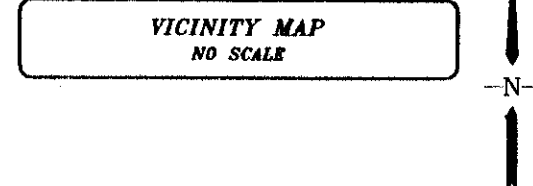
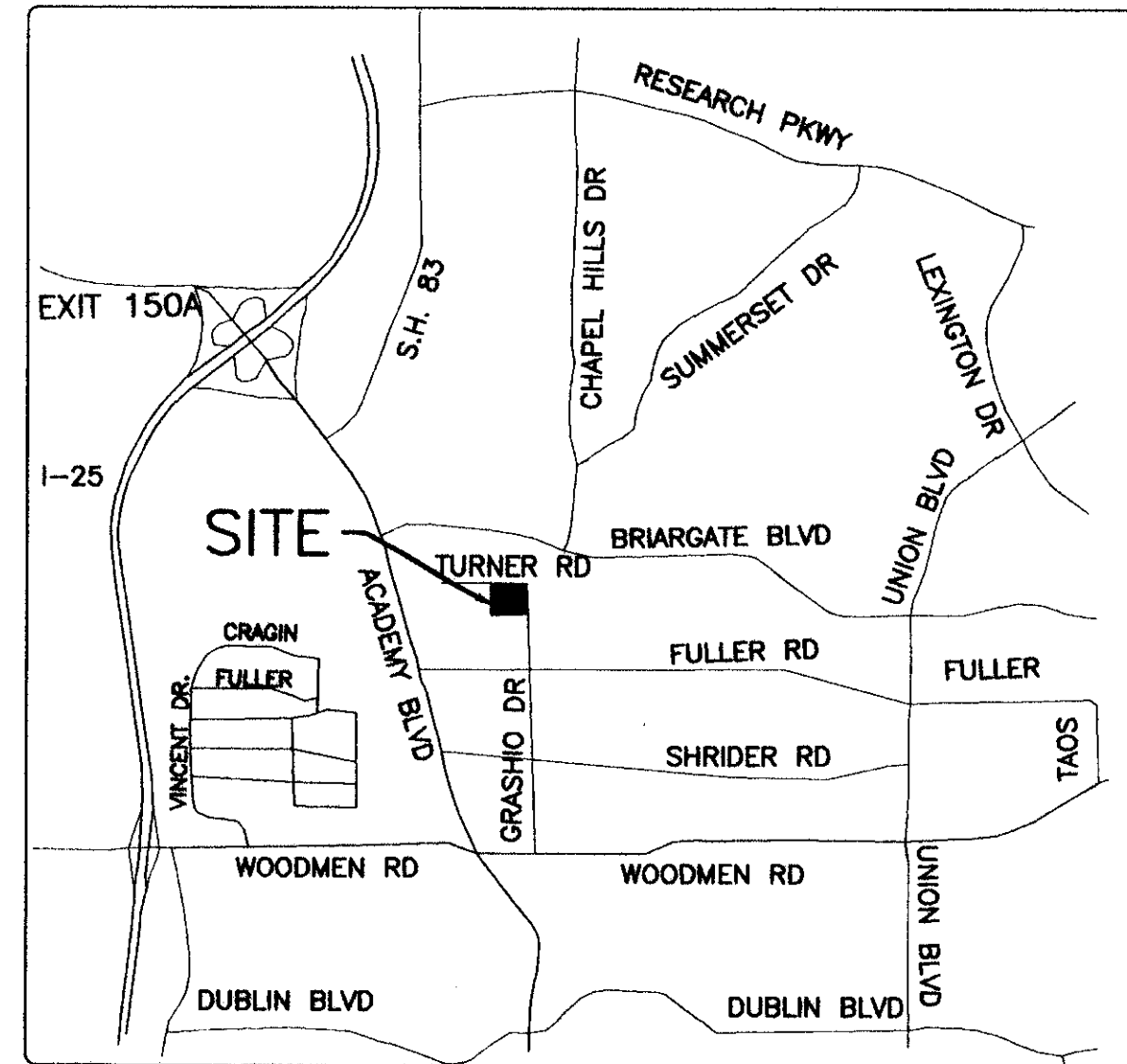


# SPERRY SUBDIVISION FINAL PLAT

A REPLAT OF LOT 5, BLOCK 2, REPIILING OF FALCON ESTATES NO. 2  
LOCATED IN THE SE 1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



**LEGAL DESCRIPTION:**

KNOW ALL MEN BY THESE PRESENTS THAT KYLE D. SPERRY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, LOT 5, BLOCK 2, REPIILING OF FALCON ESTATES NO. 2, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AS RECORDED IN PLAT BOOK C-2 AT PAGE 16 OF THE RECORDS OF SAID EL PASO COUNTY, CONTAINING 2.51 ACRES, MORE OR LESS.

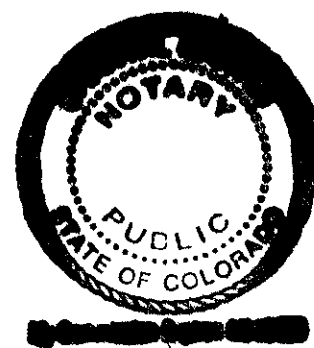
**DEDICATION:**

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "SPERRY SUBDIVISION", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

**OWNER:**

THE AFORESAID, KYLE D. SPERRY, HAS EXECUTED THIS INSTRUMENT THIS 30 DAY OF Nov, 2004, A.D.

*Kyle D. Sperry*  
KYLE D. SPERRY



**NOTARIAL:**

STATE OF COLORADO )  
COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF November, 2004, A.D., BY KYLE D. SPERRY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF November, 2004.

MY COMMISSION EXPIRES 9-24-05 *Charal Martin*  
NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO

**NOTICE IS HEREBY GIVEN:**

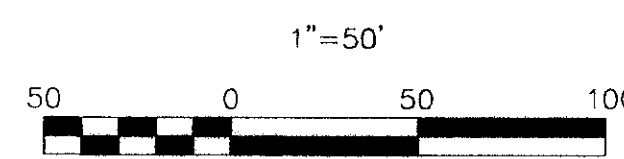
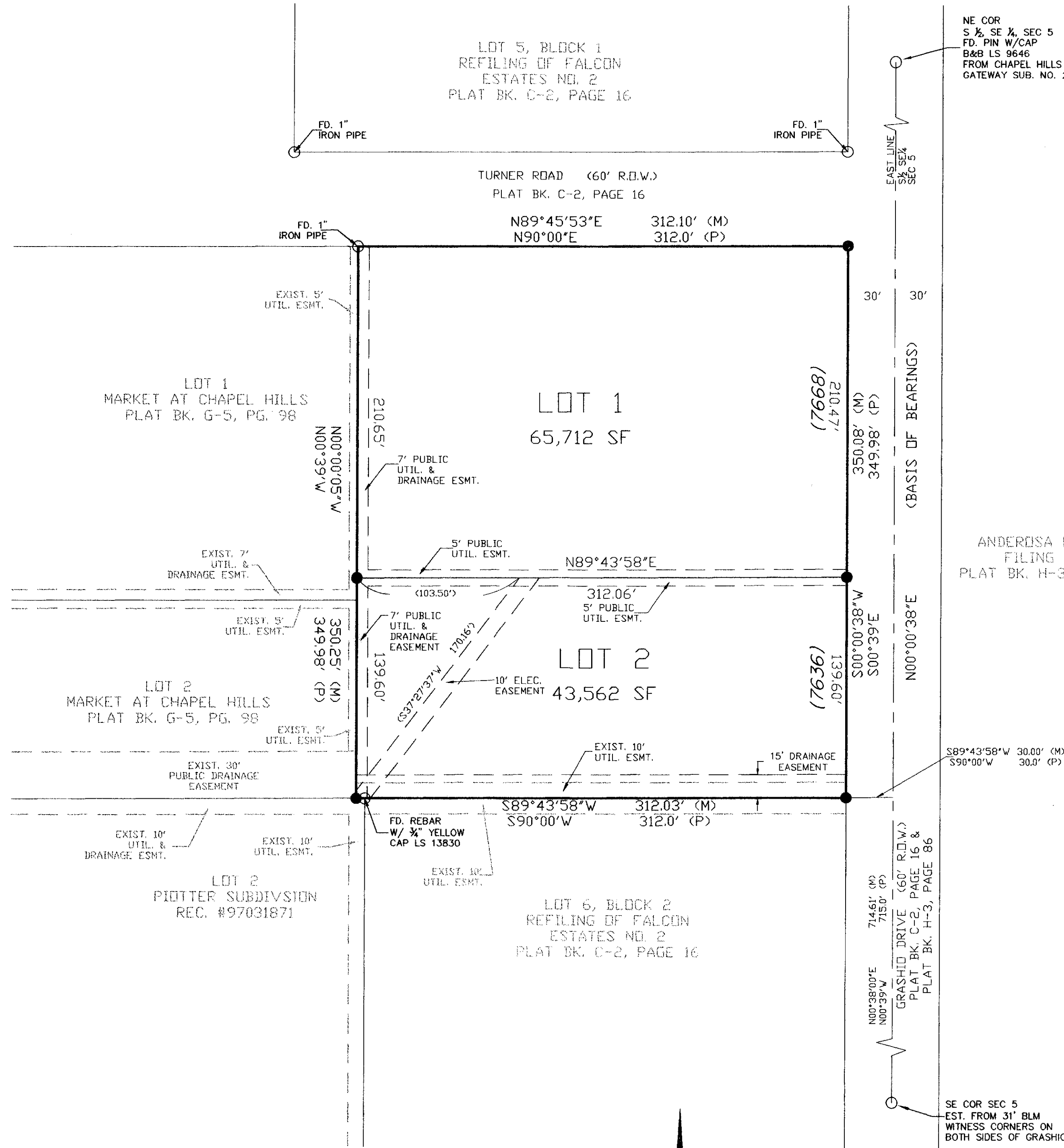
THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, COLORADO, 2001, AS AMENDED.

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 AND PRIVATE IMPROVEMENTS HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

**SURVEYOR'S CERTIFICATION:**

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY STATES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN TO NORMAL STANDARDS AND CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO. THE SURVEY WAS PERFORMED AND PLAT PREPARED UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF.

*Raymond Joseph Pechek*  
RAYMOND JOSEPH PECHEK  
REGISTERED LAND SURVEYOR IN THE  
STATE OF COLORADO, NO 24964  
FOR AND ON BEHALF OF URS CORPORATION



**LEGEND**

|                              |                         |
|------------------------------|-------------------------|
| FOUND MONUMENT AS NOTED      | ○                       |
| SET #4 REBAR W/CAP PLS 24964 | ●                       |
| EASEMENT                     | ---                     |
| SECTION LINE                 | ---                     |
| ADDRESS                      | (7668)                  |
| PLATTED DIMENSIONS           | N90°00'E 312.0 (P)      |
| MEASURED DIMENSIONS          | N89°45'53"E 312.10' (M) |
| EASEMENT DIMENSIONS          | (S37°27'37"W 170.16')   |

**NOTES:**

- THE DATE OF PLAT PREPARATION IS AUGUST 10, 2004.
- BASIS OF BEARINGS FOR THIS PLAT IS THE EAST LINE OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, WHICH IS ASSUMED TO BEAR N00°00'38"E FROM THE SOUTHEAST CORNER OF SAID SECTION 5, TO THE NORTHEAST CORNER OF THE S½ SE¼ OF SAID SECTION 5. THE LINE IS MONUMENTED AS SHOWN ON THIS PLAT.
- THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
- FLOODPLAIN STATEMENT: NO PORTION OF THIS SITE LIES WITHIN THE 100-YEAR FLOOD ZONE AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0508-F, EFFECTIVE DATE MARCH 17, 1997.
- EASEMENTS ARE AS SHOWN WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT WERE BASED ON TITLE COMMITMENT ORDER NO. 200457121KD BY STEWART TITLE OF COLORADO SPRINGS, INC., DATED AUGUST 9, 2004.

**CITY APPROVAL:**

ON BEHALF OF THE CITY OF COLORADO SPRINGS, COLORADO, THE UNDERSIGNED HEREBY APPROVES FOR FILING THE ACCOMPANYING PLAT OF "SPERRY SUBDIVISION", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

*Patricia Parich* 12-2-04  
MANAGER OF CITY PLANNING DATE

*Janet A. Lullbrandy* 12/2/04  
CITY ENGINEER DATE

*Cindy D. Conway* 12/3/04  
CITY CLERK DATE

**CLERK AND RECORDER:**

STATE OF COLORADO )  
COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 10:11 O'CLOCK AM THIS 14 DAY OF December, 2004, A.D. AND IS DULY RECORDED UNDER RECEPTION NO. 24964 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

RECORDER: ROBERT C. BALINK BY *Lynda Lisen*  
DEPUTY

FEE: \$10.00

SURCHARGE: N/A

SCHOOL FEE: N/A

BRIDGE FEE: N/A

PARK FEE: N/A

DRAINAGE FEE: N/A

AUGUST 10, 2004  
SHEET 1 OF 1



9960 FEDERAL DRIVE, STE. 300  
COLORADO SPRINGS, CO. 80921  
PHONE: (719) 531-0001

*mk FS*