

ROBBIN PLACE
 A Replat of Lots 1-3, Block B,
 Resubdivision of Sherman's Addition
 City of Colorado Springs, County of El Paso, State of Colorado

KNOW ALL MEN BY THESE PRESENTS:

That Tara Investments, LLC., being the owner of the following described tract of land to wit:
 LOTS 1, 2 AND 3, IN BLOCK B, IN RESUBDIVISION OF LOTS 1 TO 11, BLOCK 3, SHERMAN'S ADD. TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, TOGETHER WITH THAT PORTION OF CHESTNUT STREET ADJACENT TO SAID LOT 1, AS VACATED BY ORDINANCE RECORDED JUNE 19, 1978 IN BOOK 3051 AT PAGE 289, AND TOGETHER WITH THOSE PORTIONS OF ROBBINS PLACE AND CHESTNUT STREET ADJACENT TO SAID LOTS 1, 2 AND 3, AS VACATED BY ORDINANCE RECORDED NOVEMBER 13, 2003 UNDER RECEPTION NO. 203287176, AND TOGETHER WITH THAT PORTION OF THE ALLEY ADJACENT TO SAID LOTS 1, 2 AND 3, AS VACATED BY ORDINANCE RECORDED SEPTEMBER 6, 2005 UNDER RECEPTION NO. 205139141.

The above being more particularly described as follows:

BEGINNING at the southeast corner of said Lot 3, thence S00°16'10"E, a distance of 5.11 feet to a point that is the center line of the vacated 10 foot alley; thence along said center line S89°31'34"W, a distance of 157.66 feet to a point on the east line of Laved Subdivision; thence along said east line N00°48'00"E, a distance of 149.91 feet to a point on the center line of vacated Robbin Place; thence along said center line N89°41'35"E, a distance of 155.64 feet to the north east corner of the south 25 feet of vacated Robbin Place; thence along the east line of said Robbin Place S00°13'45"W, a distance of 24.39 feet to the north east corner of said Lot 3; thence along the east line of said Lot 3 S00°00'00"E, a distance of 119.94 feet to the point of BEGINNING.

Containing a calculated area of 23,438 square feet, or 0.538 acres, more or less.

DEDICATION:

The above owner have caused said tract of land to be surveyed and platted into a lot and public easements, as shown on the accompanying plat. This tract of land as herein platted shall be known as ROBBINS PLACE in the City of Colorado Springs, El Paso County, State of Colorado.

The undersigned does hereby dedicate, grant and convey to the City of Colorado Springs these Public Easements as shown on the plat, and further restricts the use of all Public Easement to the City of Colorado Springs and/or its designees, provided however, that the sole right and authority to release or Surrender all or any such Public Easements shall remain exclusively vested in the City of Colorado Springs.

IN WITNESS WHEREOF:

The aforementioned, Tara Investments, LLC., has executed this instrument this _____ day of _____, 2015.

By _____

NOTARIAL:

STATE OF _____ }
 COUNTY OF _____ } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 2015, by _____.

Witness my hand and seal _____

Address _____

My Commission expires _____

RECORDING:

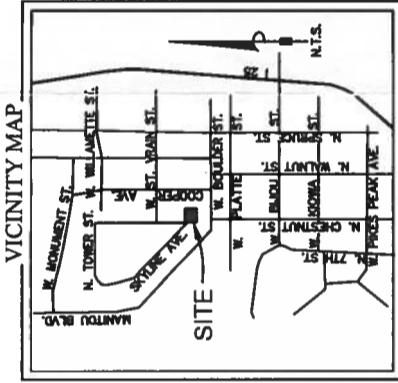
STATE OF COLORADO }
 COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ M., this _____ day of _____, 2015, A.D., and is duly recorded under

Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: _____ Chuck Broerman, RECORDER

FEES: _____ BY: _____ Deputy



NOTES:

- Denotes found monument, as noted
- Denotes set monument, #5 Harbor Yellow Plastic Cap, Stamped "PLS 31548"
- Denotes Address
- Denotes Address
- This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or record of title. For information regarding existing easements, rights-of-way and title of record, contact Clark Land Surveying, Inc., 119 N. Wabash Ave., Colorado Springs, Colorado, 80903. This Guarantee Company, Order No. SR 55051208, dated March 23, 2015.
- Basis of bearings is the east line of the subject property, monumented as shown and assumed to bear S00°00'00"E.
- This property is located within Zone X (Areas determined to be outside of the 500-year floodplain) as established by FEMA per FRM panel 0804100729F, effective date 3/17/1997.
- Easements and other record documents shown or noted on this survey were examined as to location, description, and extent, and are shown as to reference, easements, conditions, obligations, terms, or as to the right to grant the same.
- The lined units used in this drawing are U.S. Survey Feet.
- No direct access to Chestnut Street along the easterly line of the subject property.

EASEMENTS:

Unless shown otherwise, front and rear lot lines are hereby platted with a seven (7) foot easement for drainage and public utilities only and both sides of all lot lines are hereby platted with a five (5) foot easement for public utilities only, with the sole responsibility for maintenance being vested within the individual property owners.

SURVEYOR'S CERTIFICATION:

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 knowledge and belief.

This statement is neither a warranty nor guarantee, either expressed or implied.

W. Russell Clark
 Colorado Professional Land Surveyor No. 31548
 For and on behalf of Clark Land Surveying, Inc.

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 with 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.

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of ROBBINS PLACE.

The approval of this replat vacates all prior plats for the area described by this replat.

City Engineer _____ Date _____ City Planning Director _____ Date _____

City Clerk _____ Date _____

FEES:

Drainage Fee: _____ School Fee: _____

Bridge Fee: _____ Park Fee: _____

Clark
 Surveying & Mapping
 119 N. Wabash Ave. • Colorado Springs, CO 80903 • 719.533.8533
 www.clarkm.com

No.	By	Description	Date

Notes: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after the date of the certification shown hereon. Any action based upon any defect in this survey will be barred after three years from the date of the certification shown hereon.

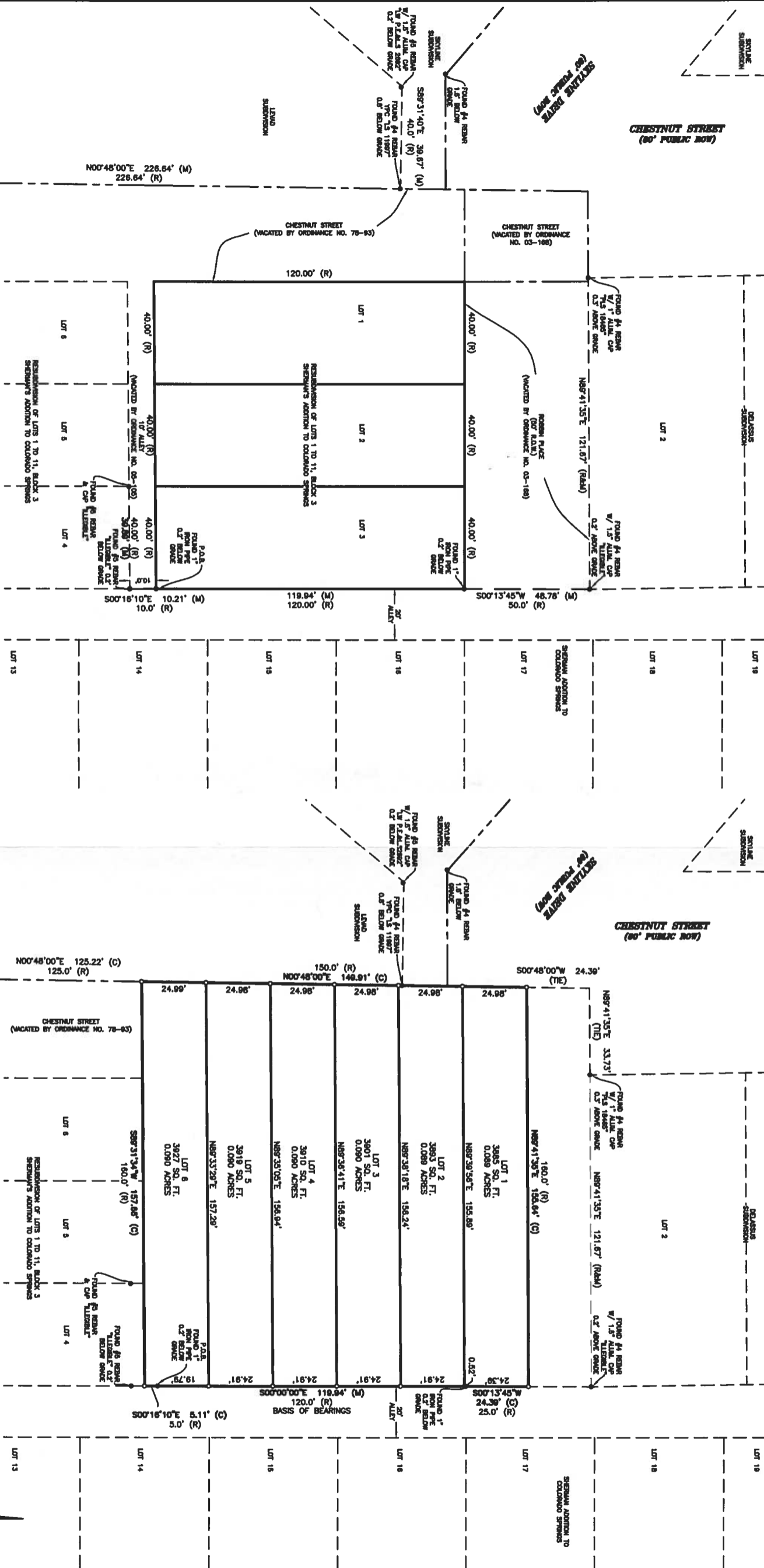
ROBBIN PLACE
 A Replat of Lots 1-3, Block B, Resubdivision of Sherman's Addition
 to the City of Colorado Springs, Located within the SE1/4 of Sec. 12,
 T14S, R67W of the 6th P.M., County of El Paso, State of Colorado
 Drawn By: WRC
 Checked By: WRC
 Date: 09/28/2015
 Sheet 1 of 2
 Project 18160

FIGURE 1

ROBBIN PLACE
 A Replat of Lots 1-3, Block B,
 Resubdivision of Sherman's Addition
 City of Colorado Springs, County of El Paso, State of Colorado

AS PLATTED

AS REPLATTED



Revisions			
No.	Description	By	Date

Clark 
 Surveying x ALTA x Mapping
 110 N. Wahsatch Ave. • Colorado Springs, CO 80903 • 719.533.8533
 www.clarkta.com

ROBBIN PLACE

A Replat of Lots 1-3, Block B, Resubdivision of Sherman's Addition to the City of Colorado Springs, Located within the SE1/4 of Sec. 12, T14S, R67W of the 8th P.M., County of El Paso, State of Colorado

Project No. **15100** Drawn By: ZAR Date: 05/28/2015
 Checked By: WRC Sheet 2 of 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 from the date of the certification shown hereon.

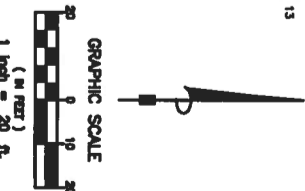


FIGURE 1