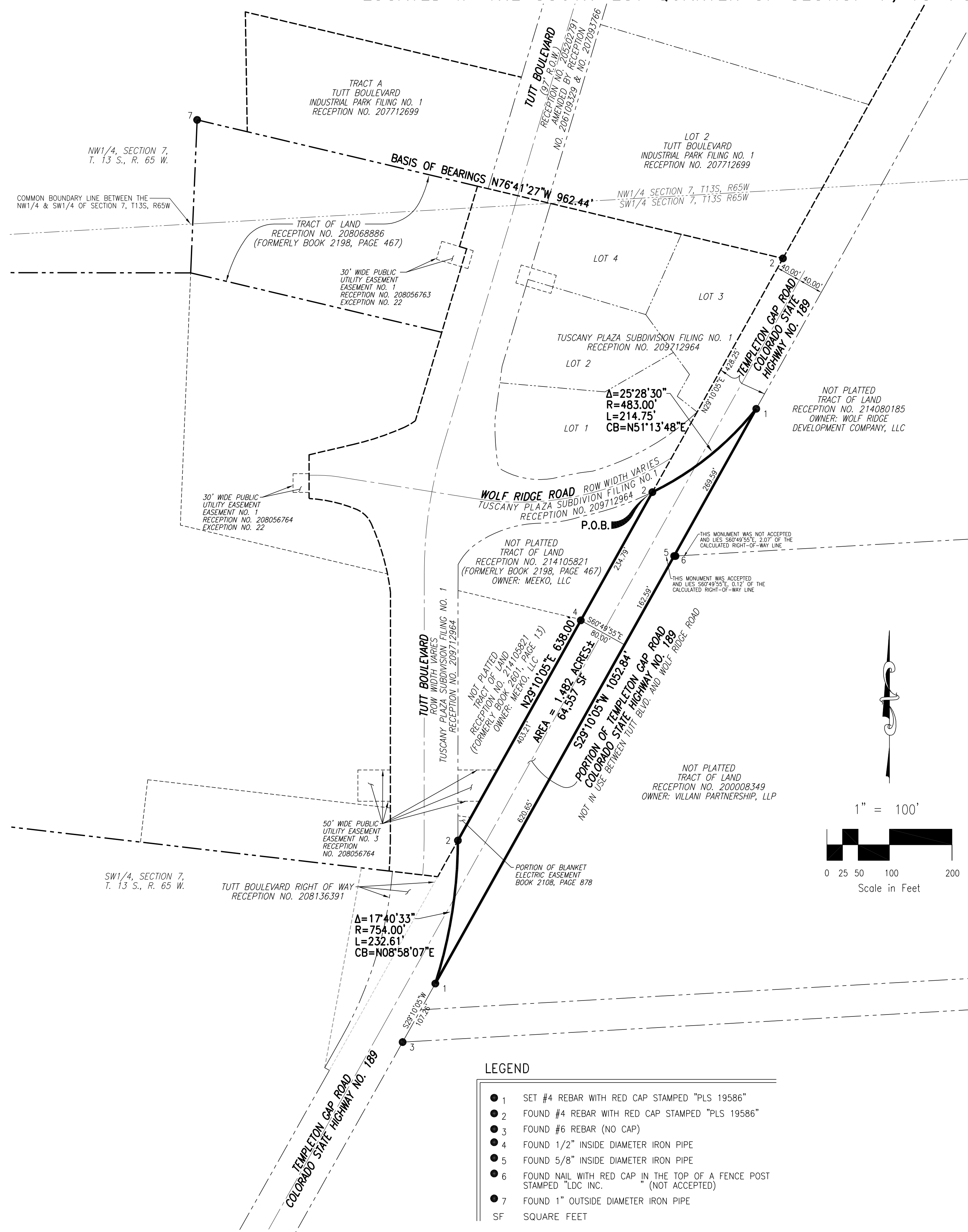


# TEMPLETON GAP AT TUSCANY PLAZA VACATION PLAT NO. 1

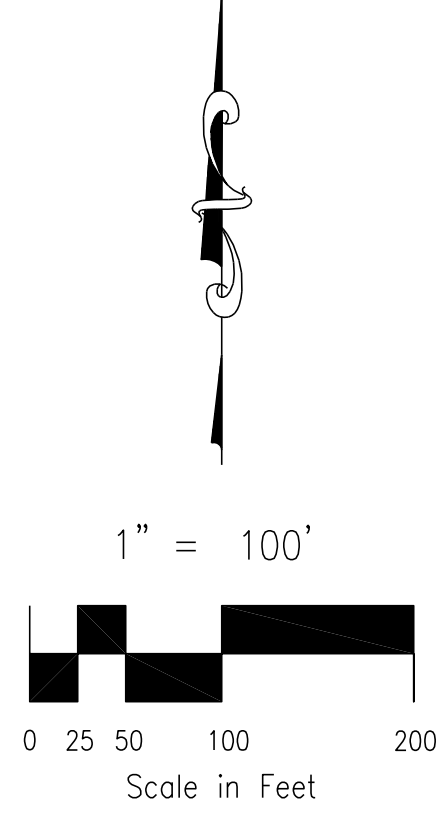
## Exhibit A

A VACATION OF A PORTION OF TEMPLETON GAP ROAD RIGHT-OF-WAY, ALSO KNOWN AS COLORADO STATE HIGHWAY NO. 189  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



**LEGEND**

- 1 SET #4 REBAR WITH RED CAP STAMPED "PLS 19586"
- 2 FOUND #4 REBAR WITH RED CAP STAMPED "PLS 19586"
- 3 FOUND #6 REBAR (NO CAP)
- 4 FOUND 1/2" INSIDE DIAMETER IRON PIPE
- 5 FOUND 5/8" INSIDE DIAMETER IRON PIPE
- 6 FOUND NAIL WITH RED CAP IN THE TOP OF A FENCE POST STAMPED "LDC INC." (NOT ACCEPTED)
- 7 FOUND 1" OUTSIDE DIAMETER IRON PIPE
- SF SQUARE FEET



**DESCRIPTION:**

A portion of Templeton Gap Road right-of-way, also known as Colorado State Highway No. 189 located in the Southwest quarter of Section 7, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:

BEGINNING at intersection of the Southeasterly right-of-way line of Wolf Ridge Road as dedicated to the public in Tuscany Plaza Subdivision No. 1 as recorded at Reception No. 209712964 of the records of said El Paso County with the Northwesterly right-of-way line of said Templeton Gap Road; thence on the Northwesterly extension of said Southeasterly right-of-way line, on a curve to the left having a central angle of  $25^{\circ}28'30''$ , a radius of 483.00 feet for an arc distance of 214.75 feet, whose chord bears  $N51^{\circ}13'48''E$  to the Southeasterly right-of-way line of said Templeton Gap Road; thence  $S29^{\circ}10'05''W$  on said Southeasterly right-of-way line, a distance of 1052.84 feet to the Southerly extension of the Easterly right-of-way line of Tut Boulevard as dedicated to the public in said Tuscany Plaza Subdivision No. 1; thence on said Southerly extension, on a curve to the left having a central angle of  $17^{\circ}40'33''$ , a radius of 754.00 feet for an arc distance of 232.61 feet, whose chord bears  $N08^{\circ}58'07''E$  to the intersection with said Northwesterly right-of-way line of said Templeton Gap Road at the Southeast corner of Tut Boulevard right of way as dedicated to the public in said Tuscany Plaza Subdivision No. 1; thence  $N29^{\circ}10'05''E$  on said Northwesterly right-of-way line, a distance of 638.00 feet to the POINT OF BEGINNING and containing 1.482 acres or 64,557 square feet of land, more or less.

**FLOOD PLAIN CERTIFICATION:**

No part of this property lies within a 100-year flood plain or in an identified "flood prone area" according to Map No. 08041C0537 F, dated March 17, 1997 by the Federal Emergency Management.

**NOTES:**

- This vacation plat does not constitute a title search by Rockwell Consulting, Inc. to determine ownership, easements, or Rights-of Way record.
- Basis of Bearings is the Northerly boundary line of the tract of land described in Book 2198 at Page 467 of the records of El Paso County, Colorado being  $S76^{\circ}41'27''E$  a distance of 962.44 feet between two found monuments as shown.
- No part of this property lies within a 500-year flood plain according to Map No. 08041C0537 F, dated March 17, 1997 by the Federal Emergency Management Agency.

**SURVEYOR'S CERTIFICATION:**

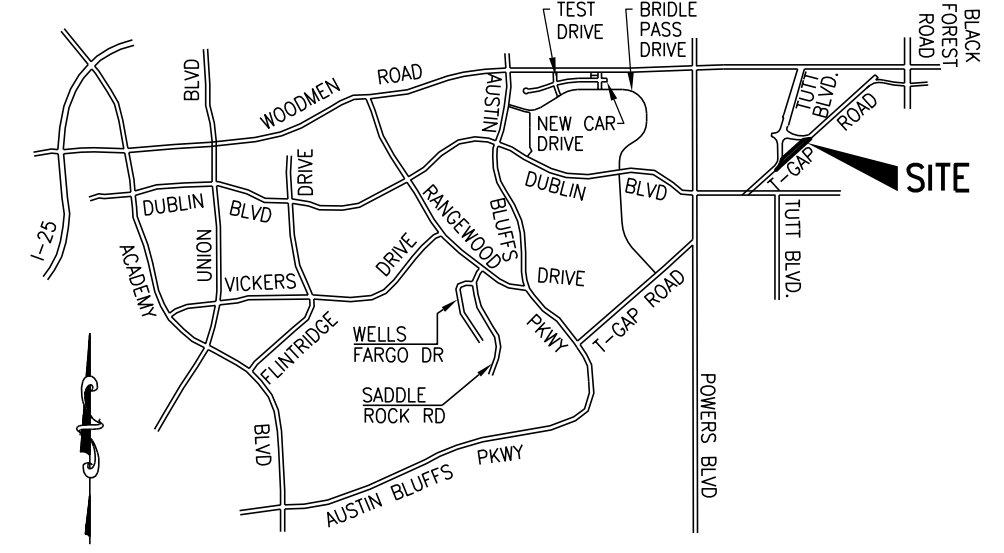
The undersigned Registered Professional Land Surveyor in the State of Colorado, hereby certifies that the accompanying vacation plat was surveyed and drawn under his supervision and accurately shows the described Tract of Land, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as Amended, have been met to the best of his knowledge and belief.

ROCKWELL CONSULTING, INC.  
 John L. Bailey PLS No. 19586

**FILING APPROVALS:**

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying vacation plat of "TEMPLETON GAP AT TUSCANY PLAZA VACATION PLAT NO. 1".

Manager of City Planning \_\_\_\_\_ Date \_\_\_\_\_  
 City Engineer \_\_\_\_\_ Date \_\_\_\_\_  
 Director of Public Utilities \_\_\_\_\_ Date \_\_\_\_\_



**Vicinity Map**  
 NOT TO SCALE

**KNOW ALL MEN BY THESE PRESENTS:**

That the City of Colorado Springs, Colorado, authorized the vacation of the above described tract of land as set forth in this plat, by Ordinance No. \_\_\_\_\_ and the same time authorized the undersigned to acknowledge the same which is done accordingly on behalf of the City of Colorado Springs, this \_\_\_\_\_ day of \_\_\_\_\_ 2015 A.D.

BY: \_\_\_\_\_ Mayor ATTEST: \_\_\_\_\_ City Clerk

**RECORDING:**

STATE OF COLORADO }  
 COUNTY OF EL PASO }

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 at Reception No. \_\_\_\_\_ of the Records of El Paso County, Colorado.

CHUCK BROERMAN, RECORDER

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