

# ROBBIN PLACE

A Replat of Lots 1-3, Block B,  
 Resubdivision of Sherman's Addition,  
 together with portions of adjoining vacated  
 Robbin Place, Chestnut Street and alley,  
 City of Colorado Springs, County of El Paso, State of Colorado

### KNOW ALL MEN BY THESE PRESENTS:

That Tara Investments, LLC., a Colorado Limited Liability Company, 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. 203267179, 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. 205159141.

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 Levad Subdivision; thence along said east line N00°48'00"E, a distance of 149.91 feet to a point on the center line of 50' 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 23,436 square feet, or 0.538 acres, more or less.

Total area of vacated rights of way included in this description: 8,976 square feet, 0.206 acres.

### DEDICATION:

The above owner has caused said tract of land to be surveyed and platted into lots and public easements, as shown on the accompanying plat. This tract of land as herein platted shall be known as ROBBIN 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 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 release or quietclaim all or any such Public Easements shall remain exclusively vested in the City of Colorado Springs.

### IN WITNESS WHEREOF:

The aforementioned, Tara Investments, LLC., a Colorado Limited Liability Company has executed this instrument this \_\_\_\_\_, 2017.

By: \_\_\_\_\_  
 Title: \_\_\_\_\_

### NOTARIAL:

STATE OF \_\_\_\_\_ } SS  
 COUNTY OF \_\_\_\_\_ }

The above and aforementioned was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by \_\_\_\_\_ (name) as \_\_\_\_\_ (Title) for Tara Investments, LLC, a Colorado limited liability company.

Witness my hand and seal \_\_\_\_\_

Address \_\_\_\_\_

My Commission expires \_\_\_\_\_

### 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 \_\_\_\_\_, 2017, A.D., and is duly recorded under Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.  
 SURCHARGE: \_\_\_\_\_ Chuck Broerman, RECORDER  
 FEE: \_\_\_\_\_ BY: \_\_\_\_\_ Deputy

### NOTES:

- - Denotes found monument, as noted  
 ○ - Denotes set monument, #5 Rebar Yellow Plastic Cap, Stamped "PLS 31548"  
 (XXX) - Denotes Address
- This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements. For more information, please refer to the Property Information Binder, prepared by Land record Clark Land Surveying, Inc., relied upon a Property Information Binder, prepared by Land Title Guarantee Company, Order No. SR 55051208, dated March 23, 2015.

3. Basis of bearings is the east line of the subject property, monumented as shown and assumed to bear S00°00'00"E.

4. This property is located within Zone X (Areas determined to be outside of the 500-year floodplain) as established by FEMA per FIRM panel 0804100729F, effective date 3/17/1997.

5. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.

6. The lineal units used in this drawing are U.S. Survey Feet.

7. No direct access to Chestnut Street along the easterly line of the subject property.

8. The property lies within an identified Landslide Susceptibility Area, per the Colorado Geological Survey.

9. This property is subject to the findings summary, and conclusions of a Geologic Hazard Report prepared by Entech Engineering, dated May 29, 2016 which identified the following specific geologic hazards on the property: slope stability; creeping soils and expansive soils. A copy of said report has been placed within subdivision file CPC PFP 16-00156 of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Avenue, Suite 105, Colorado Springs, CO, if you would like to review said report

a. The Recommendations made by Entech shall be followed, including restrictions on landscaping and grading.  
 i. Two rows of drilled 24-inch diameter pier caissons to a minimum depth of 35 feet shall be installed below ground surface on the slope above the building area to provide stabilization to building locations

ii. Structures shall be placed on spread footing foundations with structural floors on over-excavated fill soils, and final foundation design recommendations shall be determined on a site specific basis with further subsurface investigation. Subsurface foundation drainage shall be included for the structures to reduce expansive soils and help preserve slope stability.

10. Prior to building permit approval street signs signifying a one-way alley at the termini of the alley at the intersections of W. St. Vrain Street and W. Boulder Street shall be installed. The existing address sign at the intersection of W. St. Vrain Street and the alley shall be updated to indicate the revised address range, per Enumerations, and the new residences shall include the respective addresses on both sides of the building.

11. The structures will face east towards the alley with access from West Boulder Street. Signage with addresses shall be posted at the Boulder access point.

12. All dwellings shall include Colorado Springs City Fire Department approved fire sprinkler systems unless any of the following are met:  
 a. Approved fire apparatus access roads are provided for every structure constructed or moved into or within the jurisdiction.

b. Colorado Springs Fire apparatus roads shall be extended to within 150-feet of all exterior portions of the first story of any building (2009 IFC §503.1.1), and shall have an unobstructed width of not less than 20-feet, exclusive of shoulders, except for approved security gates (2009 IFC §503.2.1).

13. Colorado springs fire apparatus access roads shall be designed and maintained to support the imposed loads of Colorado Springs fire apparatus, and shall be surfaced so as to provide all weather driving capabilities. (2009 IFC §503.2.3).

14. The entire length of the alley identified as "Robbin Place" shall be improved. The improvements will include, but not be limited to, repairing potholes and reconstructing the asphalt to meet City Engineering and Fire Department standards. Construction plans for the public improvements will be submitted to City Engineering for review and approval prior to installing public improvements. Public improvements shall be completed prior to first Certificate of Occupancy (CO) and prior to the final CO for the last home, a second inspection shall be required.

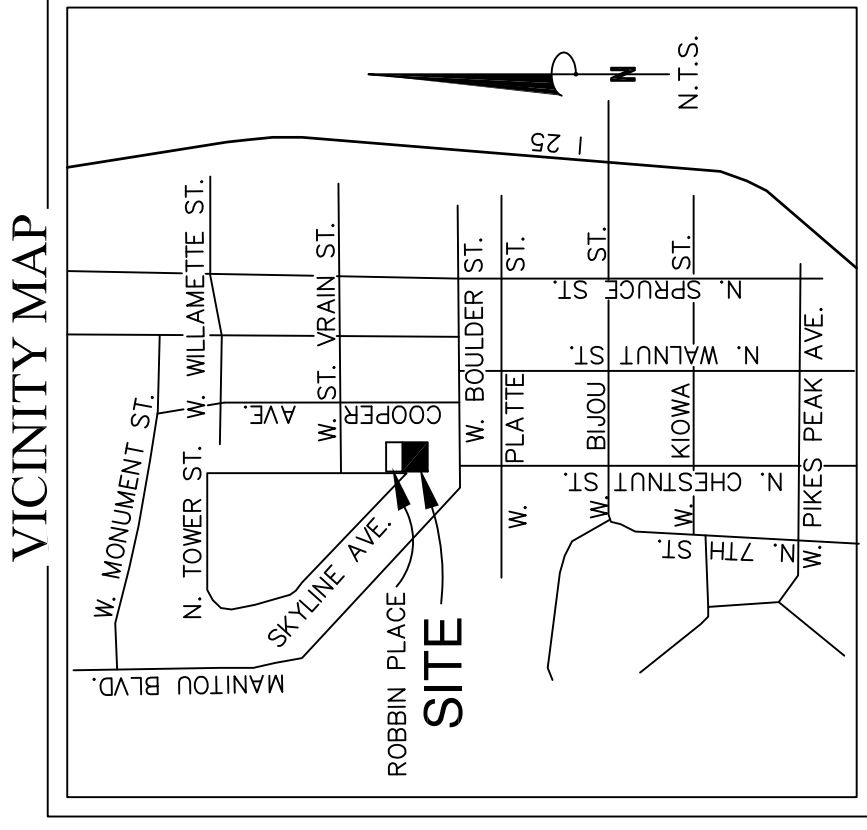
15. Entrances to the alley from West Boulder Street and West St. Vrain Street must be mitigated to the Colorado Springs Fire Department's satisfaction and meet current City Engineering Standard to allow access to approved Colorado Springs fire apparatus.

16. The property is subject to the findings, summary, conclusion and recommendations of the Drainage Report prepared by Terra Nova Engineering dated April 3, 2017 and approved by City Engineering.

17. Prior to the first building permit all alleyway improvements must be completed and accepted by the City, including all alleyway potholes, cross pan improvements at W. Boulder Street and other deteriorated sections.

18. All dwellings are to be constructed with approved fire sprinkler systems.

19. Prior to the final Certificate of Occupancy all alley way improvements and cross pan improvements at W. Boulder Street adjoining the alley must be inspected to ensure compliance with required improvements and if damaged during construction repaired to the original condition.



### EASEMENTS:

As depicted, front and rear lot lines are hereby platted with a seven (7) foot easement for drainage and public utilities only and side lot lines, as shown, are hereby platted with a five (5) foot easement for public utilities with the sole responsibility for maintenance being vested within the individual property owners as indicated herein.

All easements that are dedicated herein for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 21212548 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted herein shall not be affected and shall remain in full force and effect.

### 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 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.

### CITY APPROVAL:

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

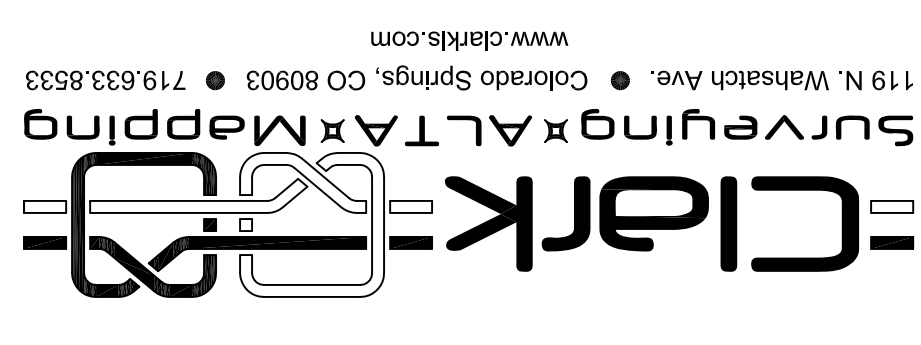
The approval of this replat vacates all prior plats for the area described by this replat.

City Engineer \_\_\_\_\_ Date \_\_\_\_\_ City Planning Director \_\_\_\_\_

City Clerk \_\_\_\_\_ Date \_\_\_\_\_

### FEES:

Drainage Fee: \_\_\_\_\_ School Fee: \_\_\_\_\_  
 Bridge Fee: \_\_\_\_\_ Park Fee: \_\_\_\_\_  
 Inspection Fee: \$194.76



119 N. Walsath Ave. • Colorado Springs CO 80903 • 719.633.8533  
 www.clarkls.com

No.	Description	By	Date
5	Revised per City Comments	ZAR	05/18/2017
4	Review Comments	SLM	1/27/2017
3	Address Comments	AMF	11/29/2016
2	Address Comments	ZAR	11/04/2016
6	Revised per City Comments	ZAR	06/12/2017

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.

Project No. 15169	Drawn By: ZAR	Date: 05/28/2015	Sheet 1 of 2
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			
Checked By: WRC			

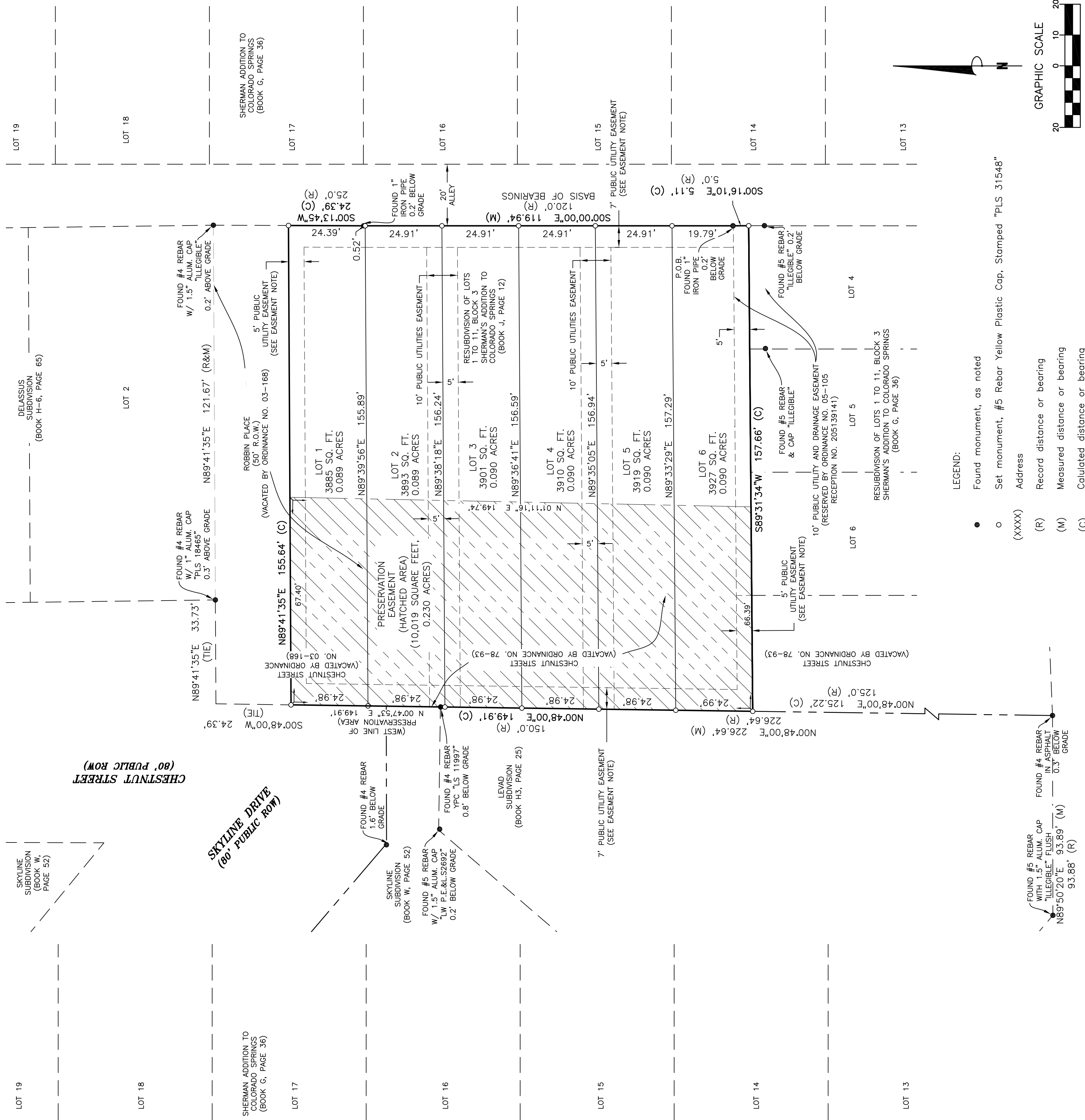
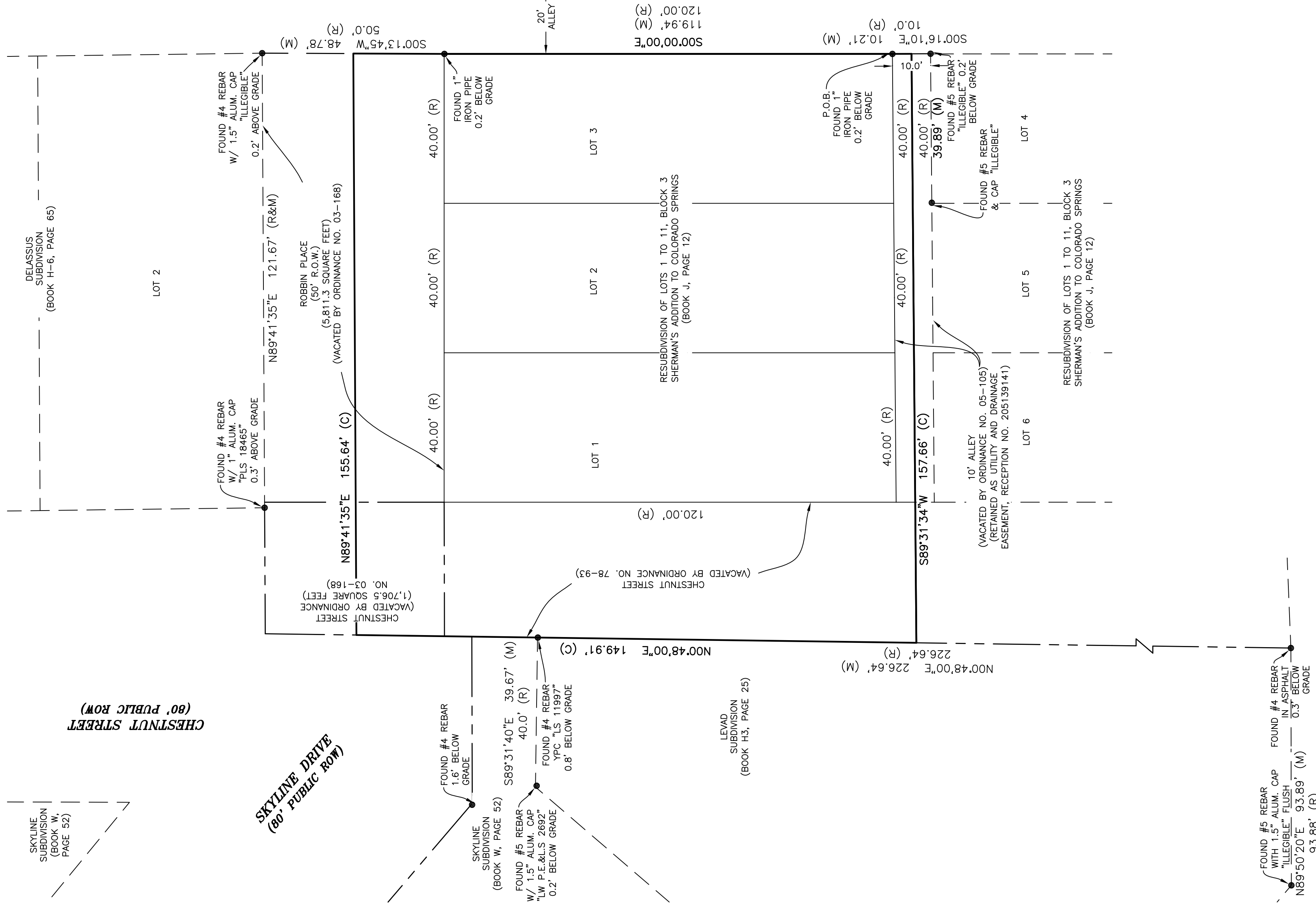
## ROBBIN PLACE

# ROBBIN PLACE

A Replat of Lots 1-3, Block B,  
Resubdivision of Sherman's Addition,  
together with portions of adjoining vacated  
Robbin Place, Chestnut Street and alley,  
City of Colorado Springs, County of El Paso, State of Colorado

## AS PLATTED

## AS REPLATTED



**Clark**  
SURVEYING & ALTA MAPPING  
119 N. Wahsatch Ave. • Colorado Springs, CO 80903 • 719.633.8533  
www.clarksm.com

No.	Description	By	Date
1	Revised per City Comments	ZAR	05/18/2017
2	Address Comments	ZAR	11/04/2016
3	Address Comments	AMF	11/29/2016
4	Review Comments	SLM	1/27/2016
5	Revised per City Comments	ZAR	06/12/2017

**Revisions**

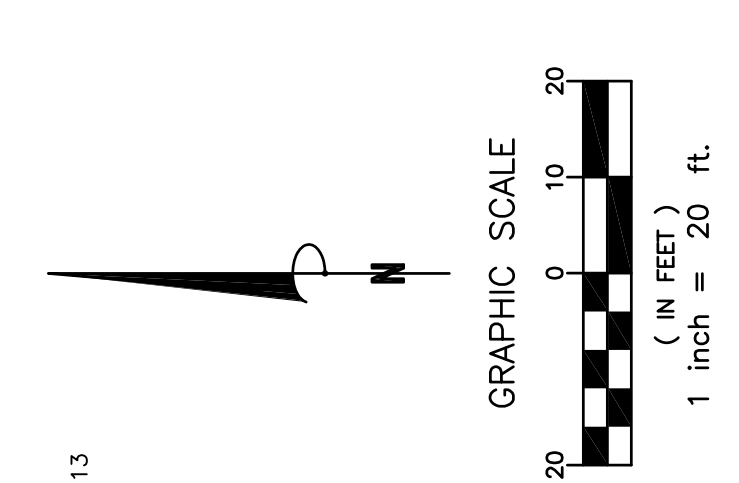
119 N. Wahsatch Ave. • Colorado Springs, CO 80903 • 719.633.8533  
www.clarksm.com

**Project 15169**  
Checked By: WRC  
Date: 05/28/2015  
Sheet 2 of 2

**ROBBIN PLACE**  
A Replat of Lots 1-3, Block B, Resubdivision of Sherman's Addition  
T14S, R67W of the 6th P.M., County of El Paso, State of Colorado

Drawn By: ZAR  
Date: 05/28/2015  
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 will any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



- LEGEND:**
- Found monument, as noted
  - Set monument, #5 Rebar Yellow Plastic Cap, Stamped "PLS 31548"
  - Address (XXXX)
  - Record distance or bearing (R)
  - Measured distance or bearing (M)
  - Calculated distance or bearing (C)
  - Right-of-way (ROW)