

PROSPECT VILLAGE

A REPLAT OF PORTIONS OF TRACT F, "FLANAGAN'S SUBDIVISION" AND BLOCK 3, "VIRGINIA HOMES SUBDIVISION NO. 6", ALSO BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS: That WE FORTIFY, a Colorado Non–Profit Corporation, being the owner of the following described tract of land, to wit:

That tract described by document (Reception No. 224032176, El Paso County, Colorado records) being a portion of the Southwest Quarter of the Northwest Quarter of Section 32, Township 13 South, Range 66 West of the 6th P.M., in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Tract F FLANAGAN'S SUBDIVISION (Plat Book J, Page 46, said El Paso County records) of part of the Southwest Quarter in the Northwest Quarter of Section 32, Township 13 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado, EXCEPT the East 150 feet of the North One–Half thereof; and the Southerly 2 feet of Lots 1, 2 and the West 3 feet of Lot 3, Block 3, VIRGINIA HOMES SUBDIVISION NO. 6 (Plat Book A–2, Page 28, said records) and more particularly described as follows:

Beginning at the Northwesterly corner of said Tract F (all bearings in this description are relative to the Westerly line of said Tract F, which bears N00°00'05"E "assumed"); thence N89°40'17"E along the Northerly line of said Tract F, 10.00 feet (the following three (3) courses are along the lines of said Lots 1, 2 and 3's Southerly two (2) foot EXCEPTIONS); 1) N00°00'00"W, 2.00 feet; 2) N89°40'17"E, 130.50 feet; 3) S00°00'00"E, 2.00 feet to a point on said Tract F's Northerly line; thence N89°40'17"E along said Northerly line, 44.74 feet to the Northwesterly corner of that tract described by document (Reception No. 221010970, said records); thence S00°00'00"E along the Westerly line of said tract, 65.00 feet to an angle point thereof; thence N89°40'17"E along the Southerly line of said Tract, 150.00 feet to a point on the Easterly line of said Tract F, said line also being coincident with the Westerly right–of–way line of N. Arcadia Street (public r.o.w. width varies) as platted within said FLANAGAN'S SUBDIVISION (the following three (3) courses are along the lines of said Tract F); 1) S00°00'17"W along said coincident lines, 65.00 feet; 2) S89°40'17"W, 335.23 feet to a point on the Easterly right–of–way line of N. Prospect Street (public r.o.w. width varies) as platted within said FLANAGAN'S SUBDIVISION; 3) N00°00'05"E along said N. Prospect Street's Easterly right–of–way line, 129.87 feet to the Point of Beginning and the terminus point of this description;

Containing 0.782 acres (34,048 square feet), more or less.

DEDICATION:

The above owner has caused said tract of land to be surveyed and replatted into a lot, public rights–of–way and easements as shown on the accompanying plat. The undersigned does hereby dedicate, grant and convey to the City of Colorado Springs those public streets and 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 vacate, release or quitclaim all or any dedicated public streets and public easements shall remain exclusively vested in the City of Colorado Springs. All public streets or additional public rights–of–way are hereby dedicated to the City of Colorado Springs for public use. This tract of land as herein replatted shall be known as PROSPECT VILLAGE, in the City of Colorado Springs, El Paso County, Colorado.

OWNER STATEMENT:

The aforementioned, WE FORTIFY, a Colorado Non–Profit Corporation, as owner, has executed this instrument this _____ day of _____, 20____ A.D.

WE FORTIFY, a Colorado Non–Profit Corporation

Shelley Jensen, CEO

NOTARY STATEMENT:

STATE OF COLORADO }
COUNTY OF EL PASO }SS

The foregoing instrument was acknowledged before me this _____ day of _____

20____ A.D., by Shelley Jensen, CEO of WE FORTIFY, a Colorado Non–Profit Corporation.

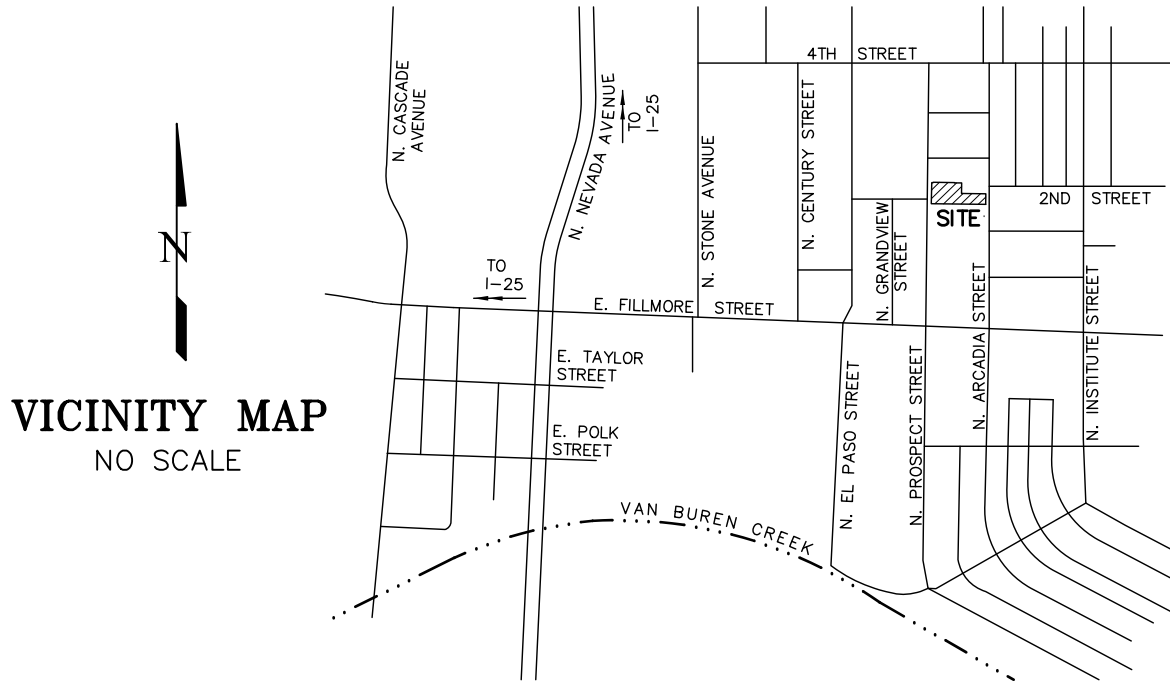
Witness my hand and official seal

My commission expires _____
Notary Public

EASEMENTS:

As shown, with the surface maintenance of all public easements being vested in the property owners.

All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception No. 224026331 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.



VICINITY MAP
NO SCALE

NOTES:

- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. The client did not provide a title commitment for the property, therefore, no rights–of–way or easements of record were available for review by LDC, Inc. with this survey.
- The approval of this replat vacates all prior plats for the area described by this replat.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0518 F, effective date March 17, 1997, indicates this parcel of land is located in Zone X "white" (area determined to be out of the 500 year flood plain).
- Basis of Bearings: All bearings are relative to the Westerly line of Tract F, FLANAGAN'S SUBDIVISION (Plat Book J, Page 46, El Paso County, Colorado records) being monumented with a 1" iron pipe 0.2' below ground at each end, and a line between them assumed to bear N00°00'05"E, a distance of 129.87 feet.
- Any person who knowingly removes, alters or defaces any pubic land survey monuments of accessory, commits a Class Two (2) misdemeanor pursuant to State Staute 18–4–508, C.R.S.
- Original date of preparation of this plat is August 1, 2024, subject to subsequent revision dates.
- Future development of this lot will limit the heights of buildings to a maximum height of fifty (50) feet per City R–5 zoning standards.

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.

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 replat thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge and belief.

David V. Hostetler
Colorado Professional Land Surveyor No. 20681

PRELIMINARY COPY
SUBJECT TO
CITY APPROVAL

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying replat of PROSPECT VILLAGE.

City Planning Director _____ Date _____

City Engineer _____ Date _____

City Clerk _____ Date _____

CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO }SS

I hereby certify that this instrument was filed for record in my office at ____ o'clock ____M.,

this ____ day of _____, 20____ A.D., and is duly recorded at

Reception No. _____ of the records of El Paso County, Colorado.

Steve Schleiker, Recorder

BY: _____
Deputy

FEE: _____

SURCHARGE: _____

FEES:

PARK FEE: _____

SCHOOL FEE: _____

DRAINAGE FEE: _____

BRIDGE FEE: _____


According to Colorado law, this instrument is void if any legal action based upon any defect in this survey is commenced within the first three years after you first place this instrument in no event, may any action based upon any defect in this instrument be commenced more than ten years from the date of the certification shown herein.

CALL BEFORE YOU DIG . . .

811
DIAL 811
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER.

REVISIONS		By		Date	
No.	Description	1	CITY COMMENTS	DVH	11/13/24
2	CITY/RES COMMENTS			DVH	01/21/25

H Scale:	N/A	
V Scale:	N/A	
Designed By:	N/A	
Drawn By:	DAS	
Checked By:	DVH	
Date:	08/01/24	



Land Development Consultants, Inc.
PLANNING · SURVEYING
www ldc inc com · TEL: (719) 528-6133 · FAX: (719) 528-8648
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

FINAL PLAT
PROSPECT VILLAGE

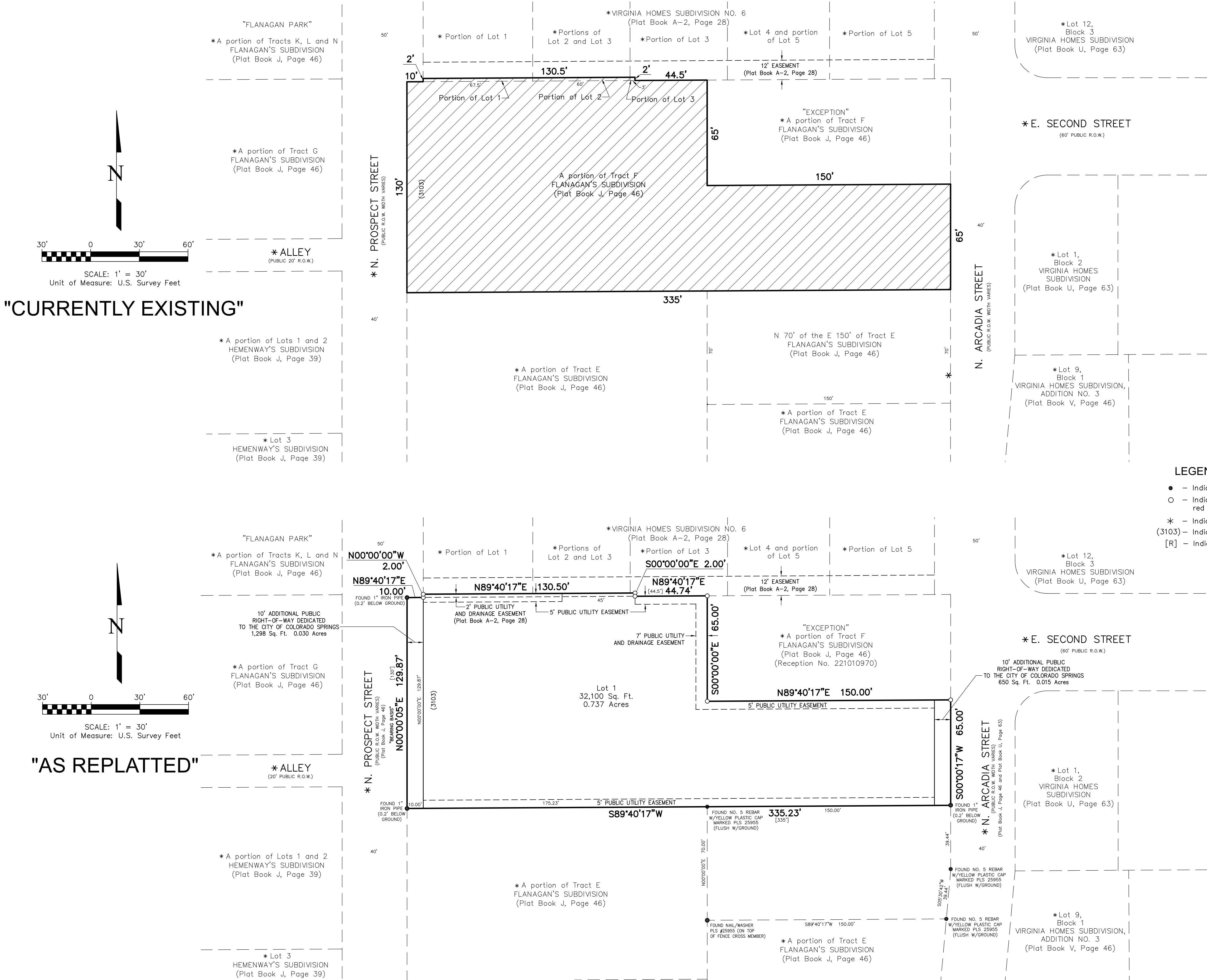
Project No.: 01116

Sheet: 1 of 2

CITY FILE NUMBER: SUBD-24-0104

PROSPECT VILLAGE

A REPLAT OF PORTIONS OF TRACT F, "FLANAGAN'S SUBDIVISION" AND BLOCK 3, "VIRGINIA HOMES SUBDIVISION NO. 6", ALSO BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



LEGEND:

- - Indicates recovered survey monument as noted
- - Indicates boundary survey monument set with a #4 rebar with 0.1' diameter red plastic cap, PLS 20681 flush w/ground, except where noted otherwise.
- * - Indicates not a part of this plat
- (3103) - Indicates lot address
- [R] - Indicates bearing and/or distance data "of record"

PRELIMINARY COPY
SUBJECT TO
CITY APPROVAL

According to Colorado law, any legal action based upon any defect in this survey must be commenced within the first year after the date of first discovery of such defect. In no event, may any action be commenced later than ten years from the date of first discovery of such defect. The date of first discovery of such defect shall be deemed to be the date of the survey. The date of the survey shall be deemed to be the date of the survey. The date of the survey shall be deemed to be the date of the survey.

CALL BEFORE YOU DIG ...
811
DIAL 811
48 HOURS BEFORE YOU DIG CALL UTILITY LOCATORS FOR LOCATING GAS, ELECTRIC, WATER AND WASTEWATER

REVISIONS			
No.	Description	By	Date
1	CITY COMMENTS	DVH	11/13/24

H Scale:	1" = 30'
V Scale:	N/A
Designed By:	N/A
Drawn By:	DAS
Checked By:	DVH
Date:	08/01/24

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PLANNING · SURVEYING
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**FINAL PLAT
PROSPECT VILLAGE**

Project No.: **01116**

Sheet: **2 of 2**

CITY FILE NUMBER: SUBD-24-0104