

SPECTRUM LOOP VACATION PLAT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION:

A PORTION OF SPECTRUM LOOP RIGHT OF WAY, BEING A PORTION THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY LINE OF OVERDRIVE RACEWAY AT NORTHGATE FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 215713897 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A YELLOW PLASTIC SURVEYORS CAP STAMPED "EDWARD-JAMES PLS 20344" AND AT THE EASTERLY END BY A ORANGE PLASTIC SURVEYORS CAP STAMPED "PLS 32439" RECORDED AS BEARING S76°41'33"W A DISTANCE OF 87.87 FEET.

BEGINNING AT THE SOUTHEAST CORNER OF SPECTRUM LOOP AS PLATTED IN OVERDRIVE RACEWAY AT NORTHGATE FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 215713897 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S76°41'33"W ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SPECTRUM LOOP AS PLATTED IN SAID OVERDRIVE RACEWAY AT NORTHGATE FILING NO. 1, A DISTANCE OF 13.41 FEET;

THENCE N10°18'45"W, A DISTANCE OF 134.58 FEET TO A POINT ON A CURVE BEING ON THE EASTERLY BOUNDARY LINE OF SAID OVERDRIVE RACEWAY AT NORTHGATE FILING NO. 1, ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF SPECTRUM LOOP;

THENCE ON SAID EASTERLY BOUNDARY LINE AND RIGHT OF WAY LINE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 666.50 WITH A CENTRAL ANGLE OF 11°45'48" WHOSE CHORD BEARS S16°01'34"E, 134.55 FEET, FOR AN ARC LENGTH OF 134.78 FEET TO THE POINT OF BEGINNING

CONTAINING A CALCULATED AREA OF 591 SQUARE FEET MORE OR LESS.

OWNER:

THE AFOREMENTIONED, NORTHGATE PROPERTIES, LLC, BY GARY ERICKSON, MANAGER, HAS EXECUTED THIS DOCUMENT ON THIS _____ DAY OF _____, 2017 A.D.

GARY ERICKSON
MANAGER, NORTHGATE PROPERTIES, LLC

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017 A.D., BY GARY ERICKSON OF NORTHGATE PROPERTIES, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

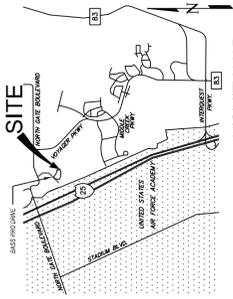
LEGEND:

- 1 FOUND YELLOW PLASTIC SURVEYORS CAP STAMPED "EDWARD-JAMES PLS 23044"
- 2 FOUND ORANGE PLASTIC SURVEYORS CAP STAMPED "PLS 32439"
- 3 SET NO. 5 REBAR WITH PLASTIC SURVEYORS CAP STAMPED "EDWARD-JAMES PLS 33196"



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.



KAYCEE CASE PLACE 57' R.O.W.
REC. NO. 213713324

UNPLATTED

LOT 2
BASS PRO CROSSING
AT NORTHGATE FILING NO. 1
REC. NO. 214713448

SPECTRUM LOOP 87' R.O.W.
NORTHGATE FILING NO. 1
REC. NO. 215713897

RIGHT OF WAY VACATION
591 SQ. FT.

As=11°45'48"
L=134.78' E=455.50'
Ch=134.55' CIB=S 16°01'34"E

POINT OF BEGINNING

74.46'
S76°41'33"W 87.87'
(BASIS OF BEARINGS)

FUTURE POWERS BOULEVARD

GENERAL NOTES:

- BASIS OF BEARINGS:** THE SOUTHERLY BOUNDARY LINE OF OVERDRIVE RACEWAY AT NORTHGATE FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 215713897 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A YELLOW PLASTIC SURVEYORS CAP STAMPED "EDWARD-JAMES PLS 23044" AND THE EASTERLY END BY A ORANGE PLASTIC SURVEYORS CAP STAMPED "PLS 32439" RECORDED AS BEARING S76°41'33"W A DISTANCE OF 87.87 FEET.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO.
- THE AREA INCLUDED IN THIS PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED.
- FLOODPLAIN STATEMENT:** THIS PROPERTY LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF A 500-YEAR FLOODPLAIN, PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANELS 08041C0290F, EFFECTIVE DATE MARCH 17, 1997.
- THIS PORTION OF THE VACATED RIGHT-OF-WAY WILL BE CONVEYED TO THE OWNER AS ADDRESSED AND WILL BE A PORTION OF THE ADJACENT UNPLATTED OWNERSHIP.
- DATE OF PREPARATION IS SEPTEMBER 6, 2016.

LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENCE OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS INSTRUMENT HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, 1873 AS AMENDED, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1873 AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
NO. 1005 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR THE FILING OF THE ACCOMPANYING VACATION PLAT OF SPECTRUM LOOP IN CITY OF COLORADO SPRINGS, COUNTY OF EL PASO.

DIRECTOR OF CITY PLANNING _____ DATE _____
CITY ENGINEER _____ DATE _____
CITY CLERK _____ DATE _____
UTILITIES EXECUTIVE DIRECTOR _____ DATE _____

RECORDING:

STATE OF COLORADO)
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 NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

SURCHARGE: _____ CHUCK BROERMAN, RECORDER

FEE: _____

BY: _____ DEPUTY

NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
1005 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206
Publo, CO 81008
Office: (719) 545-6240
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A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	MJM
H-SCALE	1" = 30'
JOB NO.	1048.23
DATE CREATED	12-28-16
DATE ISSUED	2-7-2017
SHEET NO.	1 OF 1