WAY  
PLAT BOOK E-5 PAGE 200

(6560-6572)

LOT 23

MOUNTAIN SHADOWS FILING No. 22  
PLAT BOOK E-5 PAGE 200

LOT 1  
157,984 SQ. FT  
3.627 ACRES

50.00' EASEMENT  
BOOK 1815 PAGE 308  
LOCATION APPROXIMATE

1/2" REBAR W/  
YELLOW PLASTIC CAP  
"LS 24964"  
0.2' BELOW GRADE

LOT 22

WILSON ROAD  
60' PUBLIC RIGHT-OF-WAY  
PLAT BOOK E-5 PAGE 200

BASIS OF BEARINGS  
N 00°24'28" W 479.40' (M) 480' (R)

480' (R)  
S 00°27'12" E 479.40' (C)

193.01' (M)

5/8" REBAR,  
0.2' ABOVE GRADE

LOT 21

5/8" REBAR,  
.1' BELOW GRADE

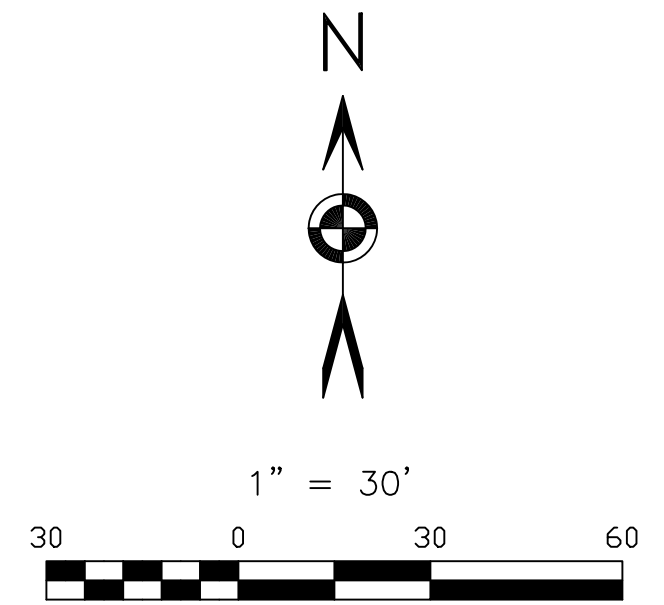
330' (R)  
S 89°43'36" W 329.74' (M)

UNPLATTED

Reception No. 217002206  
NOT A PART OF THIS SUBDIVISION

PHYSICAL ACCESS ROUTE

SCEPTOR WAY  
50' PUBLIC RIGHT-OF-WAY  
PLAT BOOK E-5 PAGE 200



### LEGEND

- FOUND SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38141"
- (M) FIELD-MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- (C) CALCULATED DIMENSIONS
- (XXXX) ADDRESS
- SUBJECT PARCEL LINE
- - - ADJACENT PARCEL LINE
- - - SECTION TIE
- - - EASEMENT LINE

UNPLATTED  
Reception No. 217002206  
NOT A PART OF THIS SUBDIVISION



06/21/2022  
10:34:02 AM  
William.Gray

CITY No. AR FP 21-00527

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No.	Remarks	Date	By
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