# TEMPLETON GAP AT TUSCANY PLAZA VACATION PLAT NO. 1

# Exhibit A A VACATION OF A PORTION OF TEMPLETON GAP ROAD RIGHT-OF-WAY, ALSO KNOWN AS COLORADO STATE HIGHWAY NO. 189 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO TRACT A TUTT BOULEVARD INDUSTRIAL PARK FILING NO. 1 RECEPTION NO. 207712699 LOT 2 TUTT BOULEVARD BASIS OF BEARINGS N76.4/1.27"W 962.44. NW1/4 SECTION 7, T13S, R65W SW1/4 SECTION 7, T13S R65W NW1/4, SECTION 7, T. 13 S., R. 65 W. COMMON BOUNDARY LINE BETWEEN THE NW1/4 & SW1/4 OF SECTION 7, T13S, R65W TRACT OF LAND —— RECEPTION NO. 208068886 (FORMERLY BOOK 2198, PAGE 467) LOT 4 LOT 3 TUSCANY PLAZA SUBDIVISION FILING NO. RECEPTION NO. 209712964 Δ=25'28'30"-R=483.00' TRACT OF LAND RECEPTION NO. 214080185 L=214.75' OWNER: WOLF RIDGE $CB = N51^{\circ}13'48''E_{i}^{x}$ DEVELOPMENT COMPANY, LLC WOLF RIDGE ROAD ROW WILL TUSCANY PLAZA SUBDIVION FIL 2007129 30' WIDE PUBLIC -UTILITY EASEMENT EASEMENT NO. 1 RECEPTION NO. 208056764 EXCEPTION NO. 22 THIS MONUMENT WAS NOT ACCEPTED AND LIES S60'49'55"E, 2.07' OF THE CALCULATED RIGHT-OF-WAY LINE TRACT OF LAND RECEPTION NO. 214105821 FORMERLY BOOK 2198, PAGE 467) OWNER: MEEKO, LLC NOT PLATTED TRACT OF LAND RECEPTION NO. 200008349 OWNER: VILLANI PARTNERSHIP, LLP 1" = 100' UTILITY EASEMENT - PORTION OF BLANKET ELECTRIC EASEMENT BOOK 2108, PAGE 878 SW1/4, SECTION 7, T. 13 S., R. 65 W. TUTT BOULEVARD RIGHT OF WAY Scale in Feet RECEPTION NO. 208136391 R=754.00 L=232.61CB=N08'58'07" LEGEND ● 1 SET #4 REBAR WITH RED CAP STAMPED "PLS 19586" • 2 FOUND #4 REBAR WITH RED CAP STAMPED "PLS 19586" ● 3 FOUND #6 REBAR (NO CAP) ● 4 FOUND 1/2" INSIDE DIAMETER IRON PIPE ● 5 FOUND 5/8" INSIDE DIAMETER IRON PIPE 6 FOUND NAIL WITH RED CAP IN THE TOP OF A FENCE POST STAMPED "LDC INC. " (NOT ACCEPTED)

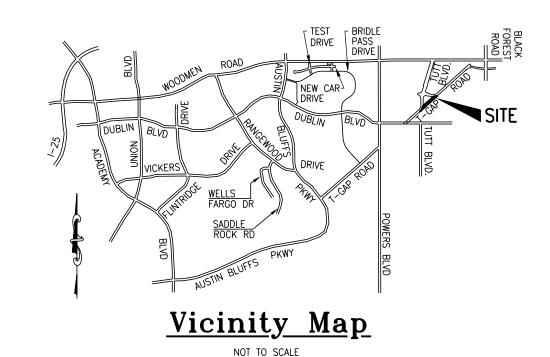
7 FOUND 1" OUTSIDE DIAMETER IRON PIPE

SF SQUARE FEET

#### **DESCRIPTION:**

A portion of Templeton Gap Road right-of-way, also known as Colorado State Highway No. 189 located in the Southwest quarter of Section 7, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:

BEGINNING at intersection of the Southeasterly right—of—way line of Wolf Ridge Road as dedicated to the public in Tuscany Plaza Subdivision No. 1 as recorded at Reception No. 209712964 of the records of said El Paso County with the Northwesterly right—of—way line of said Templeton Gap Road; thence on the Northeasterly extension of said Southeasterly right—of—way line, on a curve to the left having a central angle of 25°28'30", a radius of 483.00 feet for an arc distance of 214.75 feet, whose chord bears N51°13'48"E to the Southeasterly right—of—way line of said Templeton Gap Road; thence S29°10'05"W on said Southeasterly right—of—way line, a distance of 1052.84 feet to the Southerly extension of the Easterly right—of—way line of Tutt Boulevard as dedicated to the public in said Tuscany Plaza Subdivision No. 1; thence on said Southerly extension, on a curve to the left having a central angle of 17°40'33", a radius of 754.00 feet for an arc distance of 232.61 feet, whose chord bears NO8°58'07"E to the intersection with said Northwesterly right—of—way line of said Templeton Gap Road at the Southeast corner of Tutt Boulevard right of way as dedicated to the public in said Tuscany Plaza Subdivision No. 1; thence N29°10'05"E on said Northwesterly right-of-way line, a distance of 638.00 feet to the POINT OF BEGINNING and containing 1.482 acres or 64,557 square feet of land, more or less.



#### FLOOD PLAIN CERTIFICATION:

No part of this property lies within a 100-year flood plain or in an identified "flood prone area" according to Map No. 08041C0537 F, dated March 17, 1997 by the Federal Emergency Management.

#### **NOTES:**

- 1. This vacation plat does not constitute a title search by Rockwell Consulting, Inc. to determine ownership, easements, or Rights-of Way record.
- 2. Basis of Bearings is the Northerly boundary line of the tract of land described in Book 2198 at Page 467 of the records of El Paso County, Colorado being S76°41'27"E a distance of 962.44 feet between two found monuments as shown.
- 3. No part of this property lies within a 500-year flood plain according to Map No. 08041C0537 F, dated March 17, 1997 by the Federal Emergency Management Agency.

### KNOW ALL MEN BY THESE PRESENTS:

That the City of Colorado Springs, Colorado, authorized the vacation of the above described tract of land as set forth in this plat, by Ordinance No. — and the same time authorized the undersigned to acknowledge the same which is done accordingly on behalf of the City of Colorado Springs, this \_\_\_\_\_ day of \_\_\_\_

BY:		ATTEST:		
	Mayor		City Clerk	

# SURVEYOR'S CERTIFICATION:

The undersigned Registered Professional Land Surveyor in the State of Colorado, hereby certifies that the accompanying vacation plat was surveyed and drawn under his supervision and accurately shows the described Tract of Land, 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.

ROCKWELL CONSULTING, INC. John L. Bailey PLS No. 19586

## FILING APPROVALS:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying vacation plat of "TEMPLETON GAP AT TUSCANY PLAZA VACATION PLAT NO. 1".

Manager of City Planning	Date
	2010
City Engineer	Date
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Director of Public Utilities	Date

## **RECORDING:**

STATE OF COLORADO COUNTY OF EL PASO )

of the Records of El Paso County, Colorado.

I hereby certify that this instrument was filed for record in my office at \_ o'clock \_\_\_\_\_.M.,this \_\_\_\_\_ day of \_\_\_ 2015 A.D., and is duly recorded at Reception No.

CHUCK BROERMAN, RECORDER

FILE: 14034VP.DWG 10/20/15

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.

TEMPLETON GAP AT TUSCANY PLAZA VACATION PLAT NO. 1

DRAWN BY: JLB CHECKED BY: JLB DATE: 09/02/15 J.N. 14-034 SHEET 1 OF 1