## PINNACLI 121 COU Previous Vacation recorded the El Po The bearings of this plat of Filing No. 3 as recorded used and Recorder's Office, Counthwest corner of said Lat the Northeast corner of 27270". Said line bers Neutron of Said This plat Paso Cou PARK RECORDING: APPROVALS: Unless otherwise indicated, side, front and rear lot lines are hereby platted with a ten foot (10') public utility and drainage easement. All exterior subdivision boundaries shall have a twenty foot (20') public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners. Existing Mountain View Electric lines will have a twenty foot (20') easement, ten feet either side of the electric line, per easement recorded 6/22/1972 in Book 2498 at Page 905 of the records of El Paso County, Colorado. EASEMENTS: hereby STATE OF Amended Plat of Lots 2 and 203290565 in the records of orado. certify 띧 OUNTY ROAD REGIONAL: NEIGHBORHOOD: PASO MEN that DISTRICT# his plat are based upon the Nocorded under Reception No. 2 fice, County of El Paso, State of said Lot 2 by a found yell corner of said Lot 2 by a found yell bers N89°13'58''E, a distance , instru By: <u>×</u> § 3, Sanford f the Clerk (743,003 CHUCK PRESENTS: amen o all c to th FILING NO. Services E subject to JRVE s.f.) Planning and DIVID ⊞ Community Development $\widetilde{\square}$ (SW1/4) of of El Paso, $\bigcirc$ CO 68 ္ မို rded under El Paso, y by the e \_\_\_\_\_ specified the i <u>m</u> $\overline{\mathbb{Z}}$ 앜 $\bigcirc$ 09 All property dividual lot ov ≧ 12. 14. (60' R.O.W.) MAJIM ROAD NO0.24,26"W-435.80' $\sim$ 30, RESERVED FOR FUTURE R.O.W. $\sim$ ntero. nts, provisions, conditions and obligations as contained in nts, provisions, conditions and obligations as contained in conveyed in Special Warranty Deed recorded December 18 es, notices and/or restrictions as set forth on the Plat restricts, provisions, conditions and obligations as contained in lien or fee of the inclusion of said property into the Blate in the including its terms and conditions, whether in fee or early, including its terms and conditions, whether in fee or early, 2005 at Reception No. 205091731. (Lot 3) S89°11'12"W 220.00' (T1) 59\*39'41"E 42.79' "NOT PART OF THIS SUBDIVISION" ОИРГАТТЕР (00000) **≅** ⊕ LEGEND \_\_\_\_\_\_ BASIS OF BEARIN N89°13'58"E-548.55'(M) -W"01'84'00N 344.25, MEASURED LOT I CENTERLINE 50, OLIFILL EASEMENT LOT LINE FOUND YELLOW CAP & MARKED "LS 27270" ADJACENT LOT LINE LOT 2 8.01 ACRES± (352,974 S.F.) eying Cor for Title .68S 548.57'(P) 13'58"E-200.48,21,E-779.40' 50, OTILITY EASEMENT 200.48,21"E-600.19' THIS SU E-179. State 99 NOO.16,12,W-502.14' (SW1 (R66W) Colorado EXISTING 30' INGRESS/EGRESS W UTILITY EASEMENT PER PLAT RECEPTION NO. 203290565 (60° R.O.W.) 24 P. ≤ MAJIM ROAD .08.254-W"32'45'00N -30' RESERVED FOR FUTURE R.O.W. $^-$ UNPLATTED "NOT PART OF UNPĽATTED "NOT PART OF THIS SUBDIVISION" 200.25,01"E-,68.679 .344.25° | 344.25° → TO1 COT 5 50, OLICITY EASEMENT SANFORD SUBDIVISION FILING NO. 3 "NOT PART OF THIS SUBDIVISION" <u>15.00'</u> ) 548.57'(P) }9°13'58"E-\_\_ UED: 200.48,21,,E-779.40' 20, OTILITY EASEMENT SP CNP 200.48,21"E-e00.19° Δ PER PLAT) Δ=13'01'12" R=448.00' L=101.80' '31"E-179.21' SURVEYOR'S CERTIFICATION: NO0.16,12,M-502.14' This should be vacated with this plat amendment (C5 PER PLAT) Δ=57'43'34" R=287.00' L=289.16' AS S89°07'59"W-REPL N89°14'55"E-509.21" EXISTING 30' INGRESS/EGRESS & UTILITY EASEMENT PER PLAT RECEPTION NO. 203290565 | >C6 PER PLAT) Δ=22\*14\*00" R=128.00' L=49.67' SANFORD SUBDIVISION FILING NO. RANCH ROAD MILAN ROAD UNPLATTED "NOT PART OF - -10' UTILITY EASEMENT 200.25,01,E-,68.679 † 107 COT 5 SANFORD SUBDIVISION FILING NO. 3 "NOT PART OF THIS SUBDIVISION"

## Markup Summary

## 12/14/2017 2:36:37 PM (1)



Subject: Callout Page Label: 1 Lock: Unlocked

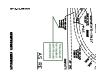
Status:

Checkmark: Unchecked Author: dsdparsons Date: 12/14/2017 2:36:37 PM

Date: 12/

Director, Planning and Community Development

## 12/14/2017 2:42:06 PM (1)



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This should be vacated with this plat amendment