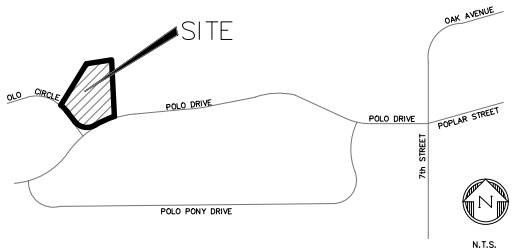
28 POLO FILING NO. 1

A REPLAT OF LOT 5, BLOCK 3, POLO PARK ADDITION TO BROADMOOR, COLORADO

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 25,
TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



VICINITY MAP

N

SCALE : 1" = 30'

30 15 0 30 60

DATE OF PREPARATION
OCTOBER 03, 2018

NOTES

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

2. Basis of bearing statement per policies concerning the practice of land surveying, section 60.1.2.4 –East line of Lot 5, Block 3, Polo Park Addition Broadmoor as bearing S02°53'43"E; monuments described on plat.

3. Set #5 rebar with aluminum cap marked" POLARIS – PLS 27605" at all corners unless shown otherwise.

4. This survey does not constitute a title search by Polaris Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, Polaris Surveying, Inc. relied upon the recorded plat.

5. This property is located within Zone X (Area determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 8041C0737F, effective date 3/17/1997.

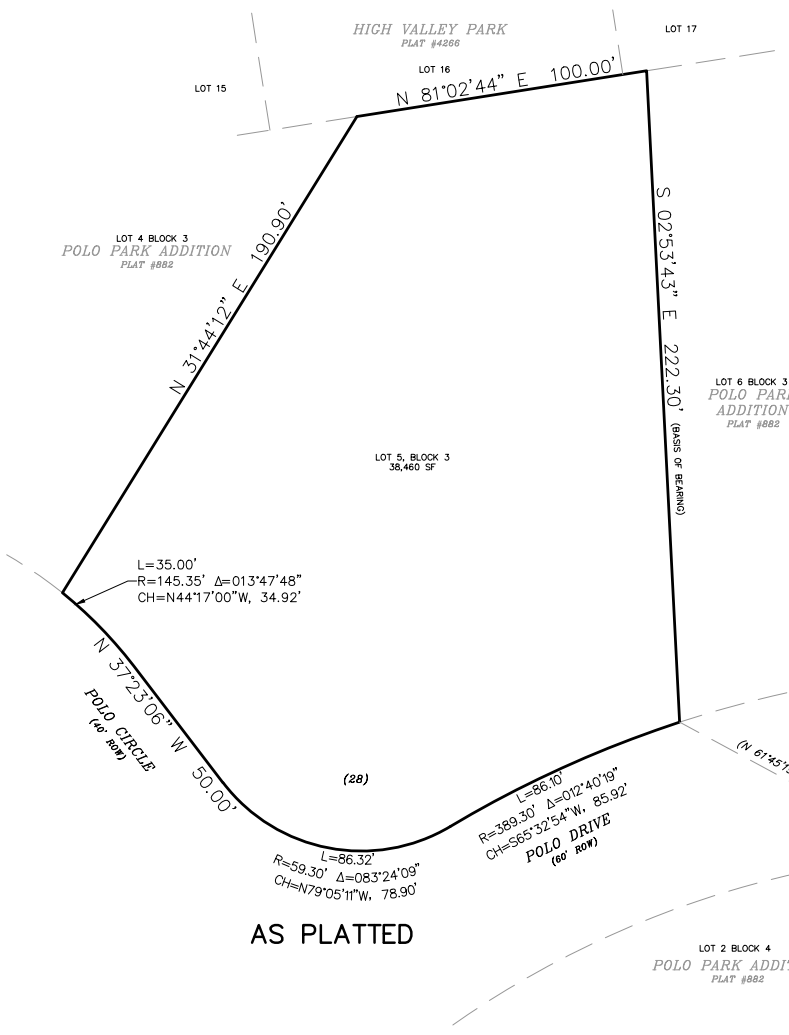
6. This property is subject to the findings summary and conclusion of a Geologic Hazard Report prepared by Entech Engineering, Inc. dated April 5, 2017. which identified the following specific geologic hazard on the property:

A copy of said report has been placed within file 3AR PFP 17-00122 of the City of Colorado Springs Community Development Department. Contact Community Development, 30 South Nevada Avenue, Suite 105, Colorado Springs, CO, if you would like to review said report.

7. All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded as 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.

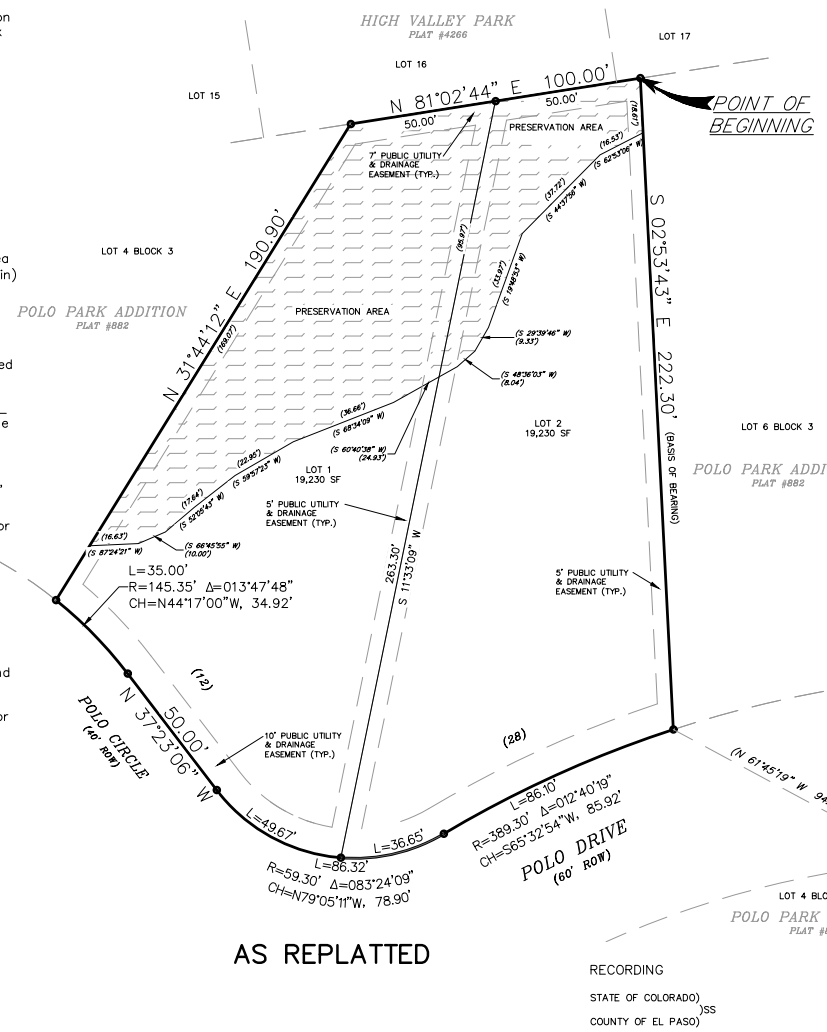
8. All lineal distances shown hereon are ground distances represented in U.S. Survey Feet.

9. Residing in or near wildland urban interface or intermix areas involves increased wildfire risks that may not apply in urban or more urbanized types of developed communities.



AS PLATTED

NOTE: IMPROVEMENT SURVEY PLAT DEPOSIT NO. 215900004, WAS USED AS A REFERENCE FOR THIS PLAT. THE CORNERS SHOWN ON THIS SURVEY WERE FOUND AND WERE USED AS THE CONTROL MONUMENTS FOR THIS PLAT.



AS REPLATTED

KNOW ALL MEN BY THESE PRESENTS:

THAT 28 POLO LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING TRACT OF LAND:

LOT 5, BLOCK 3, POLO PARK ADDITION, BROADMOOR, A SUBDIVISION PLAT RECORDED UNDER PLAT BOOK P, AT PAGE 54 OF THE RECORDS OF EL PASO COUNTY COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5 BLOCK 3, THENCE S02°53'43"E (BASIS OF BEARING), 222.30 FEET ALONG THE EAST LINE OF SAID LOT 5, BLOCK 3 TO A POINT ON THE SOUTHERLY LINE OF SAID 5, BLOCK 3;

THENCE SOUTHWESTERLY, 86.10 FEET ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 389.30 FEET, A CENTRAL ANGLE OF 12°40'19", AND BEING SUBTENDED BY A CHORD THAT BEARS S65°32'54"W, 85.92 FEET;

THENCE WESTERLY, 86.32 FEET ALONG A SOUTHERLY LINE OF SAID LOT 5, BLOCK 3 AND SAID REVERSE CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 59.30 FEET, A CENTRAL ANGLE OF 83°24'09" AND BEING SUBTENDED BY A CHORD THAT BEARS N79°05'11"W, 78.90' FEET;

THENCE N37°23'06"W, 50.00 FEET ALONG A SOUTHERLY LINE OF SAID LOT 5, BLOCK 3 TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHWESTERLY, 35.00 FEET ALONG THE ARC OF SAID CURVE AND A SOUTHERLY LINE OF SAID LOT 5, BLOCK 3 TO THE SOUTHWEST CORNER THEREOF, SAID ARC HAVING A RADIUS OF 145.35 FEET, A CENTRAL ANGLE OF 13°47'48" AND BEING SUBTENDED BY A CHORD THAT BEARS N44°17'00"E, 34.92 FEET;

THENCE N31°44'12"E, 190.90 FEET ALONG THE WEST LINE OF SAID LOT 5 BLOCK 3 TO THE NORTHWEST CORNER THEREOF;

THENCE N81°02'44"E, 100.00 FEET ALONG THE NORTH LINE OF SAID LOT 5, BLOCK 3 TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

AREA= 38,460 S.F. +/-

IN WITNESS WHEREOF:

THE AFOREMENTIONED HAS EXECUTED THESE PRESENTS THIS ____ DAY OF _____, 2018 A.D.

BY: _____
BRUCE FALLHOWE, MANAGER
28 POLO, LLC

NOTARIAL:

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

THE ABOVE AND FORGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018 A.D. BY BRUCE FALLHOWE, MANAGER, 28 POLO LLC

MY COMMISSION EXPIRES: _____

ADDRESS: _____

_____
NOTARY PUBLIC

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES 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 EASEMENT 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.
THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "28 POLO FILING NO. 1" IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

NOTICE IS HEREBY GIVEN:

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 IF CREDIT CASH 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..

EASEMENTS:

ALL REAR LOT LINES WILL HAVE A 7 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND PUBLIC DRAINAGE PURPOSES ONLY. ALL SIDE LOT LINES WILL HAVE A 5 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND PUBLIC DRAINAGE PURPOSES ONLY. ALL LOT LINES ABUTTING RIGHT-OF-WAY ARE HEREBY PLATTED WITH A 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNER. SEE NOTE 7.

FILING APPROVALS:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY ACCEPT FOR FILING THE ACCOMPANYING PLAT OF "28 POLO FILING NO. 1"

_____
CITY ENGINEER DATE

_____
CITY PLANNING DIRECTOR DATE

_____
CITY CLERK DATE

THE UNDERSIGNED PROFESSIONAL LANDS 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.

FOR AND ON BEHALF OF POLARIS SURVEYING, INC.

_____
RANDALL D HENCY, PLS NO. 27605

RECORDING

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ___M. THIS _____ DAY OF _____, 2018, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, COUNTY CLERK & RECORDER

BY: _____ FEE: _____
DEPUTY SURCHARGE: _____

SCHOOL FEE: _____
BRIDGE FEE: _____
PARK FEE: _____
DRAINAGE FEE: _____

A REPLAT OF LOT 5, BLOCK 3, POLO PARK ADDITION TO BROADMOOR, COLORADO, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

FILE NUMBER: AR PFP 18-00678

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO 27605 FOR AND ON BEHALF OF POLARIS 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 CERTIFICATION SHOWN HEREON.

28 POLO FILING NO. 1

SCALE 1" = 30'

REVISIONS

ZONE	REV	DESCRIPTION	DATE	APPROVED

DRAWN BY:	TJW	DATE:	10-03-18
CHECKED BY:	RDH	DRAWING NO:	NA
JOB NO:	161008	SHEET:	1 of 1

POLARIS SURVEYING, INC.
1903 Lelaray Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448-0844 FAX (719)448-9225

28 POLO DRIVE
FINAL PLAT

For:
Bruce Fallhowe

FIGURE 2