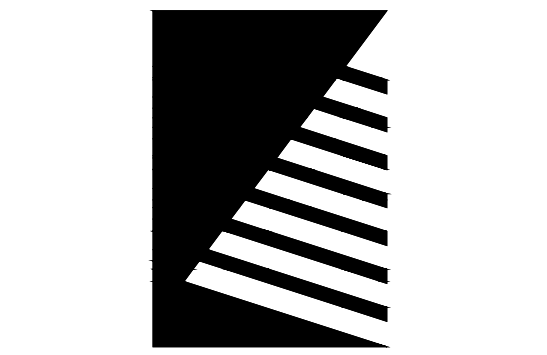
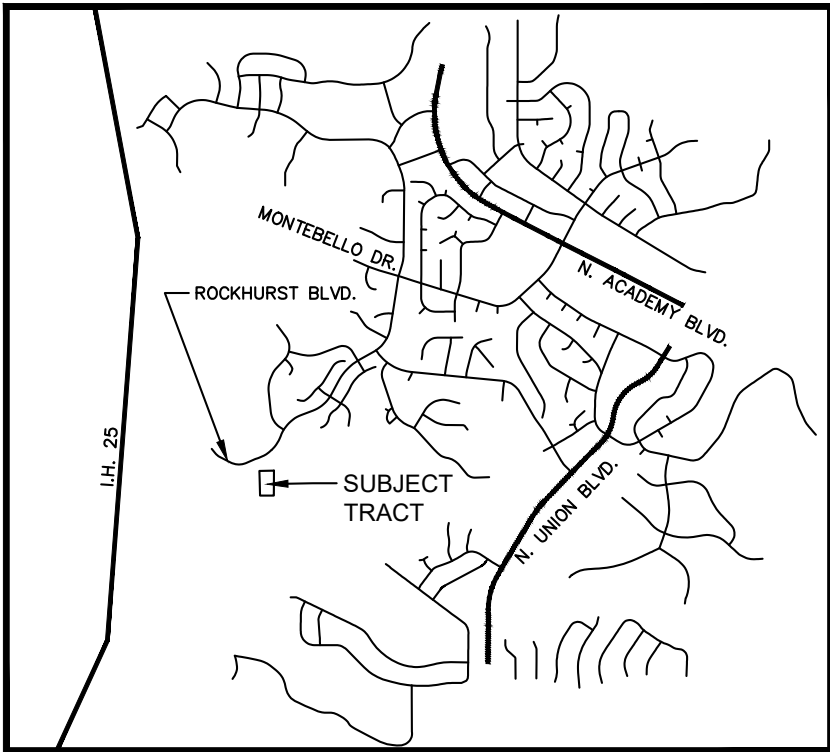


AUSTIN BLUFFS PUMP STATION & TANK SITE

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
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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 apart of the zone map amendment approval process. This document is for reference purposes only.

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 200153586 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.

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: _____

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 _____

GEOLOGICAL HAZARD NOTE

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-25-0165, 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.

SURVEYOR'S NOTES

1. BASIS OF BEARINGS OF THIS SURVEY IS THE WEST LINE OF LOT 112, UNIVERSITY BLUFFS FILING NO. 4, BEING A LINE BETWEEN THE MONUMENTS SHOWN HEREON AS BEARING N00°00'34"E, PER THE RECORDED SUBDIVISION PLAT. SAID BEARING IS ALSO DETERMINED TO BE NAD 83/2011, COLORADO STATE PLANE, CENTRAL ZONE, US SURVEY FOOT, BASED ON A RTK GPS SURVEY USING COLORADO SPRINGS UTILITIES FIMS CONTROL POINTS FOR THE BASIS OF ROTATION.
2. 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY FARNSWORTH GROUP, INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, FARNSWORTH GROUP/RELIED UPON STEWARD TITLE COMPANY DBA EMPIRE TITLE, A DIVISION OF STEWARD TITLE COMMITMENT NO. 2674334 DATED AUGUST 4, 2025 AND U.S. TITLE SOLUTIONS COMMITMENT FILE NO. UST81315 DATED SEPTEMBER 30, 2025, BASED ON REVIEWS OF SAID COMMITMENT, EXCEPTIONS IN SCHEDULE B-2 ARE EITHER SHOWN HEREON, ARE FINANCIAL DOCUMENTS NOT ADDRESSED BY SURVEY, OR ARE STANDARD GENERAL EXCEPTIONS NOT SHOWN.
4. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NO. 08041C0518 F, HAVING AN EFFECTIVE DATE OF MARCH 17, 1997.
5. DISTANCES ARE U.S. SURVEY FEET (1 FOOT = 1200/3937 METERS)

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.

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.

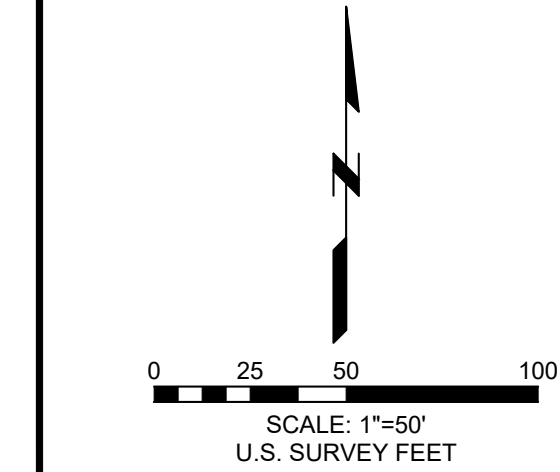
EL PASO COUNTY CLERK AND RECORDER
STEVE SCHLEIKER

DEPUTY _____

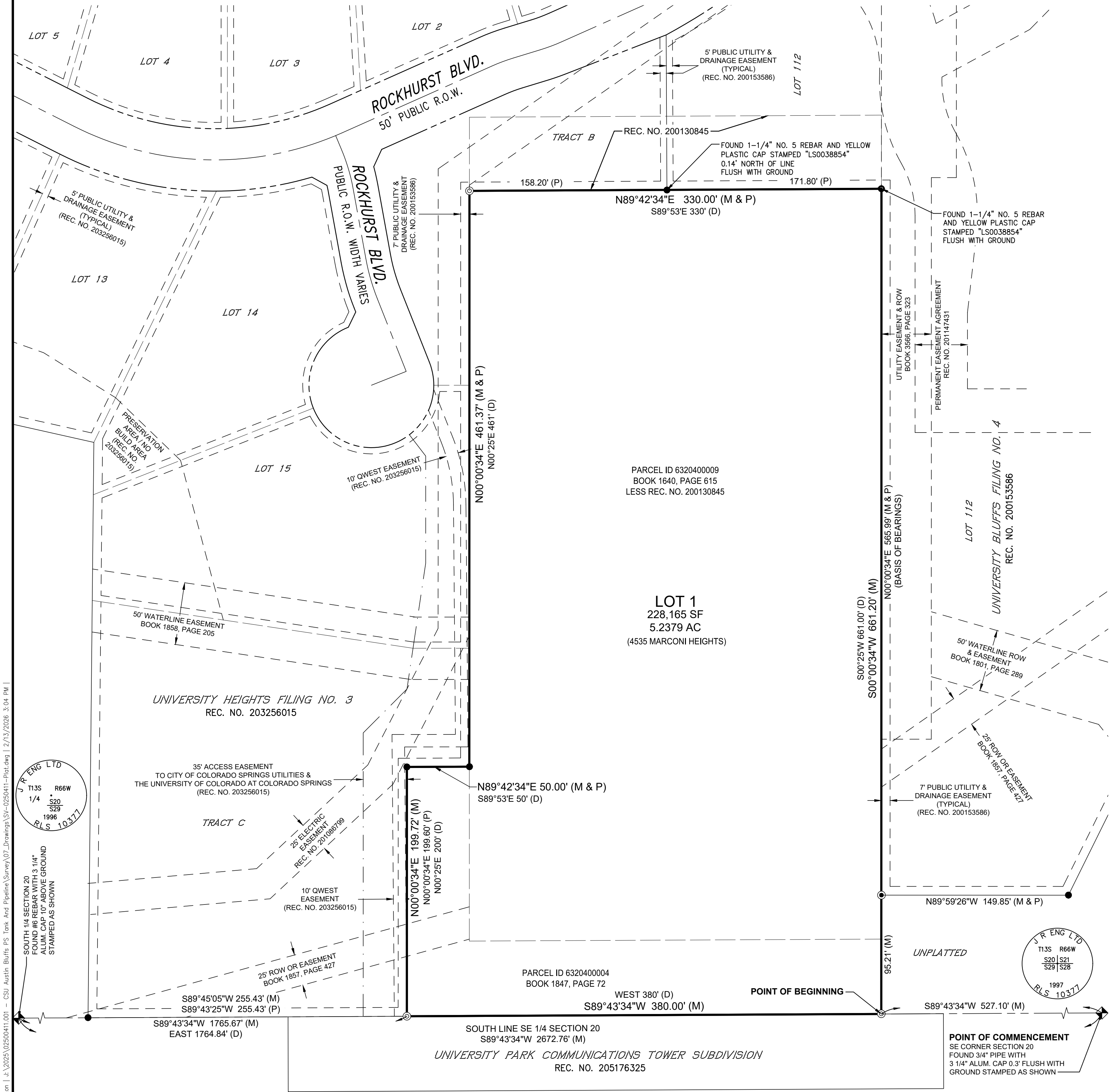
FEE: _____

SURCHARGE: _____

CITY FILE NO. SUBD-25-0139



- 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 10377" FLUSH WITH GROUND
 - ⊙ = FOUND NO. 5 REBAR W/ 1-1/4" ALUMINUM CAP STAMPED "CCES LLC PLS 30118" FLUSH WITH GROUND
 - SQ. 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



Location: L:\2025\0250041.001 - CSU Austin Bluffs - PLS 37948 - Final.dwg | 2/17/2025, 3:04 PM |