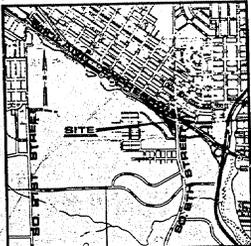


# BURGER KING SUBDIVISION NO. 1

## A Subdivision of Lot 1, Block 1, John King Subdivision No. 1

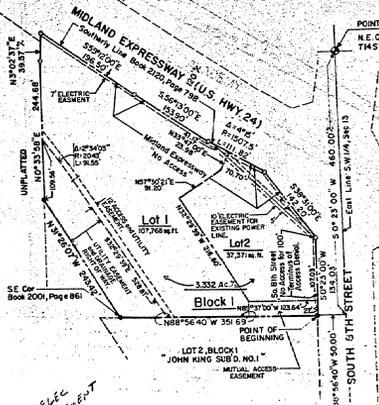
IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



VICINITY MAP  
no scale



0 50 100 200  
SCALE 1"=100'



LOT 6

KNOW ALL MEN BY THESE PRESENTS:

That M & K Partnership, George T. Muirhead and John King, being the owners of the following described tract of land:

OCTOBER 1978

TO WIT:

Lot 1, Block 1, John King Subdivision No. 1, as recorded in Plat Book F-3 at Page 32 of the records of El Paso County, Colorado, said tract of land contains 3.332 Acres, more or less.

DEDICATION:

The above owners have caused said tract of land to be subdivided into Lots, a Block, and Easements, as shown on the Plat. The undersigned do hereby grant unto the City of Colorado Springs those easements shown on the plat and further restrict the use of all easements to the City of Colorado Springs and/or its assigns, provided however, that the sole right and authority to release all or quit claim all or any of such easements shall remain exclusively vested in the City of Colorado Springs. This tract of land as herein platted will be known as BURGER KING SUBDIVISION NO. 1 in the City of Colorado Springs, El Paso County, Colorado.

IN WITNESS WHEREOF:

The aforementioned have executed their presents this 14<sup>th</sup> day of September, 1978 A.D.

George T. Muirhead  
George T. Muirhead

M & K PARTNERSHIP

John King  
John King

STATE OF COLORADO  
COUNTY OF EL PASO

The above and foregoing statement was acknowledged before me this 24<sup>th</sup> day of September, 1978 A.D.

by M & K Partnership, George T. Muirhead and John King.

Witness my hand and official seal: Carolee Smith  
NOTARY PUBLIC

My commission expires September 1, 1982

KNOW ALL MEN BY THESE PRESENTS:

That the City Council of the City of Colorado Springs, Colorado, authorized the platting of the above described tract of land as set forth in this plat at a meeting of said City Council held on the 14<sup>th</sup> day of September, 1978 A.D., and at the same time authorized the undersigned to acknowledge the same which is done accordingly on behalf of the City of Colorado Springs, this 17<sup>th</sup> day of November, 1978 A.D.

CITY COUNCIL OF THE CITY OF COLORADO SPRINGS

ATTEST: R. Parker  
City Clerk

BY James D. Baker  
Mayor and President of Council

The undersigned hereby approve for filing the accompanying plat of "BURGER KING SUBDIVISION NO. 1".

H. DeWalt  
PLAT DIRECTOR

Richard D. ...  
DIRECTOR OF PUBLIC WORKS

• Indicates "Found Pipe".  
• Indicates "Found Aluminum Surveyor's Cap on 5/8 Rebar". Caps are stamped "R K HOOK & ASSOC. 10376".

The undersigned Registered Land Surveyor in the State of Colorado does hereby certify that the accompanying plat has been prepared in accordance with Title 38 of the Colorado Revised Statutes, 1973, as amended, and that said plat does accurately show the described Tract of Land and the Subdivision thereon.

H. Lawrence ...  
REGISTERED LAND SURVEYOR



STATE OF COLORADO  
COUNTY OF EL PASO

I hereby certify that this instrument was filed for record in my office at 1:16 p.m. o'clock P.M. this 22 day of September, A.D. 1978, and is duly recorded in Plat Book 11-7-78 at Page 17 of the Records of El Paso County, Colorado.

Shirley ...  
RECORDED

RECEIVED NO. 499303  
FEE: 4.00  
DUAL FILE FEE: ...  
BRIDGE FEE: ...  
MARK FEE: ...  
SEARCH FEE: ...

R. K. HEATH & ASSOCIATES, INC.  
2545 East Pikes Peak, Colorado Springs, Colo.  
September 1, 1978  
JOB NO. 780551, FILE NO. 7381

NOTICE IS HEREBY GIVEN:

The area included in the above described tract is subject to the following ordinances of the City of Colorado Springs as amended to the date of acceptance by the City Council:

- Ordinance Nos. 1926 and 1927 - Extension of Sewer and Water Lines.
- Ordinance No. 4011 - Subdivision Ordinance, no tracts within this Subdivision shall be developed, offered for sale, or sold, except within the area and portion wherein the improvements have been installed or satisfactorily arranged for in accordance with the provisions of Ordinance No. 11, from pin monuments have been set as required.
- Ordinance Nos. 2175 and 2176 - Connection charges for sewer and water service.
- Ordinance No. 2281 - Ordinance Ordinance.
- Ordinance No. 4020 - Liability Ordinance.

NOTE:

No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public improvements and utilities 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, construction bonds, or combinations thereof, guaranteeing the payment of the fees and the completion of all required public improvements and utilities have been placed on file with the City of Colorado Springs. All streets, alleys and easements shown on this plat for access purposes are excepted from this provision.

EASEMENT MAINTENANCE:

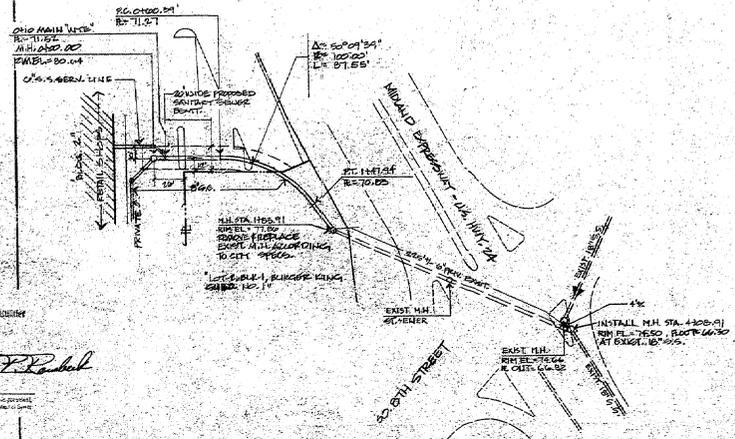
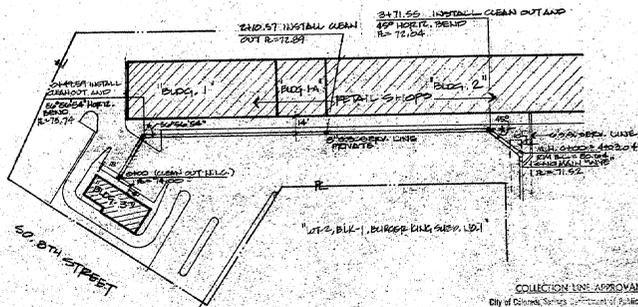
The sole responsibility for maintenance of all utility and drainage easements as shown hereon is vested with the property owners.

2042

**8" SANITARY SERVICE LINES  
(PRIVATE)**

**8" SANITARY SEWER - MAIN**

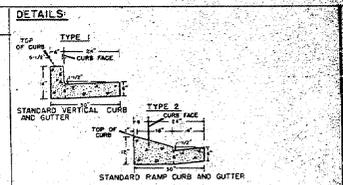
DATE	
BY	
REVISION	
DESCRIPTION	
DATE	
BY	
REVISION	
DESCRIPTION	
DATE	
BY	
REVISION	
DESCRIPTION	



**COLLECTION LINE APPROVAL**  
City of Colorado Springs, Department of Public Utilities  
WASTEWATER DIVISION  
Colorado Springs, Colorado, 80907

**DESIGN APPROVAL**  
By: *[Signature]*  
APPROVED FOR CONSTRUCTION

Date: \_\_\_\_\_  
Scale: \_\_\_\_\_  
Project No: \_\_\_\_\_



**DESIGN DATA:**

CURB TYPE: \_\_\_\_\_ feet  
R/W width: \_\_\_\_\_ feet  
MAT width: \_\_\_\_\_ feet  
Curb face to curb face

SIDEWALKS: width \_\_\_\_\_ feet  
location:  attached to curb  
 detached, located 6\"/>

SUBBASE REQUIRED:  SELECT \_\_\_\_\_ inches  
 P.I.T. RUN \_\_\_\_\_ inches

HYEEM VALUE: \_\_\_\_\_  
TRAFFIC INDEX: \_\_\_\_\_

**STATEMENTS:**

A. SEWER - Any changes or alterations affecting the grade, alignment, elevation, and depth of cover of sewers, and appurtenances shown on this drawing shall be the responsibility of the developer.

B. WATER - This approval subject to the final street grade leaving a minimum cover of 5 feet over the water main.

Any changes shall be at the expense of the owner or developer.

Prepared by: *[Signature]*  
Checked by: *[Signature]*

**APPROVALS:**

CITY ENGINEER: \_\_\_\_\_ Date: \_\_\_\_\_  
Rough-Cut Appr: \_\_\_\_\_ Date: \_\_\_\_\_  
Final Appr: \_\_\_\_\_ Date: \_\_\_\_\_  
WATER DEPT. BY: \_\_\_\_\_ Date: \_\_\_\_\_  
SEWER DEPT. BY: \_\_\_\_\_ Date: \_\_\_\_\_

**NOTES:**

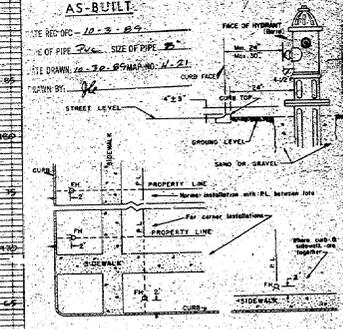
All horizontal curb sloping is based on the alignment being the 'back of curb' as shown under 'Details'.

All vertical datum applies to the top of curb as shown under 'Details'.

All curb returns will have a 10' diameter radius unless otherwise noted.

All dry dips will be constructed according to the specifications of the City of Colorado Springs, or as otherwise approved.

Street paving of all dip areas will have a crown transition to minimize the driving hazard.



**BENCH MARK:** \_\_\_\_\_

**REVISIONS:**

1. 10-2-83 10:00 AM [Signature]
2. 10-2-83 10:00 AM [Signature]
3. 10-2-83 10:00 AM [Signature]

**ENGR.** R. KEITH HOOD & ASSOCIATES, INC.  
**CITY OF COLORADO SPRINGS, COLO.**

**STREET NAME:** 8" SANITARY SERVICE LINES

**FROM:** 5+00 **TO:** 7+00

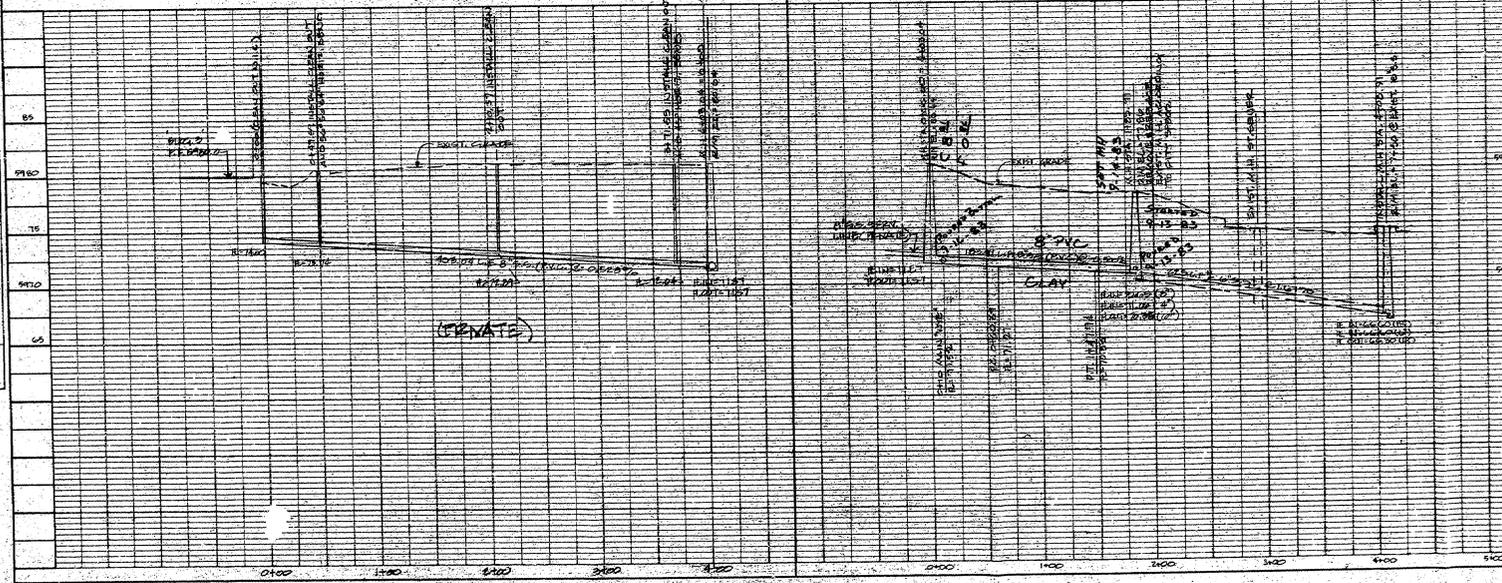
**SUBDIVISION:** STARBUCK'S MIDLAND SQUARE

**DESIGN BY:** A.H.M./K.C.S. **DATE:** JUNE 5, 1983

**DRAWN BY:** C.A.B. **DATE:** \_\_\_\_\_

**JOB NO:** 830032 **FILE NO.:** P-2026

**SHEET:** \_\_\_\_\_ OF \_\_\_\_\_



DATE	
BY	
REVISION	
DESCRIPTION	
DATE	
BY	
REVISION	
DESCRIPTION	
DATE	
BY	
REVISION	
DESCRIPTION	