

PIOTTER SUBDIVISION

A REPLAT OF LOT 7, BLOCK 2, REFILEING OF FALCON ESTATES NO. 2
IN THE CITY OF COLORADO SPRINGS,
EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That Vernon V. Piotter, being the owner of the following tract of land to wit:

Lot 7, Block 2, Refiling of Falcon Estates No. 2, according to the plat thereof, recorded in Plat Book C-2 at Page 16 of the records of El Paso County, Colorado and containing 2.50 acres, more or less.

DEDICATION:

The above party in interest has caused said tract of land to be replatted in lots and easements as shown on the plat. The undersigned does hereby grant unto the City of Colorado Springs those easements 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 "Quit Claim" all or any such easements shall remain exclusively vested in the City of Colorado Springs, El Paso County. This tract of land as replatted herein shall be known as "PIOTTER SUBDIVISION".

IN WITNESS WHEREOF:

The aforementioned Vernon V. Piotter, being the owner has executed this instrument this 14th day of March, 1997, A.D.

Vernon V. Piotter
Vernon V. Piotter

STATE OF COLORADO SS
COUNTY OF EL PASO

The above and aforementioned instrument was acknowledged before me this 14th day of March, 1997, A.D. by Vernon V. Piotter.

WITNESS MY HAND AND OFFICIAL SEAL:

[Signature]
Notary Public
My Commission expires: MAY 1, 1999

SURVEYOR'S STATEMENT:

The undersigned Professional Land Surveyor registered in the State of Colorado does hereby state that the accompanying plat has been surveyed and prepared under his supervision and direction and in accordance with Title 38 of the Colorado Revised Statutes, 1973, as amended, and that said plat does accurately show the described tract of land and the subdivision thereof to the best of his knowledge and belief.

[Signature] 3/15/97
Professional Land Surveyor
State of Colorado registration number 13830

APPROVALS:

The undersigned hereby approve for filing the accompanying plat of "PIOTTER SUBDIVISION" in the City of Colorado Springs, El Paso County, Colorado.

[Signature] 3/16/97
Manager of Development Services Date
[Signature] 3/15/97
City Engineer Date

KNOW ALL MEN BY THESE PRESENTS:

That the City of Colorado Springs, Colorado, authorized the replatting of the above described tract of land as set forth in the replat and at the same time authorized the undersigned to acknowledge the same which is done accordingly on behalf of the City of Colorado Springs this 14th day of March, 1997, A.D.

ATTEST: [Signature] City Clerk
BY: [Signature] Mayor of Colorado Springs

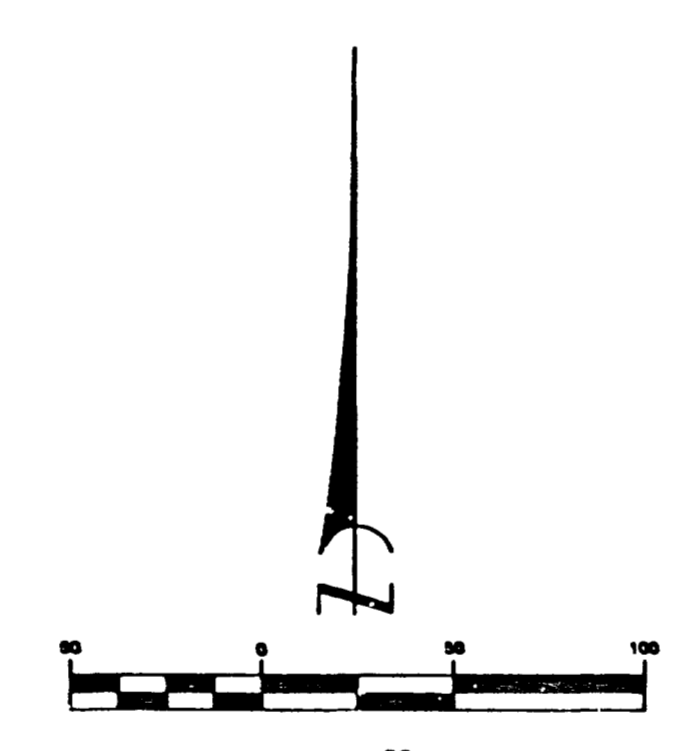
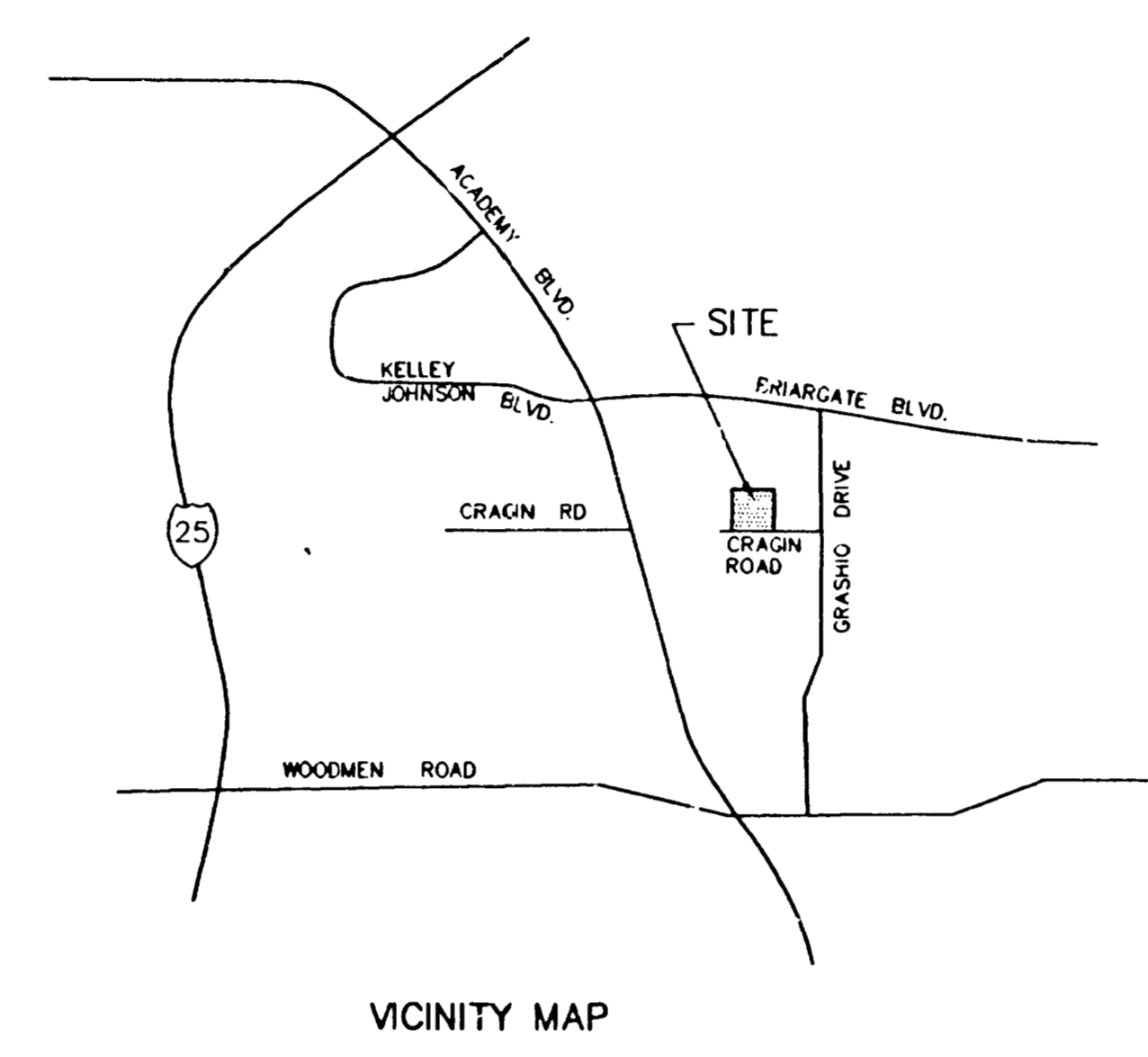
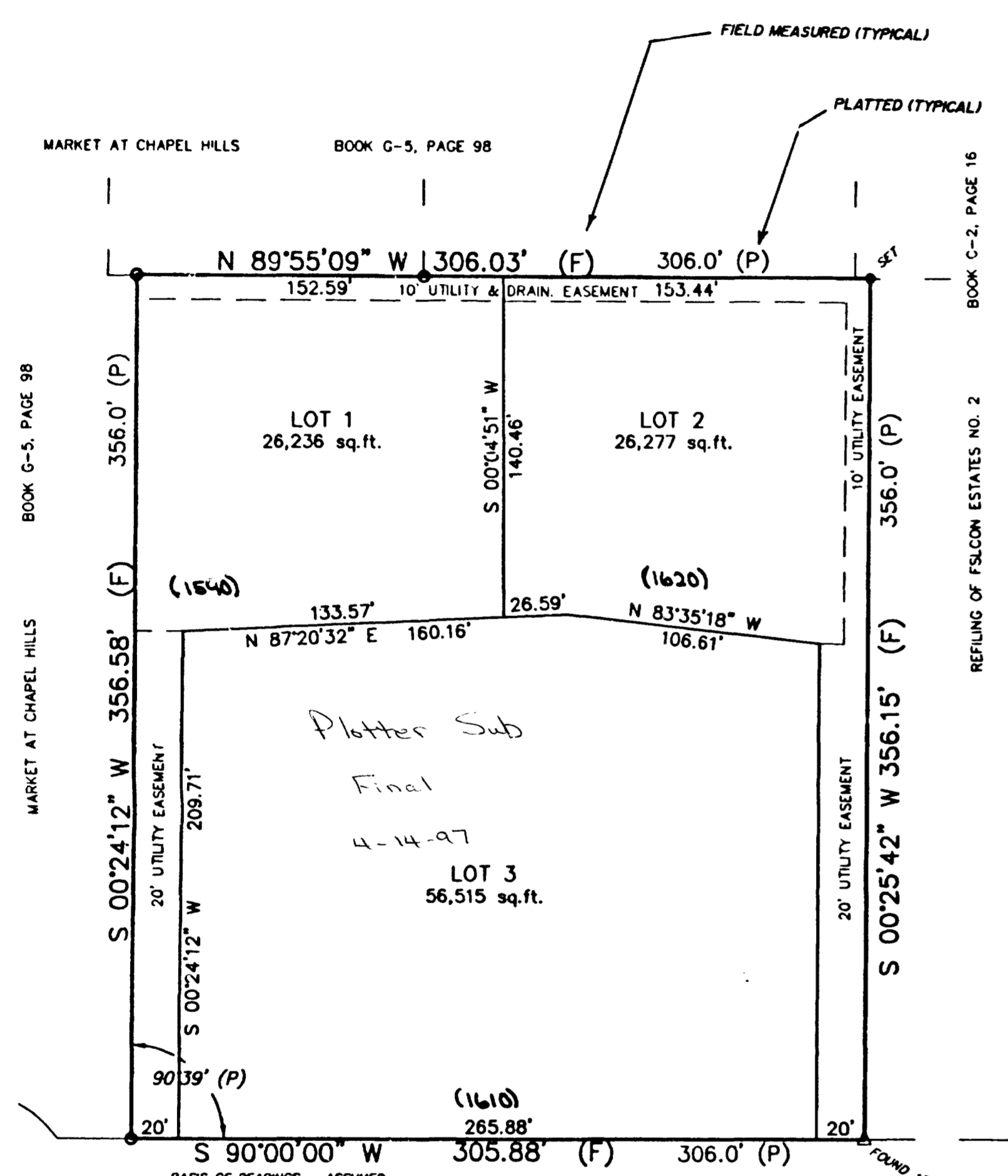
STATE OF COLORADO SS
COUNTY OF EL PASO

I hereby certify that this instrument was filed for record in my office at 1:40 O'Clock P.M. this 21st day of March, 1997, A.D. and duly recorded under Reception No. 97031971 of the records of El Paso County, Colorado.

Fee: 10.⁰⁰
Surcharge: 1.⁰⁰

J. PATRICK KELLY, RECORDER
BY: [Signature] Deputy

SCHOOL FEE ONE (1) TIME OF BLDG PERMIT
PARK FEE ONE (1) TIME AT BLDG PERMIT
BRIDGE FEE N/A PER ADMINISTRATION
DRAINAGE FEE N/A PER ADMINISTRATION



● SET INDICATES SET 1/2" REBAR & CAP PLS 15830
○ INDICATES FOUND REBAR & ALUM. CAP - PLS 10377
△ INDICATES FOUND PIN AS SHOWN

EASEMENTS: Unless shown greater in width, both sides of all side lot lines are hereby platted with a five (5) foot easement for public utilities only, and both sides of all rear lot lines are hereby platted with a seven (7) foot easement for drainage and public utilities only, with the sole responsibility for maintenance being vested with the adjacent property owners.

NOTICE IS HEREBY GIVEN: 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.

NOTICE IS HEREBY GIVEN: That the area included in the replat described herein is subject to the Code of the City of Colorado Springs, 1980, as amended. The approval of this replat vacates all prior plats for the area described by this replat.

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. (13-80-105)

PIOTTER SUB 03054 [initials]

DRAWN BY: BC	DATE: 11/18/96	berye-brewer & associates, inc. 6755 east drive, suite 100 colorado springs, colorado (719) 594-4111 ENGINEERS PLANNERS SURVEYORS
CHECKED BY: RGB	DRAWING NO.: 2702	
JOB NO.: 960383	SHEET 1 OF 1	

REVISED: 2/28/97
REVISED: 2/13/97