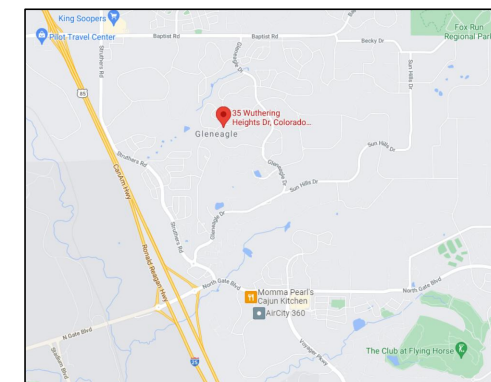
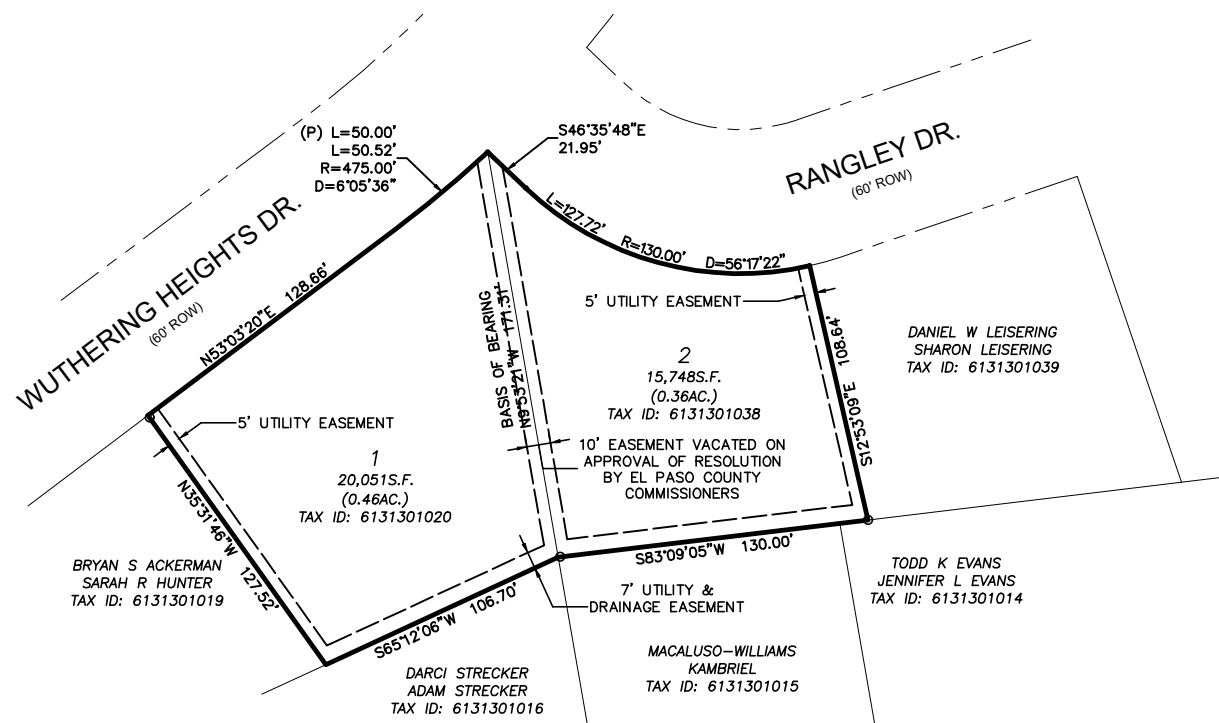


LOT LINE VACATION EXHIBIT

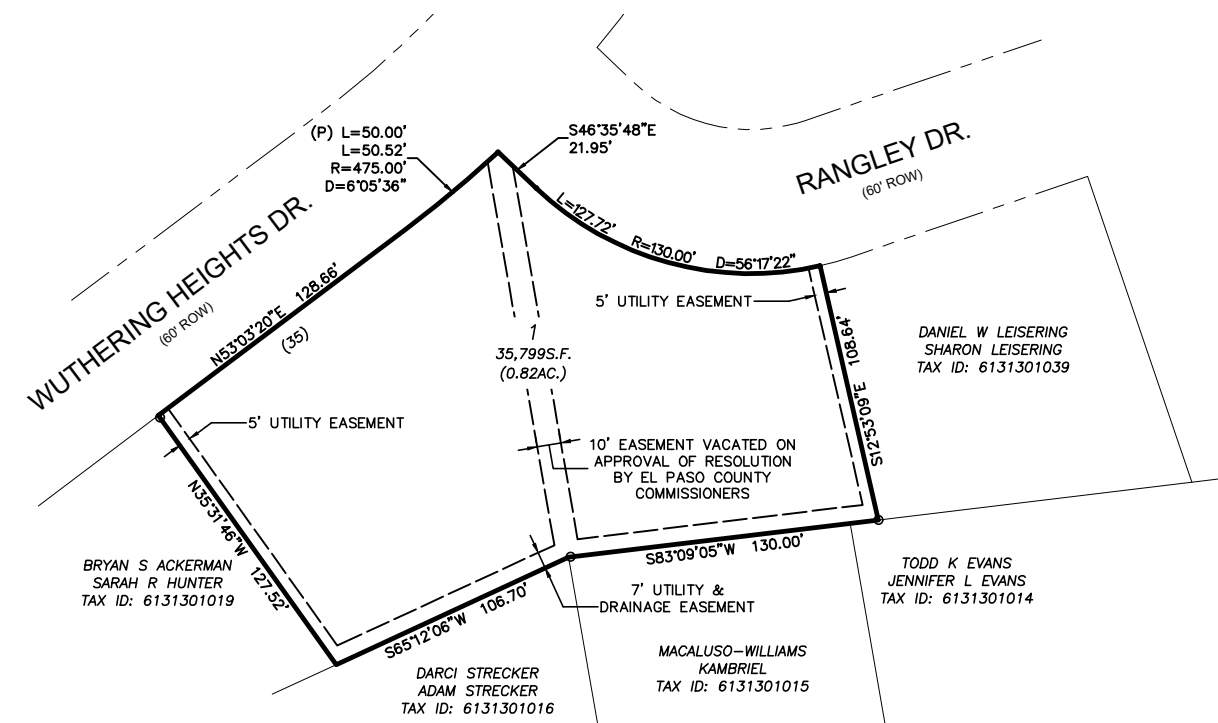
A VACATION OF LOT LINE, BETWEEN LOT 1 AND LOT 2, BLOCK 30, DONALA SUBDIVISION NO.3, LOCATED IN SECTION 31, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.
SHEET 1 OF 1



VICINITY MAP



AS PLATTED



WITH LOT LINE VACATED

LEGAL DESCRIPTION:

LOT 1 AND LOT 2, BLOCK 30, DONALA SUBDIVISION NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF AND AS AMENDED BY SURVEYOR'S STATEMENT RECORDED SEPTEMBER 25, 1974 IN BOOK 2708 AT PAGE 305, AND BY ENGINEER'S STATEMENT RECORDED JANUARY 25, 1985 IN BOOK 3965 AT PAGE 656, COUNTY OF EL PASO, STATE OF COLORADO

ORIGINAL PLAT NOTES:

1. ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT UTILITY EASEMENT.
2. ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT UTILITY AND DRAINAGE EASEMENT.
3. THE NORTH LINE OF SECTION 3 IS HEREBY ASSUMED TO BE N89°E.
4. WATER AND WASTEWATER SHALL BE PROVIDED BY DONALA WATER AND SANITATION DISTRICT.
5. ALL PROPERTY CORNERS WERE SET WITH IRON PIN AND CAP.
6. NO PRIVATE ACCESS ON EIGHTY (80) FOOT ARTERIALS.

LEGEND

ROW LINE	———
EASEMENT	---
FOUND MONUMENT	⊙
FOUND PIN AND CAP AS SHOWN	●
SET 1/2" REBAR W/CAP, PLS 34583	•

OWNER INFORMATION:

CHARLES K. COTHERN
15170 STEINBECK LN
COLORADO SPRINGS, CO, 80921
(719) 432-6889
CHARLESCOTHERN@SPRINGSENG.COM

FINAL ADDRESS:

35 WUTHERING HEIGHTS
COLORADO SPRINGS, CO, 80921



1"=40'



(11" BY 17")

NOTES:

1. BEARINGS ARE BASED ON THE COMMON LOT LINE BETWEEN LOT 1 AND LOT 2, BLOCK 30, DONALA SUBDIVISION NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF AND AS AMENDED BY SURVEYOR'S STATEMENT RECORDED SEPTEMBER 25, 1974 IN BOOK 2708 AT PAGE 305, AND BY ENGINEER'S STATEMENT RECORDED JANUARY 25, 1985 IN BOOK 3965 AT PAGE 656, COUNTY OF EL PASO, STATE OF COLORADO. SAID LINE BEARS N09°53'21"W FROM THE SOUTH COMMON CORNER OF SAID LOT 1 AND LOT 2 TO THE NORTH COMMON CORNER OF SAID LOT 1 AND LOT 2.
2. EASEMENTS AND RIGHTS-OF-WAY WERE BASED ON COMMITMENT NO. SR55096299-2 BY LAND TITLE COMPANY, DATED MAY 21, 2021.
3. THIS SITE IS LOCATED IN ZONE X PER FLOOD INSURANCE RATE MAP NO. 08041C0287G EFFECTIVE DATE 12/7/2018.
4. THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO.19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
5. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
7. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

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 CERTIFICATION SHOWN HEREON.