

KNOW ALL BY THESE PRESENTS:

That Lot Number 2150, LLC, a Colorado limited liability company, being the owners of the following described tract of land to wit:

FINAL PLAT
MULLIGAN PINES SUBDIVISION
 BEING A REPLAT OF LOT 15 OF PINE CREEK SUBDIVISION
 A PORTION OF THE SOUTHWEST QUARTER OF
 SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION:

Lot 15, Pine Creek Subdivision Filing No. 2, Book E-5, Page 156, in the City of Colorado Springs, El Paso County, Colorado.

DEDICATION:

The undersigned does hereby dedicate, grant and convey to the City of Colorado Springs those public easements as shown on this 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 vacate, release or quitclaim all or any dedicated public streets, tracts and public easements shall remain exclusively vested in the City of Colorado Springs. This tract of land as herein platted shall be known as "MULLIGAN PINES SUBDIVISION", in the City of Colorado Springs, El Paso County, Colorado.

OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, Lot Number 2150, LLC, a Colorado limited liability company has executed this instrument this ____ day of _____, 20____, A.D.

Barry Farah, Manager
 Lot Number 2150, LLC, a Colorado limited liability company

NOTARIAL:

STATE OF COLORADO }
 COUNTY OF EL PASO } SS

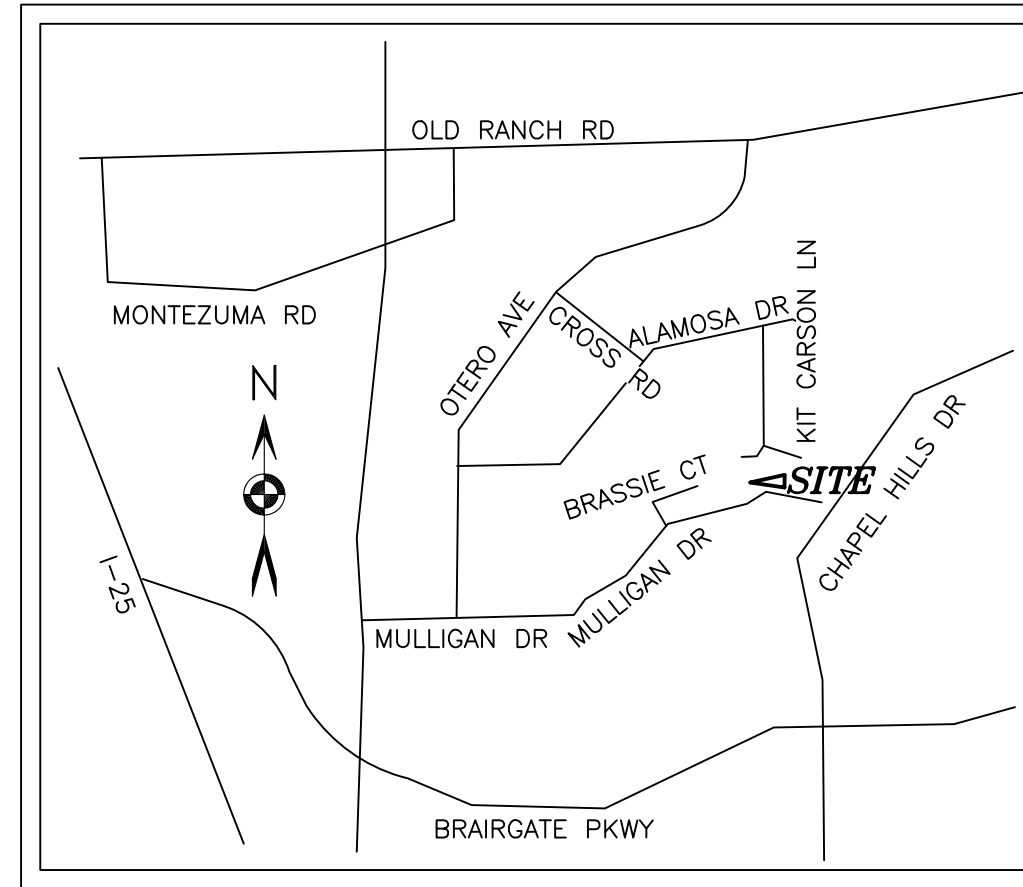
The above and aforementioned instrument was acknowledged before me this ____ day of _____, 20____, A.D.

By: Barry Farah, Manager Lot Number 2150, LLC, a Colorado limited liability company

Witness my hand and seal:

My Commission expires _____

Notary Public _____



VICINITY MAP
 (NOT TO SCALE)

EASEMENT STATEMENT:

Unless shown greater in width, both sides of all side lot lines are hereby platted with a five (5) foot easement for public utilities; all rear lot lines are hereby platted with a seven (7) foot easement for public utilities and drainage purposes, with the sole responsibility for maintenance being vested with the individual property owners. All utility easements that are dedicated herein for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

FLOOD PLAIN CERTIFICATION:

According to the National Flood Insurance Program, Flood Insurance Rate Map Panel 08041C0506 G with an effective date of December 7, 2018, the subject property is located in Zone X (an area determined to be outside the 500-year floodplain)

SURVEYOR'S NOTES

1. 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.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
4. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment File No. 64531ECS, with an effective date of July 9, 2019, 7:30 AM as provided by Stewart Title Guaranty Company.
5. This survey was performed in the field on June 26, 2020.
6. The overall subject parcel contains a calculated area of 69,676 square feet (1.600 acres) of land, more or less.
7. BASIS OF BEARINGS: Bearings are based upon, and is assumed to bear N 89°37'04" E, a distance of 548.15 feet (measured) on the North line of Lot 15 per Pine Creek Subdivision Filing No. 2, Book E-5, Page 156, Records of El Paso County, Colorado; said line being monumented on the west end by a 1.5" diameter aluminum cap stamped "LS 1808" and on the east end by a 1/2" rebar with a yellow plastic cap stamped "PLS 10956".
8. Vehicular access: Lot 1 shall have direct access to Brassie Court per the common access easement created by the Book E-5 Page 156 plat as shown hereon; Lot 2 and Lot 3 will have direct access to Mulligan Drive.
9. The approval of this Replat vacates all prior plats for the area described by this plat.

NOTICE IS HEREBY GIVEN:

That the area included in the plat described herein is subject to the code of the City of Colorado Springs, 2001, as amended.

The approval of this plat replat vacates all prior plats for the area described by this replat.

No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or alternatively until acceptable assurances including but not limited to letters of credit, cash subdivision bonds or combinations thereof guaranteeing the completion of all required public improvements including but not limited to drainage, street and erosion control have been placed on file with the City of Colorado Springs.

SURVEYOR'S STATEMENT:

The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the accompanying plat was surveyed and drawn under his/her responsible charge and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his/her knowledge and belief.

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

 Spencer J. Barron
 Colorado Professional Land Surveyor No. 38141
 For and on behalf of Barron Land, LLC

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of "MULLIGAN PINES SUBDIVISION".

City Planning Director _____ Date _____

City Engineer _____ Date _____

City Clerk _____ Date _____

RECORDING

STATE OF COLORADO }
 COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record at my office at _____ O'clock _____ this ____ day of _____, 2018 A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, Colorado.

Fee: _____

Surcharge: _____

 Chuck Broerman, Recorder

BY: _____
 Deputy

FEES:

School Fee: _____

Bridge Fee: _____

Park Fee: _____

Drainage Fee: _____

SHEET LEGEND:

SHEET 1: Notes, project information, and certification

SHEET 2: As-platted conditions

SHEET 3: Re-plat detailed information

| DATE: 07/14/2020 | | REVISIONS | |
|------------------|---------|-----------|----|
| No. | Remarks | Date | By |
| | | | |
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BARRON LAND

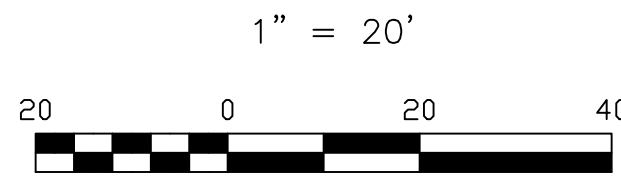
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
 2790 N. Academy Blvd., Suite 311 P: 719.360.6827
 Colorado Springs, CO 80917 F: 719.466.6527
 www.BARRONLAND.com

CITY No. AR FP XX-XXXX

PROJECT No.: 20-013 SHEET 1 OF 3

FINAL PLAT
MULLIGAN PINES SUBDIVISION
 BEING A REPLAT OF LOT 15 OF PINE CREEK SUBDIVISION
 A PORTION OF THE SOUTHWEST QUARTER OF
 SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
AS PLATTED

- LEGEND**
- FOUND MONUMENT AS NOTED HEREON, UNLESS OTHERWISE NOTED
 - SET No. 5 REBAR AND ORANGE PLASTIC CAP STAMPED "PLS 38141"
 - SET NAIL AND BRASS TAG STAMPED "PLS 38141"
 - (M) FIELD-MEASURED DIMENSIONS
 - (C) CALCULATED DIMENSIONS
 - (R) RECORD DIMENSIONS PER BK. E-5 PG. 156
 - SUBJECT PARCEL/LOT LINES
 - - - ADJACENT PARCEL/LOT LINES
 - - - - EASEMENT LINES



LOT 19
 PINE CREEK SUBDIVISION
 FILING No. 2
 BK. E-5 PG. 156

LOT 1
 MARTINEZ PLACE
 RECEPTION #205151079

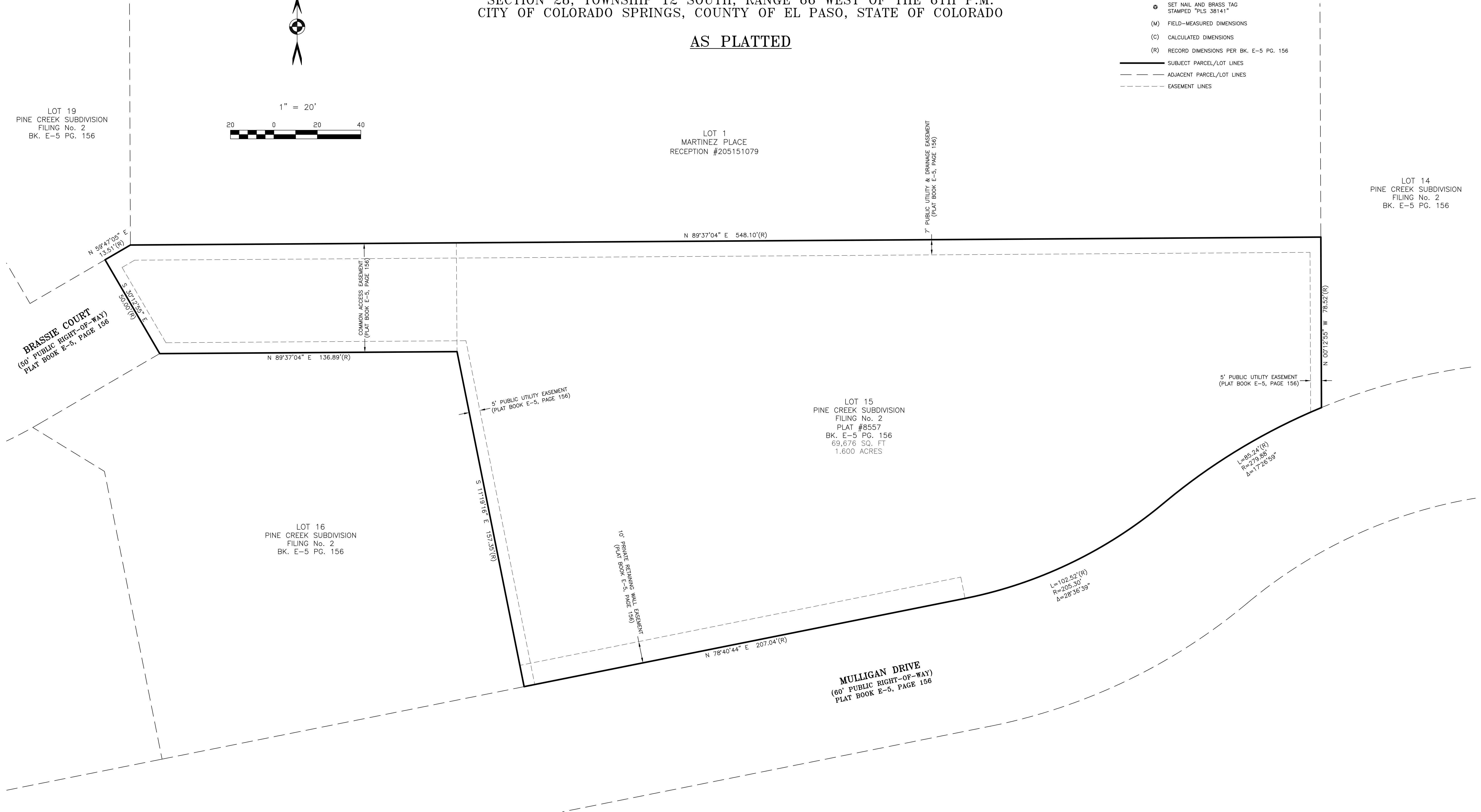
LOT 14
 PINE CREEK SUBDIVISION
 FILING No. 2
 BK. E-5 PG. 156

BRASSIE COURT
 (60' PUBLIC RIGHT-OF-WAY)
 PLAT BOOK E-5, PAGE 156

LOT 16
 PINE CREEK SUBDIVISION
 FILING No. 2
 BK. E-5 PG. 156

LOT 15
 PINE CREEK SUBDIVISION
 FILING No. 2
 PLAT #8557
 BK. E-5 PG. 156
 69,676 SQ. FT
 1.600 ACRES

MULLIGAN DRIVE
 (60' PUBLIC RIGHT-OF-WAY)
 PLAT BOOK E-5, PAGE 156



- SHEET LEGEND:**
- SHEET 1: Notes, project information, and certification
 - SHEET 2: As-platted conditions
 - SHEET 3: Re-plat detailed information

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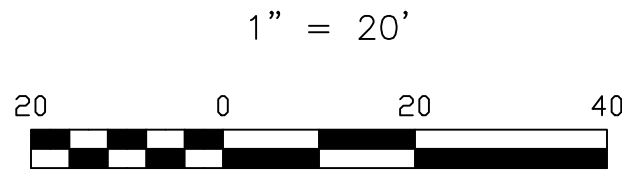
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 PROJECT No.: 20-013 SHEET 2 OF 3

FINAL PLAT
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 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
AS REPLATTED

LEGEND

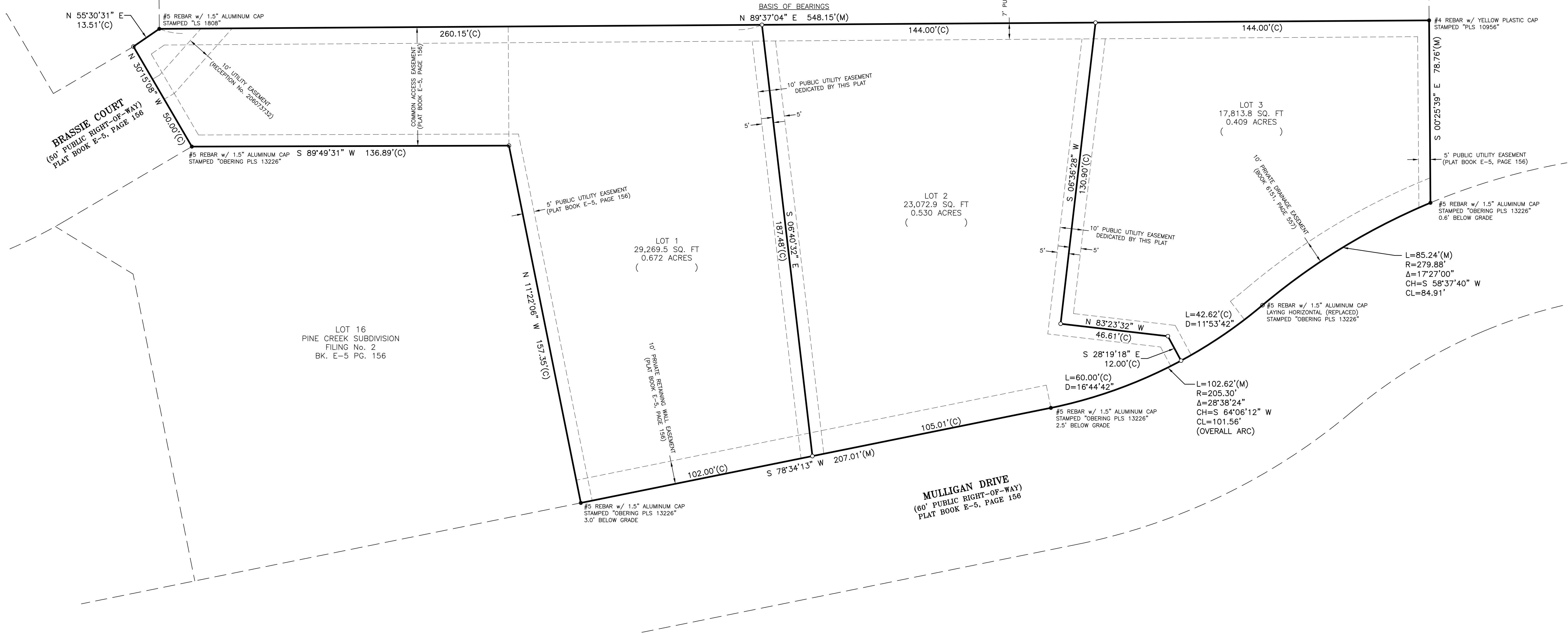
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LOT 19
PINE CREEK SUBDIVISION
FILING No. 2
BK. E-5 PG. 156

LOT 1
MARTINEZ PLACE
RECEPTION
#205151079

LOT 14
PINE CREEK SUBDIVISION
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CITY No. AR FP XX-XXXX

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PROJECT No.: 20-013 SHEET 3 OF 3