

PLAT AMENDMENT  
A VACATION AND REPLAT OF LOTS 2 & 3  
SANFORD SUBDIVISION FILING NO. 3  
LETTER OF INTENT

Owners:

LOT 2

Theresa Watson  
3155 Pegasus Drive  
Colorado Springs, CO 80906

LOT 3

Louis Sanford  
P.O. Box 1076  
Bristow, OK 17010

SURVEYING CONSULTANT:

Pinnacle Land Surveying Co., Inc.  
121 County Road 5  
Divide, CO 80814  
719-687-7360 (John Towner)

SITE LOCATION, SIZE AND ZONING:

A portion of the Southwest One-quarter (SW1/4) of Section 24, Township 12 South (T12S), Range 66 West (R66W) of the 6TH P.M., County of El Paso, State of Colorado, 344 feet North of the intersection of Milam Road and Old Ranch Road. The property contains 17.06 acres more or less. The property is currently zoned RR-5 and will remain zoned RR-5 for residential purposes.

REQUEST:

A request for an Amended Plat to vacate and replat the existing thirty foot (30') ingress/egress and utility easement across Lot 2 and a portion of Lot 3, Sanford Subdivision Filing No. 3.

JUSTIFICATION:

Lot 2 is currently a vacant parcel. The current location of the existing thirty foot (30') ingress/egress and utility easement is currently platted across the middle of Lot 2 and is in conflict with possible future building sites. The relocation of the easement would allow the property owners additional options for future construction and more use of the property.

EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.

Lot 2 is a vacant parcel. Lot 3 currently has an existing house, out buildings, well, septic and utilities. Gas, Electric, Phone and Cable are currently available within the easements and Right-of-Ways adjoining the property. Milam Road is an existing dedicated County Road providing access to these properties. The current ingress/egress and utility easement is a private access to these properties. There are no plans at this time for proposed structures.

  
John W. Towner (Pinnacle Land Surveying Company, Inc.)