

EXHIBIT B

CIMARRON ST.

(100' WIDE PUBLIC ROW)

CITY OF COLORADO SPRINGS
BK A PG 1

FOUND NAIL & DISK
STAMPED "PLS 38020"
FLUSH

FOUND NO.5 REBAR WITH RED
PLASTIC CAP STAMPED "PLS
38020" FLUSH

POC

20'

LOT 1
THE SALVATION
ARMY SUBDIVISION
BK P-3 PG 064
NO. 857842

ALLEY
CITY OF
COLORADO SPRINGS
BK A PG 1

LOT 2
PIKES PEAK REGION
LODGE NO. 473
SUBDIVISION
PLAT B-4 PG 136
NO. 1519538

POB

S88°10'12"E
20.00'

N01°56'16"E 30.91'
N01°56'16"E 80.00' AS MEASURED
N00°03'35"E 79.92' PLATTED
BASIS OF BEARINGS

N01°56'16"E
11.96'

PARCEL
239.16 SF±
0.006 AC±

S01°56'16"W
11.96'

N88°10'12"W
20.00'



FOUND 2" ALUMINUM
CAP ILLEGIBLE FLUSH



LEGEND

- ADJOINING PROPERTY
- PARCEL BOUNDARY
- P.O.C.** POINT OF COMMENCEMENT
- P.O.B.** POINT OF BEGINNING
- ⊕ FOUND MONUMENT AS NOTED

NOTES:

1. THIS EXHIBIT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF ANY LAND BOUNDARY, FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.
2. SURVEYING AND MAPPING, LLC ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.
3. THE CLEAR HEIGHT FROM GROUND SURFACE TO PEDESTRIAN BRIDGE SHALL BE 21'-5".

DATE: 05/18/2021

PARCEL DESIGNATION:

PROJECT: 1020058334
WEBER STREET



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OWNER:

CITY OF COLORADO SPRINGS

SHEET 2 OF 2 S18 T14S R66W