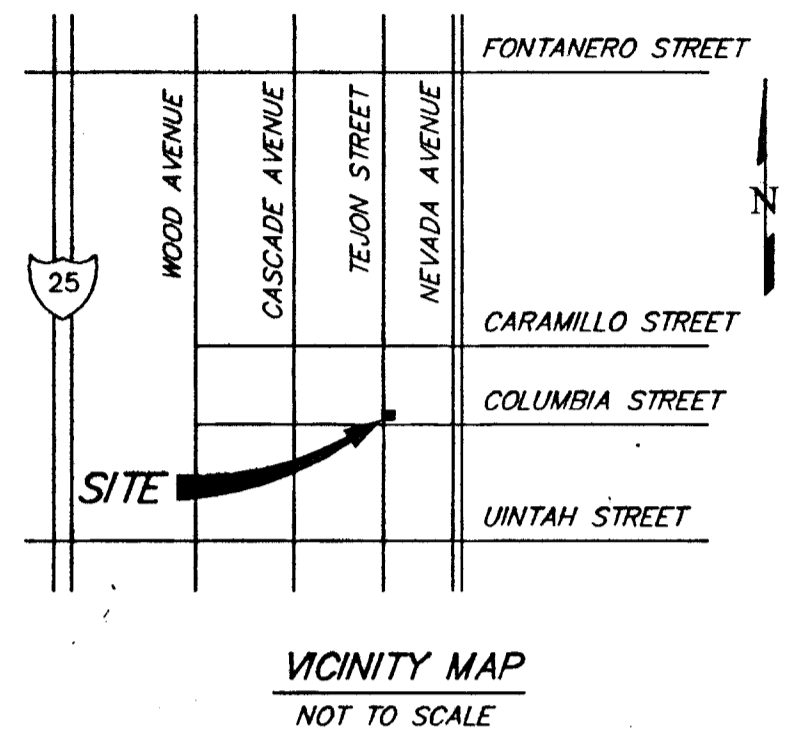


# ENSIGN'S SUBDIVISION FILING NO. 3

## A REPLAT OF LOTS 10 AND 11, BLOCK 1, ENSIGN'S ADDITION TO THE TOWN OF COLORADO SPRINGS A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, T14S, R66W OF THE 6TH P.M. CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



**KNOW ALL MEN BY THESE PRESENTS**

THAT ALAN MANLEY, AN INDIVIDUAL, IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

**PROPERTY DESCRIPTION**

LOTS 10 AND 11, BLOCK 1, ENSIGN'S ADDITION TO THE TOWN OF COLORADO SPRINGS (PLAT BOOK A, PAGE 55), EL PASO COUNTY, COLORADO:  
THE DESCRIBED TRACT CONTAINS A CALCULATED AREA OF 19,005 SQUARE FEET OR 0.436 ACRES, MORE OR LESS.

**DEDICATION**

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE REPLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE REPLAT. THIS TRACT OF LAND AS HEREIN REPLATTED SHALL BE KNOWN AS "ENSIGN'S SUBDIVISION FILING NO. 3" IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

**OWNER**

THE AFOREMENTIONED, ALAN MANLEY, AN INDIVIDUAL, HAS EXECUTED THIS INSTRUMENT THIS 1 DAY OF December, 2003

BY Alan Manley  
ALAN MANLEY  
AN INDIVIDUAL

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF December, 2003, A.D. BY ALAN MANLEY.

WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES: 02/21/2007



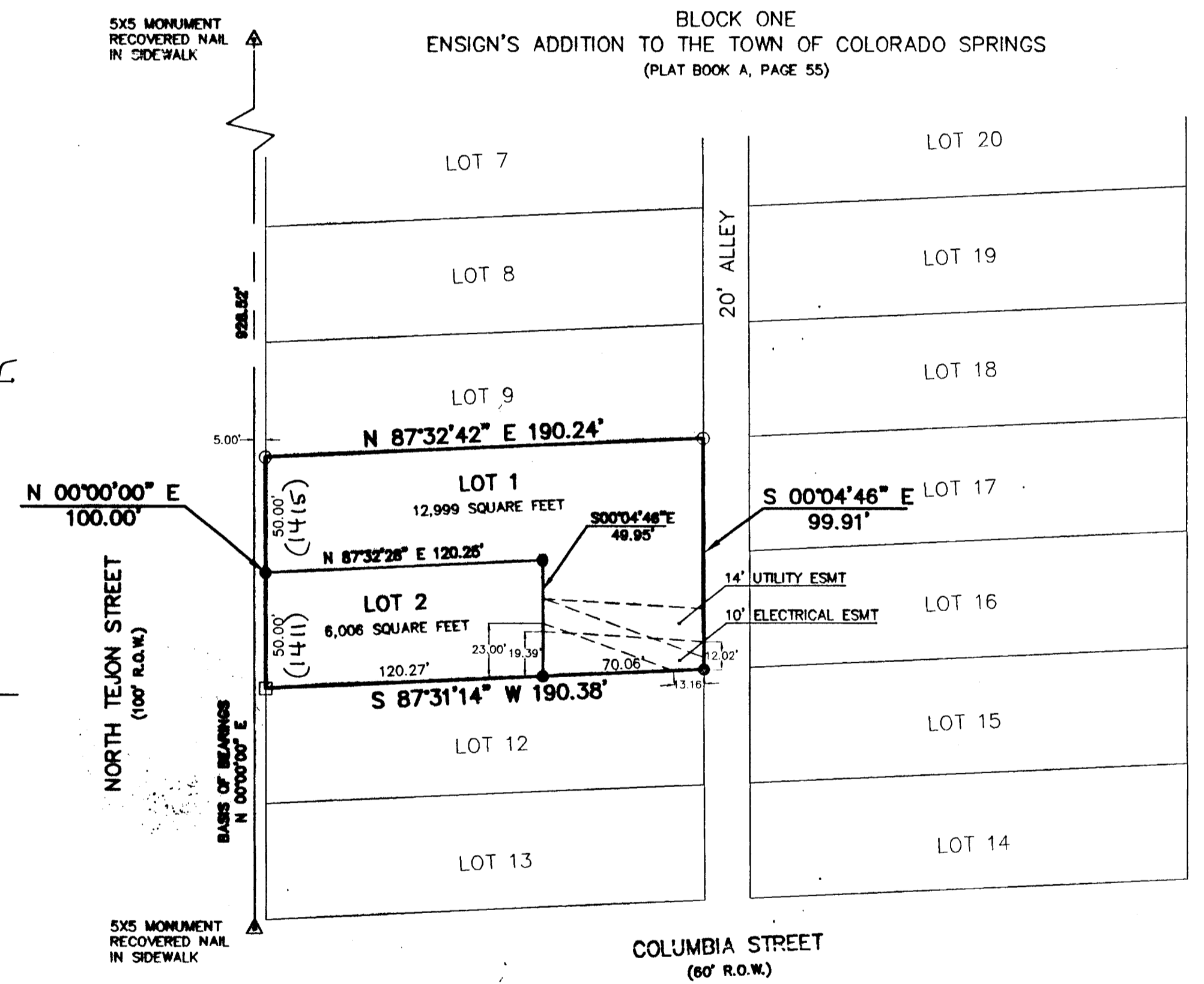
Verina L. Sincovec  
NOTARY PUBLIC

**EASEMENTS**

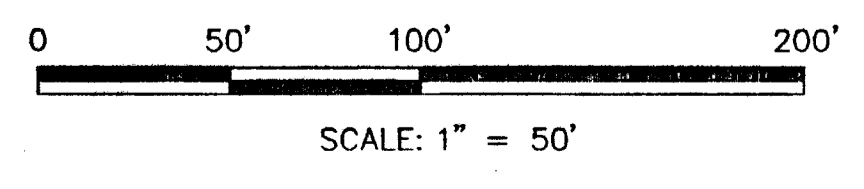
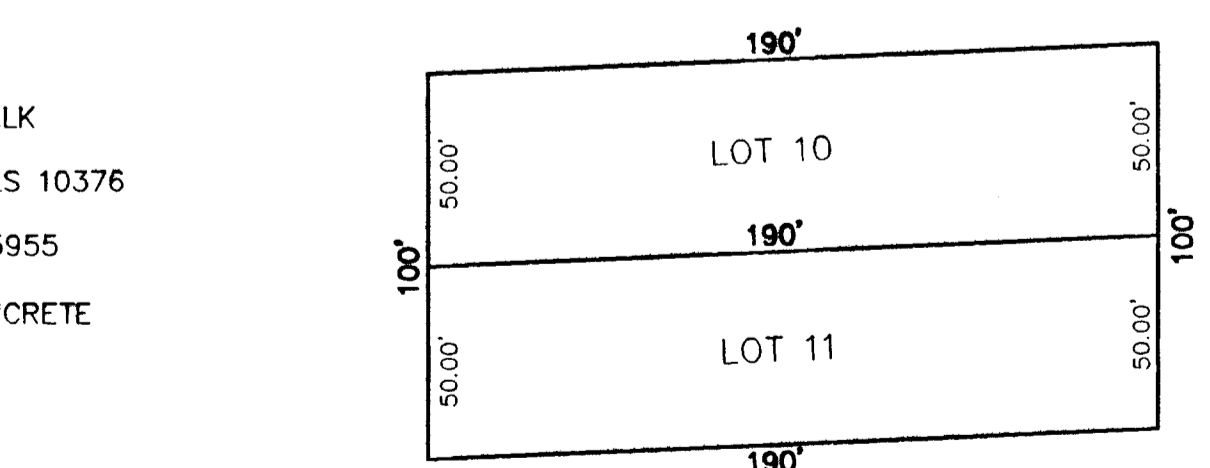
AS SHOWN HEREON.

**GENERAL NOTES**

1. BASIS OF BEARINGS: BEARINGS SHOWN ON THIS REPLAT ARE BASED ON A FIVE FOOT OFFSET TO THE EAST PROPERTY LINE OF NORTH TEJON STREET AS MONUMENTED BY A NAIL IN THE SIDEWALK (5X5) AT THE NORTHEAST CORNER OF COLUMBIA STREET AND NORTH TEJON STREET AND BY A NAIL IN THE SIDEWALK (5X5) AT THE SOUTHEAST CORNER OF CARAMILLO STREET AND NORTH TEJON STREET. THIS LINE WAS ASSUMED TO BEAR N00°00'00"E A DISTANCE OF 928.52'
2. FLOODPLAIN STATEMENT: THIS SITE, "ENSIGN'S SUBDIVISION FILING NO. 3", IS NOT LOCATED WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 08041C0727F, DATED MARCH 17, 1997.
3. THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
4. ANY PERSONS WHO KNOWINGLY REMOVES, ALTERS, OR DISPLACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.



- LEGEND**
- △ RECOVERED 5'x5' NAIL IN LEAD IN SIDEWALK
  - RECOVERED J.R. ENGINEERING LTD. CAP, LS 10376
  - RECOVERED YELLOW PLASTIC CAP, PLS 25955
  - SET BRASS DISK MARKED "17502" IN CONCRETE
- R.O.W. RIGHT-OF-WAY



**NOTICE IS HEREBY GIVEN:**

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, AS AMENDED 2001.  
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 AND PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO PUBLIC DRAINAGE, STREETS, UTILITIES, AND EROSION CONTROL, AND ALL PRIVATE DRAINAGE IMPROVEMENTS HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

**SURVEYOR'S STATEMENT**

I, JAMES L. SINCOVEC, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AS AMENDED, AND THAT THIS PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACTS OF LAND AND THE SUBDIVISION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE REQUIREMENTS OF CHAPTER 136, C.R.S., AS AMENDED, HAVE ALL BEEN ACCOMPLISHED.

James L. Sincovec  
JAMES L. SINCOVEC  
COLORADO P.L.S. NO. 17502  
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.  
 DATE 12-1-03

**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.

**CITY APPROVAL**

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING REPLAT FOR "ENSIGN'S SUBDIVISION FILING NO. 3"

Steve Tuck  
MANAGER OF CITY PLANNING  
Veronica Johnson  
CITY ENGINEER  
Stephen M. Young  
CITY CLERK

December 3, 2003  
DATE  
12/3/03  
DATE  
12/4/03  
DATE

**RECORDING:**

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 1:42 O'CLOCK P.M., THIS 3<sup>rd</sup> DAY OF December, 2003 A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 203283426 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

SURCHARGE: 1.00 ROBERT C. BALINK, RECORDER  
FEE: 10.00 BY Reilia Slatt DEPUTY

SCHOOL FEE: N/A  
BRIDGE FEE: N/A  
PARK FEE: N/A  
DRAINAGE FEE: N/A

REVISIONS NO.	DESCRIPTION	DATE
1	CHANGES PER CITY COMMENTS	11-10-03

EDWARD-JAMES SURVEYING, INC.  
1233 LAKE PLAZA DRIVE, SUITE 6  
COLORADO SPRINGS, COLORADO 80906  
PHONE: (719) 576-1216 FAX: (719) 576-1206



ENSIGN'S SUBDIVISION FILING NO. 3  
FINAL PLAT  
A REPLAT OF LOTS 10 AND 11, BLOCK 1  
ENSIGN'S ADDITION TO THE TOWN OF COLORADO SPRINGS  
COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY RJS  
CHECKED BY JLS

H-SCALE 1" = 50'

JOB NO. 328.00  
DATE ISSUED 12-01-03  
SHEET NO. 1 OF 1

FINAL PLAT