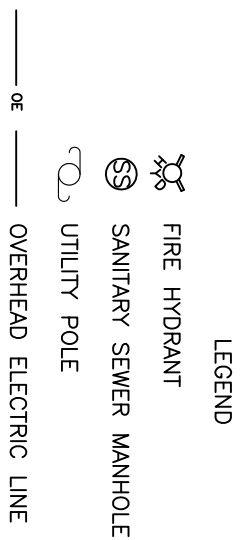


PRELIMINARY PLAT
ROBBIN PLACE

A Replat of Lots 1–3, Block B, Resubdivision of Sherman's Addition
Located in the SE 1/4 of Section 12, Township 14 South, Range 67 West
of the 6th P.M.,
City of Colorado Springs, County of El Paso, State of Colorado



EASEMENTS:

As depicted, front and rear lot lines are hereby platted with a seven (7) foot easement for drainage and public utilities only, with the sole responsibility for maintenance being vested within the individual property owners as indicated hereon.

All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded of Reception Number 212112548 of the records of El Paso County, Colorado. All other easements of interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

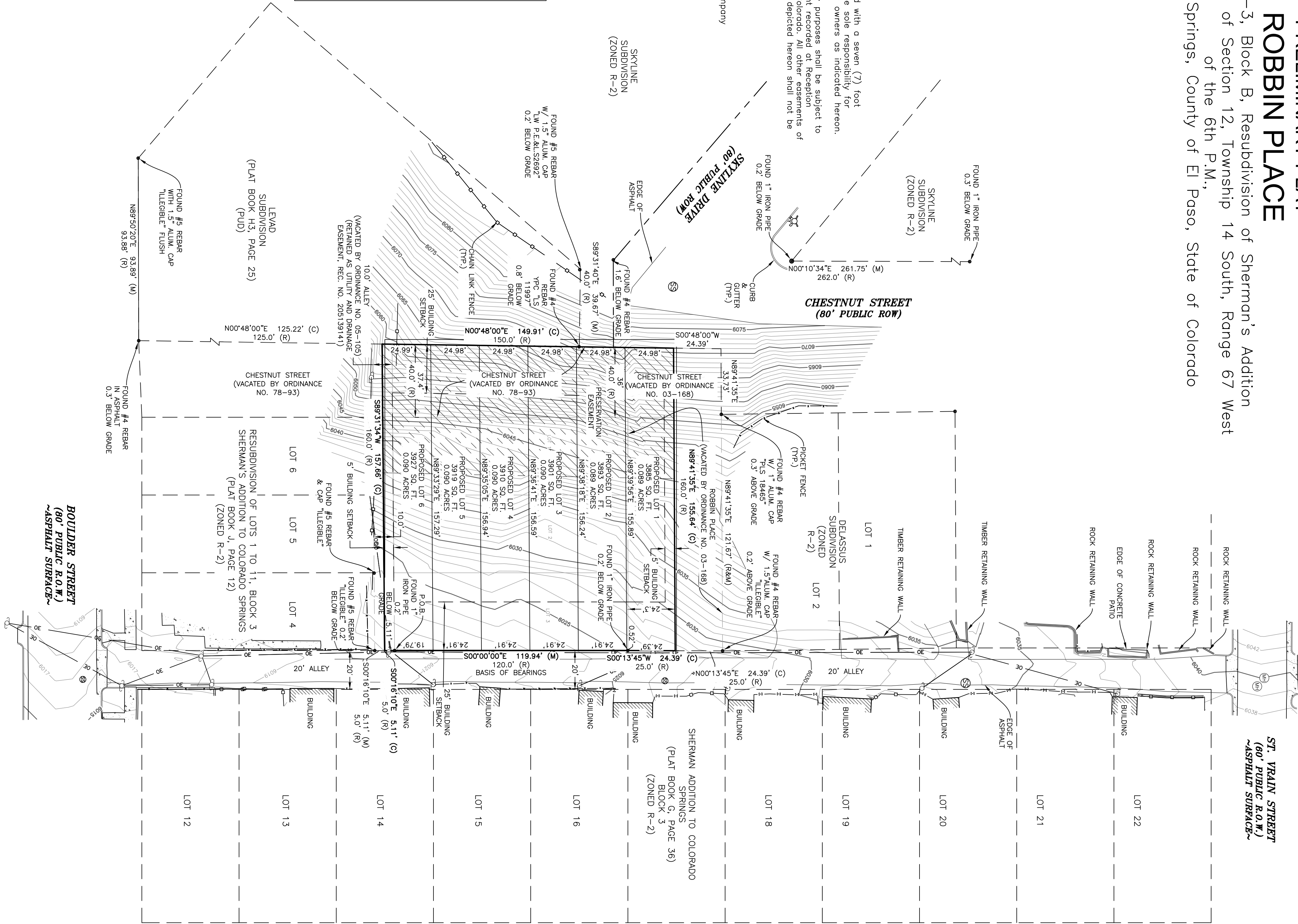
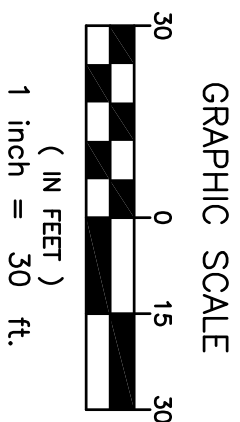
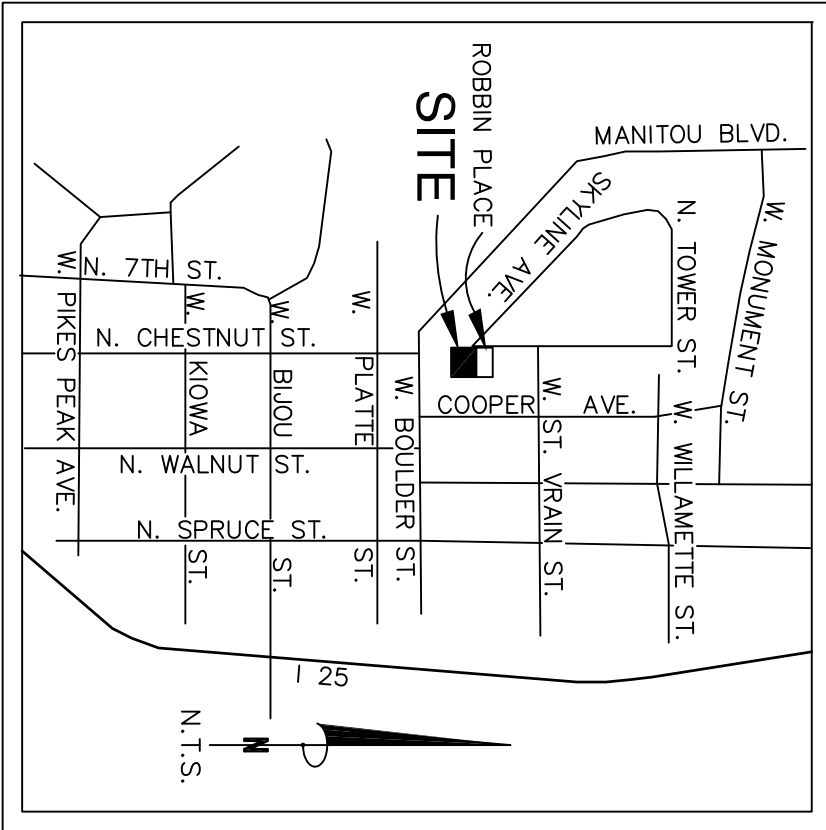
OWNER AND SUBDIVIDER:

Terra Investments LLC., a Colorado Limited Liability Company
15770 Pineycone Court
Colorado Springs, CO 80921
(719)499-0272

SURVEYOR:

Clark Land Surveying, Inc.
119 N. Wabash Ave
Colorado Springs, CO 80903
(719)633-8533

VICINITY MAP



KNOW ALL MEN BY THESE PRESENTS:

That Terra Investments, LLC., a Colorado Limited Liability Company, being the owner of the following described tract of land to wit:

LOTS 1, 2 AND 3, IN BLOCK B, IN RESUBDIVISION OF LOTS 1 TO 11, BLOCK 3, SHERMAN'S ADD. TO, THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, TOGETHER WITH THAT PORTION OF CHESTNUT STREET ADJACENT TO SAID LOT 1, AS VACATED BY ORDINANCE RECORDED JUNE 19, 1978 IN BOOK 3051 AT PAGE 289, AND TOGETHER WITH THOSE PORTIONS OF ROBBIN PLACE AND CHESTNUT STREET ADJACENT TO SAID LOTS 1, 2 AND 3, AS VACATED BY ORDINANCE RECORDED NOVEMBER 13, 2003 UNDER RECEPTION NO. 203267179, AND TOGETHER WITH THAT PORTION OF THE ALLEY ADJACENT TO SAID LOTS 1, 2 AND 3, AS VACATED BY ORDINANCE RECORDED SEPTEMBER 6, 2005 UNDER RECEPTION NO. 205139141.

The above being more particularly described as follows:

BEGINNING at the southeast corner of said Lot 3, thence S00°16'10"E, a distance of 5.11 feet to a point that is the center line of the vacated 10 foot alley; thence along said center line S89°31'34"W, a distance of 157.66 feet to a point on the east line of Levad Subdivision, recorded August 28, 1978 in the office of the Clerk & Recorder of El Paso County, State of Colorado, plat book H-3, page 25; thence along said east line N00°48'00"E, a distance of 149.91 feet to a point on the center line of vacated Robbin Place; thence along said center line N89°41'35"E, a distance of 155.64 feet to a point on the west line of an existing 20' alley; thence along said west line S00°13'45"W, a distance of 24.39 feet to the north east corner of said Lot 3; thence along the east line of said Lot 3 S00°00'00"E, a distance of 119.94 feet to the point of BEGINNING.

Containing a calculated area of 23,436 square feet, or 0.538 acres, more or less.

Total area of vacated rights of way included in this description: 8,976 square feet, 0.206 acres.

DEDICATION:

The above owner has caused said tract of land to be surveyed and platted into lots and public easements, as shown on the accompanying plat. This tract of land as herein platted shall be known as Robbin Place in the City of Colorado Springs, El Paso County, State of Colorado.

The undersigned does hereby dedicate, grant and convey to the City of Colorado Springs those Public Easements as shown on the plat; and further restricts the use of all Public Easement to the City of Colorado Springs and/or its assigns, provided however, that the sole right and authority to release or dedicate all or any such Public Easements shall remain exclusively vested in the City of Colorado Springs.

NOTES:

1. ● — Denotes found monument, as noted
(XXX) — Denotes set monument, Yellow Plastic Cap, Stamped "PLS 31548"
2. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, Clark Land Surveying, Inc. relied upon a Property Information Binder, prepared by Land Title Guarantee Company, Order No. SK 35051206, dated March 23, 2015.
3. Basis of bearings is the east line of the subject property, monumented as shown and assumed to bear S00°00'00"E.
4. This property is located within Zone X (Areas determined to be outside of the 500-year floodplain) as established by FEMA per FIRM panel 08041C0729F, effective date 3/17/1997.
5. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
6. The lined units used in this drawing are U.S. Survey Feet.
7. No direct access to Chestnut Street along the easterly line of the subject property.
8. Alley Improvements will be required prior to first building permit approval.
9. This site is zoned "R2" (TWO-FAMILY RESIDENTIAL).

CURRENT ZONING INFORMATION:
ZONING: R2
Minimum Lot Area: 5000 square feet
Maximum Building Height: 30'
Building Setbacks:
Front: 5'
Side: 25'
Rear: 25'
Maximum Lot Coverage: N/A
Minimum Lot Width: 50'

10. The property lies within an identified Landslide Susceptibility Area, per the Colorado Geological Survey.
11. This property is subject to the findings summary and conclusions of a Geologic Hazard Report prepared by Eitech Engineering, dated _____, or within the subdivision file of the City of Colorado Springs Planning and Development team. Contact the Planning and Development Team, 30 South Nevada Avenue, Suite 105, Colorado Springs, CO, if you would like to review said report.
 - a. The Recommendations made by Eitech shall be followed, including restrictions on landscaping and grading.
 - b. Two rows of drilled 24-inch diameter pier coissons to a minimum depth of 35 feet shall be installed below ground surface on the slope above the building area to provided stabilization to building locations
 - c. Structures shall be placed on spread footing foundations with structural floors on compacted fill. All existing foundations shall be removed and replaced with new foundations on a site specific basis with further subsurface investigation. Subsurface foundation drainage shall be included for the structures to reduce expansive soils and help preserve slope stability

SURVEYOR'S CERTIFICATION:

The undersigned Professional Land Surveyor licensed in the state of Colorado, hereby states and declares that the accompanying plat is surveyed and drawn under his responsible charge and is a true and correct representation of the survey and plat as shown on the plat. The plat is the best of his knowledge and belief.

This statement is neither a warranty nor guarantee, either expressed or implied.

W. Russell Clark,
Colorado Professional Land Surveyor No. 31548
For and on behalf of Clark Land Surveying, Inc.

Revisions				
No.	Description	By	Date	
5	Review Comments	CME	10/2/2017	
4	Add additional topography	JCV	2/23/2017	
3	Review Comments	SLM	1/27/2017	
2	Address Comments	ZAR	11/04/2016	
1	Address Comments	AAY	6/20/2016	

ROBBIN PLACE

A Replat of Lots 1–3, Block B, Resubdivision of Sherman's Addition to the City of Colorado Springs, Located within the SE1/4 of Sec. 12, T14S, R67W of the 6th P.M., County of El Paso, State of Colorado

Project No.

170046

Drawn By: ZAR

Checked By: SLM

Date: 04/20/2015

Sheet 1 of 1

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within one year 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.

Clark Land Surveying, Inc.

177 S. Tiffany Dr., Unit 1 ● Pueblo West, CO 81007 ● 719.582.1270