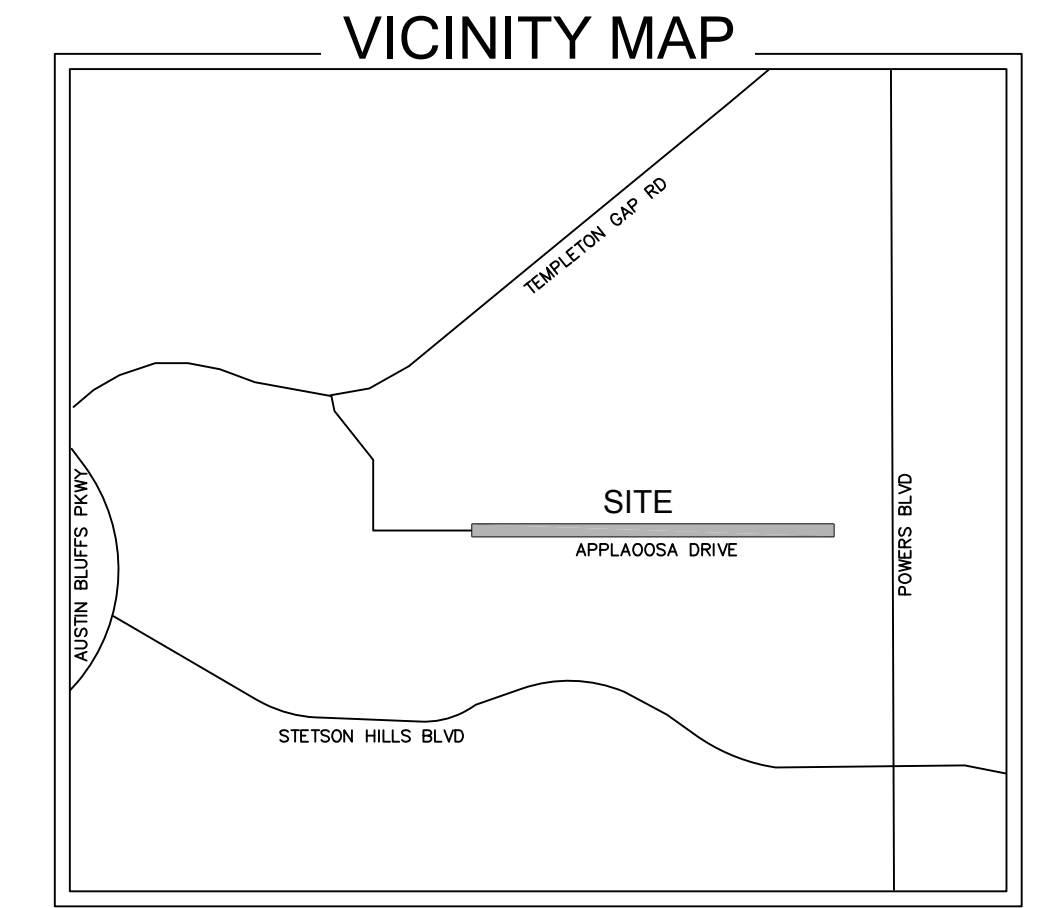


RIGHT-OF-WAY VACATION PLAT APPALOOSA DRIVE VACATION

A VACATION OF A PORTION OF APPALOOSA DRIVE AS SHOWN IN TEMPLETON HEIGHTS SUBDIVISION, EL PASO COUNTY, COLORADO
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13,
TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO



KNOW ALL MEN BY THESE PRESENTS:

That the County of El Paso, State of Colorado, being the owner of the following described tract of land to wit:

Legal Description:

That portion of Appaloosa Drive laying east of a line drawn between the southwest corner of Lot 5 and the northwest corner of Lot 17, all in Templeton Heights Subdivision (Plat Book G-2, Page 20), El Paso County, Colorado

Containing a calculated area of 122,685 square feet (2.81646 acres), more or less.

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

This vacation plat was approved for filing by the El Paso County, Colorado

Board of County Commissioners on the _____ day of _____,

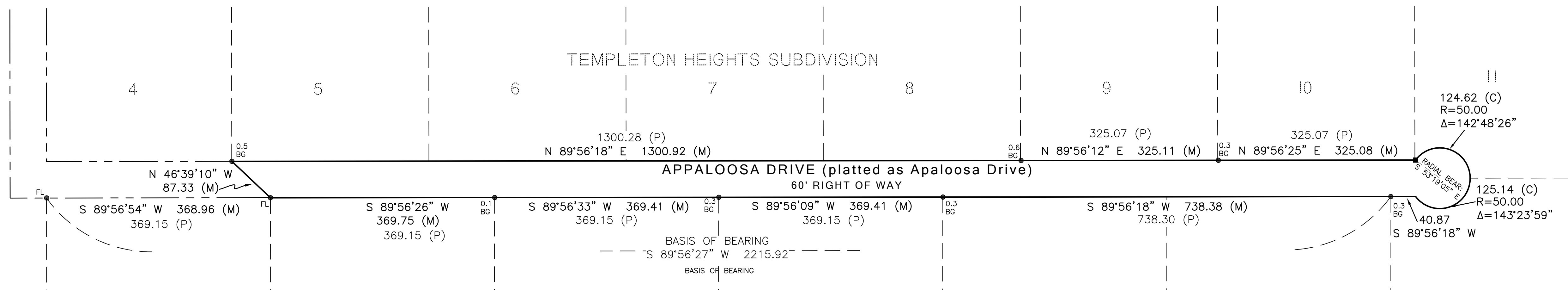
20____.

Appaloosa Drive shown on the plat of Templeton Heights Subdivision recorded in the Office of the El Paso County Clerk and Recorder, Plat Book G-2, Page 20 is hereby

vacated this _____ day of _____, 20____.

Chair, Board of County Commissioners Date

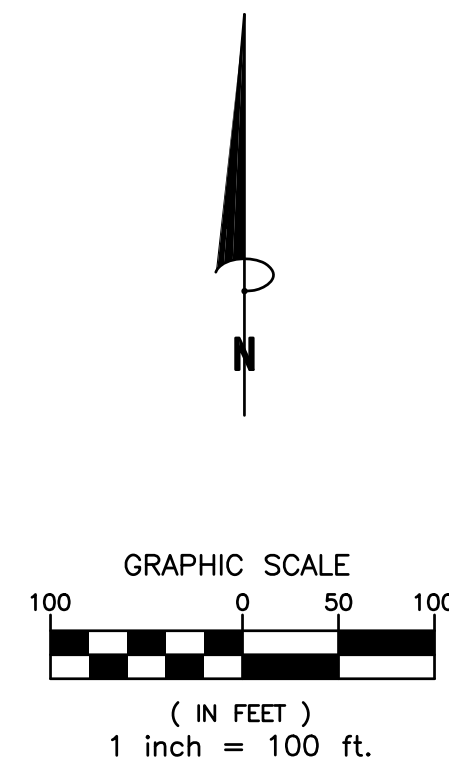
Planning and Community Development Director Date



- SYMBOL LEGEND**
- FOUND 3/4" IRON PIPE, GRADE AS NOTED
 - FOUND 1" YELLOW PLASTIC CAP MARKED "PLS 18465" FLUSH WITH GROUND
 - (BG) BELOW GROUND
 - (FL) FLUSH WITH GROUND

NOTES:

- 1) (P) - Denotes platted distance.
(M) - Denotes measured distance and/or bearing
- 2) This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. Being public right-of-way, no research into easements or rights-of-way or record was performed.
- 3) Basis of bearings is the south line of Appaloosa Drive, monumented as shown and assumed to bear South 89 degrees 56 minutes 27 seconds West.
- 4) This property is located within Zone X (areas determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 08041C0536 G, effective date, December 7, 2018.
- 5) 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 herein.
- 6) The lineal units used in this drawing are International feet.
- 7) The vacated portion of right-of-way will be subject to a Joint Access and Maintenance Agreement recorded at Reception No. _____
- 8) Fencing shall not prevent access to utility lines or conflict with utility equipment.
- 9) Owners will work with CSU Operations Maintenance regarding gate access, including to provide information regarding the gate locking mechanism.
- 10) The portion of Appaloosa Drive vacated by this plat will not be maintained by El Paso County.



SURVEYOR'S CERTIFICATE:

I Mark S. Johannes, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown herein; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

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

I attest the above on this _____ day of _____, 20____.

Mark S. Johannes
Colorado Professional Land Surveyor #32439
For and on behalf of Compass Surveying & Mapping, LLC

RECORDING:

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

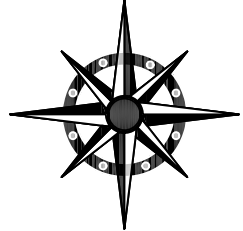
STEVE SCHLEIKER, RECORDER

BY: _____
Deputy

SURCHARGE: _____

FEE: _____

COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLCC.COM
INFO@SURVEYINGCOLORADO.COM



PCD FILE NO: V253

REVISIONS:	PROJECT NO.	25109
1 12/10/25 County comments.	DATE:	JULY 7, 2025
2 01/28/26 County comments.	DRAWN BY:	JMJ
3 03/03/26 County comments.	CHECKED BY:	MSJ
4 04/06/26 County comments.	SHEET:	1 OF 1
5 04/22/26 County comments.		