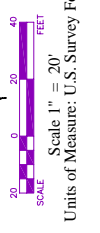
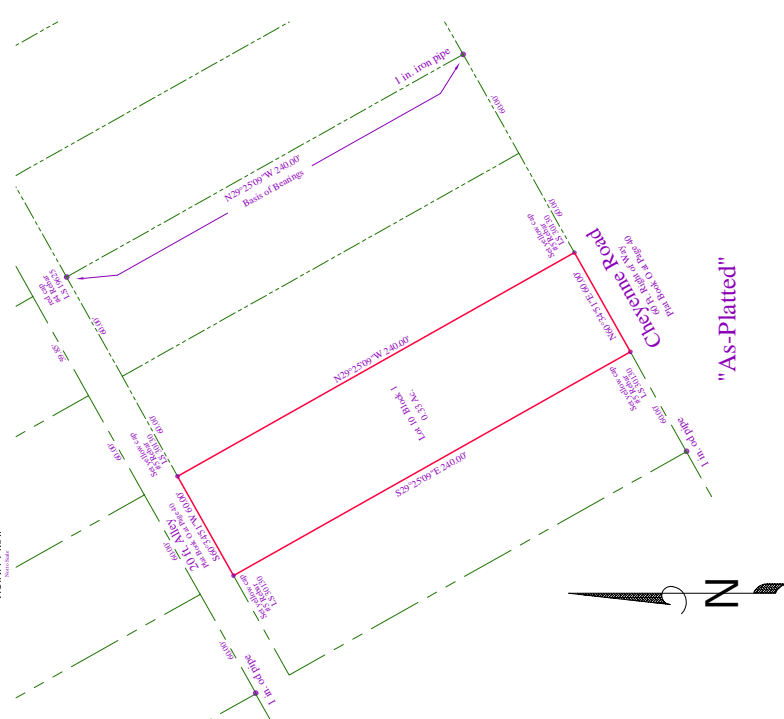
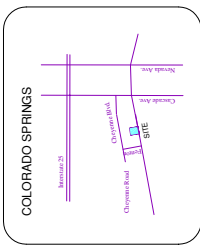


# Lorraine Views

A Replat of Lot 10, Block 1, Fenmore Subdivision, in the City of Colorado Springs, as recorded in Plat Book O at Page 40, dated December 11, 1922, a portion of the NE1/4 Section 25, T14 S, R67W of the 6th P.M., County of El Paso, State of Colorado.



Units of Measure: U.S. Survey Foot

**FINAL PLAT**

## Know All Men By These Presents:

That the undersigned, Euginia M. Sangaris and New Direction IRA, Inc. FBO Euginia M. Sangaris, IRA, being the owner of the following described tract of land:  
 Lot 10, Block 1, Fenmore Subdivision, according to the Plat recorded December 14, 1922 in Plat Book O at Page 40, County of El Paso, State of Colorado.  
 Containing 0.33 acres, more or less. To be Platted in Lot 10 of Fenmore Views"

## Dedication:

The above described tract of land is hereby dedicated to the use of the City of Colorado Springs, Colorado, for the use of a public park, to be known as Fenmore Views. The dedication is made by the owner of the land, Euginia M. Sangaris, and New Direction IRA, Inc. FBO Euginia M. Sangaris, IRA, and is subject to the approval of the City of Colorado Springs, Colorado, and the State of Colorado. The dedication is made in accordance with the provisions of the Colorado Revised Statutes, Title 10, Section 10-1-101, et seq.

## Owner:

This administration, Euginia M. Sangaris has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2020 A.D.  
 Euginia M. Sangaris  
 State of Colorado ) SS  
 County of El Paso )

## Notarial:

By \_\_\_\_\_, foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020 A.D.  
 Euginia M. Sangaris  
 Address: \_\_\_\_\_  
 My Commission expires: \_\_\_\_\_

## Owner:

This administration, New Direction IRA, Inc. FBO, Sangaris Euginia M. IRA has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2020 A.D.  
 New Direction IRA, Inc. FBO, Sangaris Euginia M. IRA  
 State of Colorado ) SS  
 County of El Paso )

## Notarial:

By \_\_\_\_\_, foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020 A.D.  
 New Direction IRA, Inc. FBO, Sangaris Euginia M. IRA  
 Address: \_\_\_\_\_  
 My Commission expires: \_\_\_\_\_

## Surveyor's Certification:

The undersigned, Joseph A. Alessi, a Licensed Professional Land Surveyor in the State of Colorado, hereby certify and declare that the accompanying plat was prepared and drawn under my responsible charge and accuracy from the field notes and measurements taken by me or by my assistants, and that the same are true and correct. I have not been and will not be in any way interested in the land shown on this plat. My name and address are as follows:  
 Joseph A. Alessi  
 Colorado Professional Land Surveyor No. 20170  
 1800 North Tejon Street, Suite 100  
 Colorado Springs, Colorado 80905  
 My Commission expires: \_\_\_\_\_

## City Approval:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of "LORRAINE VIEWS":  
 City Engineer: \_\_\_\_\_ Date: \_\_\_\_\_  
 City Clerk: \_\_\_\_\_ Date: \_\_\_\_\_  
 City Planning Director: \_\_\_\_\_ Date: \_\_\_\_\_

## Recordings:

State of Colorado ) SS  
 County of El Paso )  
 I, \_\_\_\_\_, Day of \_\_\_\_\_, 2020 A.D., and I duly received the Reception Number \_\_\_\_\_ of the records of El Paso County, State of Colorado.  
 By: \_\_\_\_\_ Deputy  
 Clerk of the Court

## Notice is Hereby Given:

Notice is hereby given that the above described tract of land is being dedicated to the use of the City of Colorado Springs, Colorado, for the use of a public park, to be known as Fenmore Views. The dedication is made by the owner of the land, Euginia M. Sangaris, and New Direction IRA, Inc. FBO Euginia M. Sangaris, IRA, and is subject to the approval of the City of Colorado Springs, Colorado, and the State of Colorado. The dedication is made in accordance with the provisions of the Colorado Revised Statutes, Title 10, Section 10-1-101, et seq.

## Easements:

Address: 38 West Cherokee Road  
 Notice: Colorado Law firm must communicate. Notarized based upon. Check the following with the appropriate authority. If you have any questions, please contact the appropriate authority.

## Notes:

- This plat is subject to the provisions of the Colorado Revised Statutes, Title 10, Section 10-1-101, et seq.
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## Fees:

Bridge Fee: \_\_\_\_\_  
 Park Fee: \_\_\_\_\_  
 Drinking Fee: \_\_\_\_\_  
 School Fee: \_\_\_\_\_

## "As-Platted"

Scale 1" = 20'  
 Units of Measure: U.S. Survey Foot

## "As-RePlatted"

Scale 1" = 20'  
 Units of Measure: U.S. Survey Foot



**ALESSI**  
 ENGINEERS & ARCHITECTS  
 401 Broadway Avenue, Suite 100  
 Colorado Springs, CO 80905  
 Phone: (719) 444-8812  
 Fax: (719) 444-8813

AR PPF 19-00735  
**ALESSI and ASSOCIATES, Inc.**  
 ARCHITECTS & ENGINEERS  
 401 Broadway Avenue, Suite 100  
 Colorado Springs, CO 80905  
 Phone: (719) 444-8812  
 Fax: (719) 444-8813

Portion of the NE 1/4 Sec. 25, Township 14 South, Range 67 West  
 6th Principal Meridian, El Paso County, Colorado  
**LORRAINE VIEWS**  
 Job No. 191412 Final Plat  
 Date: 12-21-2020

AR PPF 19-00735

Final Plat