

Right-of-Way Vacation of a Portion of Tejon Place

LEGAL DESCRIPTION:

A portion of Tejon Place, being depicted as "Rear Ave." upon the plat of Maddocks Addition to Ivywild, recorded under Plat Book L, Page 28 in the Official Records of El Paso County, Colorado, and all of the adjacent ten foot (10') wide public alley as shown upon said plat, lying within the SW1/4 of Section 19, Township 14 South, Range 66 West of the 6th P.M., being more particularly described as follows:

COMMENCING at the Northeast corner of Lot 3, Block 2, of Maddocks Addition to Ivywild, recorded under Plat Book L, Page 28 of the Official Records of El Paso County, State of Colorado; thence along the East line of said Block 2, S00°26'29"E (Basis of bearings is North line of the NW 1/4 of Section 30, Township 14 South, Range 66 West of the 6th P.M., monumented on the west end with an aluminum pipe with a 3 1/4" aluminum cap, PLS 10384 and monumented on the east end with a No. 6 rebar with a 3 1/4" aluminum cap in range box, PLS 31548 and assumed to bear N88°42'47"E with a measured distance of 5263.78'), a distance of 110.63 feet, to the Northeast corner of Lot 5, of said Block 2, and the POINT OF BEGINNING; thence leaving the East line of said Block 2, N89°33'31"E, a distance of 16.00 feet, to a point to the West line of Lot 1, Block 2, Williamson's Addition to Ivywild, recorded under Plat Book L, Page 26 of said Official Records; thence along the West line of said Block 2, S00°26'29"E, a distance of 116.62 feet, to the Northeast corner of Parcel A as described in the Quit Claim Deed recorded under Reception Number 215112241 of said Official Records; thence along the North line of said Parcel A, N87°55'50"W, a distance of 62.33 feet, to the Northwest corner of said Parcel A; thence along the West line of said Parcel A, S02°33'52"W, a distance of 207.67 feet, to the Southwest corner of said Parcel A; thence along the North line of Section 30, Township 14 South, Range 66 West of the 6th Principal Meridian, S88°42'47"W, a distance of 10.00 feet, to the Southeast corner of Lot 11, Block 2 of said Maddocks Addition to Ivywild; thence along the East line of said Block 2, N02°33'52"E, a distance of 217.83 feet, to an angle point on the East line of Lot 7, of said Block 2; thence continuing along the East line of said Block 2, N89°33'31"E, a distance of 55.76 feet, to the most Easterly corner of said Lot 7; thence continuing along said East line of Block 2, N00°26'29"W, a distance of 103.90 feet, to the Northeast corner of said Lot 5, Block 2 of Maddocks Addition to Ivywild, and the POINT OF BEGINNING.

Containing 4,545 square feet, or 0.104 acres, more or less.