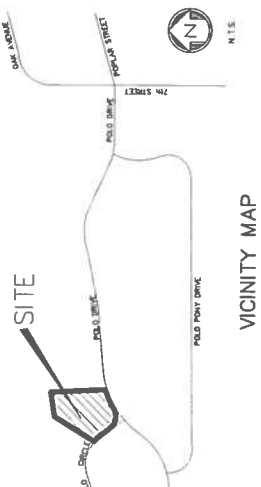
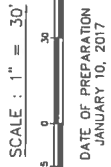


28 POLO FILING NO. 1

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



- NOTES**
- The approval of this replat vacates all prior plats for the area described by this replat.
 - Basis of bearing statement per policies concerning the practice of land surveying 601.2.4 - East line of Lot 5, Block 3, Polo Park Addition Broadmoor as bearing S02°53'43"E, monuments described on plat.
 - Ø = Set #5 rebar with aluminum cap marked POLARIS - PLS 27605" at all corners unless shown otherwise.
 - 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.
 - This property is located within Zone X (Aces) as determined to be outside the 500-year floodplain as established by FEMA per FIRM panel 8041C0737F, effective date 3/17/1997.
 - This property is subject to the findings summary and conclusion of a geologic hazard report prepared by Etech Engineering, Inc. dated April 5, 2017, and recorded in 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.
 - 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 121725486 of the records of El Paso County, Colorado. All other easements depicted hereon shall not be affected and shall remain in full force and effect.
 - All lineal distances shown hereon are ground distances represented in U.S. Survey Feet.

NOTE: IMPROVEMENT SURVEY PLAT AS REFERENCED FOR THIS PLAT, THE CORNERS AND MARKERS WERE USED AS THE CONTROL POINTS FOR THIS PLAT.

