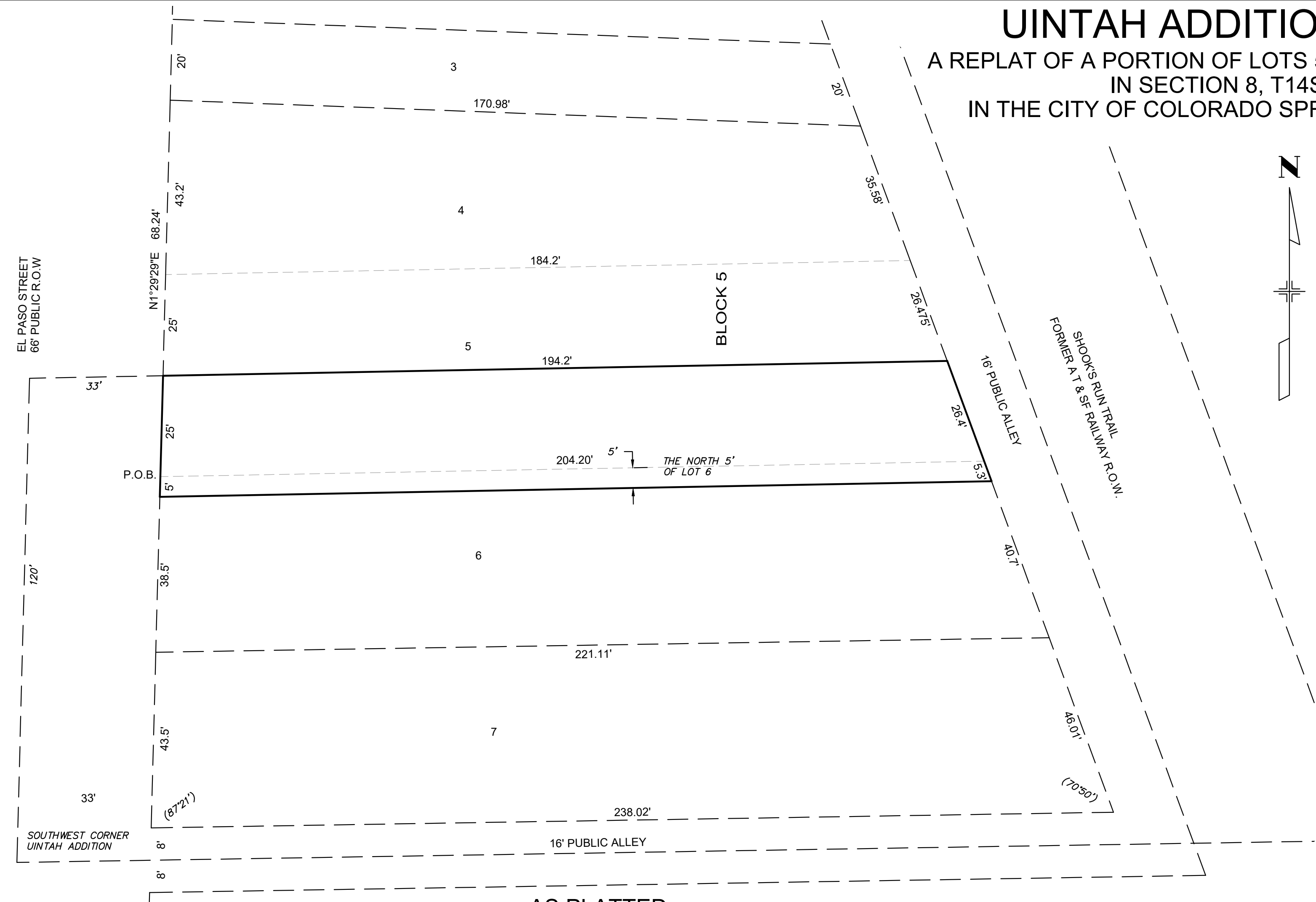
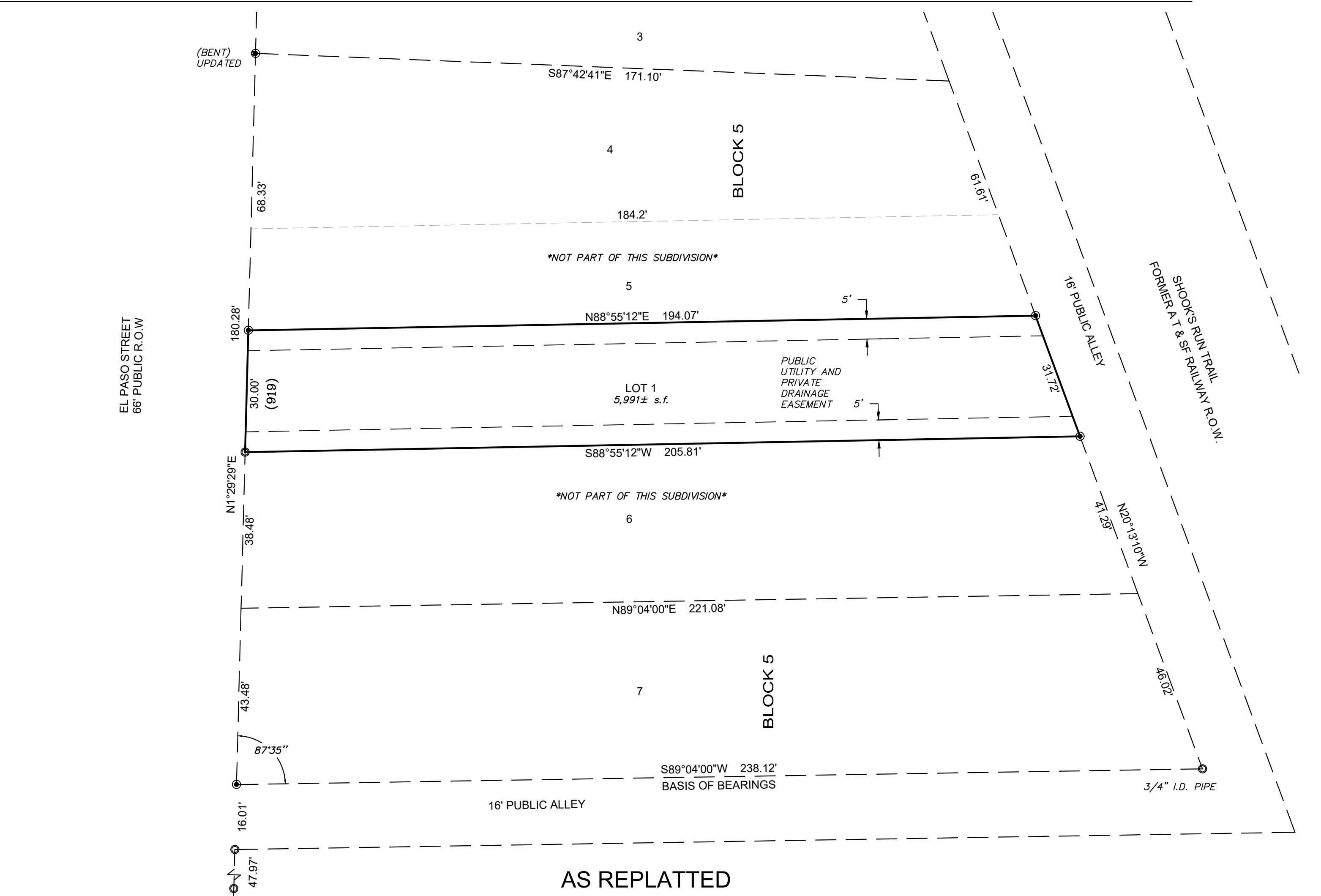


UINTAH ADDITION FILING NO. 1A

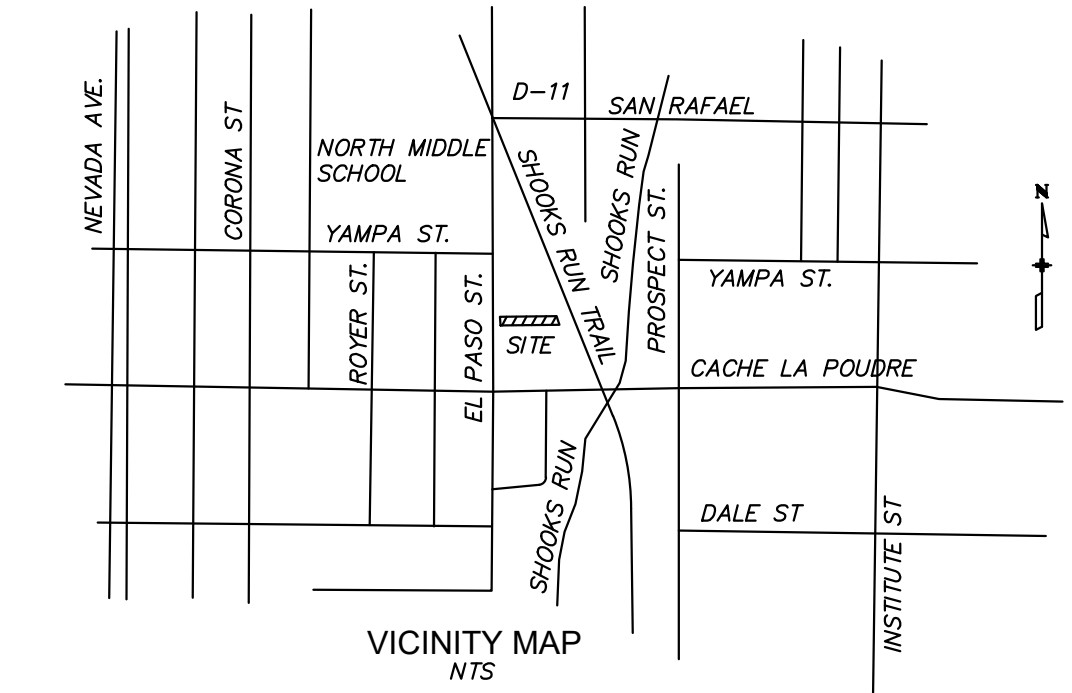
A REPLAT OF A PORTION OF LOTS 5 AND 6, BLOCK 5, THE UINTAH ADDITION, IN SECTION 8, T14S, R66W, OF THE 6th P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



AS PLATTED



AS REPLATTED



BE IT KNOWN BY THESE PRESENTS:

THAT SCOTT W. AND BETHANY B PALMER ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

THE NORTH 5 FEET OF LOT 6, BLOCK 5, UINTAH ADDITION TO THE CITY OF COLORADO SPRINGS AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 5, UINTAH ADDITION TO THE CITY OF COLORADO SPRINGS;
THENCE NORTH ALONG THE EAST LINE OF EL PASO STREET 25 FEET;
THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 6 TO THE WEST LINE OF THE ALLEY ON THE EAST SIDE OF LOTS 1 TO 7, BLOCK 5;
THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID ALLEY TO THE NORTHEAST CORNER OF SAID LOT 6;
THENCE WEST ALONG THE NORTH LINE OF SAID LOT 6, 204.20 FEET TO THE PLACE OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 5,991 SQUARE FEET, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED PARTY IN INTEREST HAS CAUSED SAID TRACT TO BE REPLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DO HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED, HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THE LAND AS HEREIN PLATTED SHALL BE KNOWN AS "UINTAH ADDITION FILING NO. 1A" IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF:

THE AFORMENTIONED SCOTT W. PALMER HAS EXECUTED THIS INSTRUMENT THIS ___ DAY OF _____, 2023.

SCOTT W. PALMER

IN WITNESS WHEREOF:

THE AFORMENTIONED BETHANY B PALMER HAS EXECUTED THIS INSTRUMENT THIS ___ DAY OF _____, 2023.

BETHANY B PALMER

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 2023 BY SCOTT W. AND BETHANY B PALMER

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

EASEMENTS:

EASEMENTS AS SHOWN, WITH SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 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.

FLOODPLAIN STATEMENT:

THE PROPERTY IS LOCATED WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FEMA FLOOD INSURANCE RATE MAP NUMBER 08041C0731 F, EFFECTIVE MARCH 17, 1997.

NOTICE IS HEREBY GIVEN:

THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, COLORADO 2001, AS AMENDED. NO BUILDING PERMITS SHALL BE ISSUED FOR AS SUCH APPLIES TO THE DEVELOPMENT OF LAND BUILDING SITES WITHIN THE AREA DESCRIBED BY THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR, ALTERNATELY, 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 HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

FILING APPROVALS:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "UINTAH ADDITION FILING NO. 1A".

CITY PLANNING DIRECTOR DATE _____

CITY ENGINEER DATE _____

CLERK AND RECORDER DATE _____

RECORDING:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ___ O'CLOCK ___ M., THIS ___ DAY OF _____, 2023, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

FEES:

BRIDGE FEES: _____

SCHOOL FEES: _____

PARK FEES: _____

DRAINAGE FEE: _____

DATE OF PREPARATION FEBRUARY 22, 2023
PREPARED BY

SUBD -23-0029

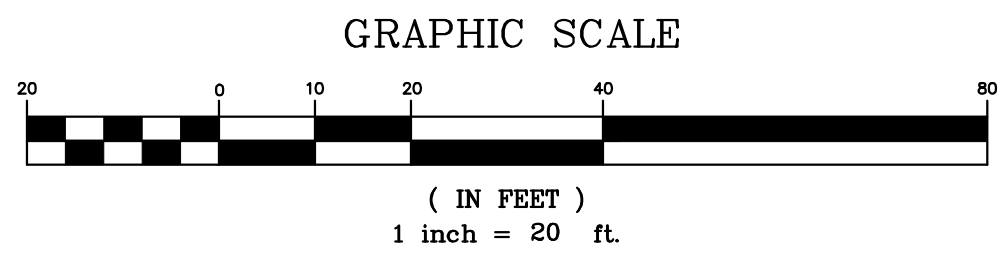
LWA LAND SURVEYING, INC.

953 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179

N EL PASO REPLAT.DWG
PROJECT 20026
SHEET ___ OF ___

NOTES:

- MONUMENTS
- FOUND A 1/2" INSIDE DIAMETER IRON PIPE OR AS NOTED.
- SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP STAMPED "LWA PLS 28658".
- MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE.
- RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY EMPIRE TITLE COMPANY, FILE NO. 71636ECS, EFFECTIVE DATE APRIL 16, 2020; AND EMPIRE TITLE COMPANY, FILE NO. 84057ECS, EFFECTIVE DATE APRIL 15, 2021.
- THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF LOT 7, BLOCK 5, S89°04'W - 238.12'. THE DIRECTION IS BASED ON THE RECORDED PLAT AND THE LINE IS MONUMENTED AS SHOWN.
- UNITS OF MEASURE ARE U.S. SURVEY FEET.
- THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.



SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY STATES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION 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.

KEVIN M. O'LEARY COLORADO PLS 28658
FOR AND ON BEHALF OF
LWA LAND 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 THE CERTIFICATION SHOWN HEREON."