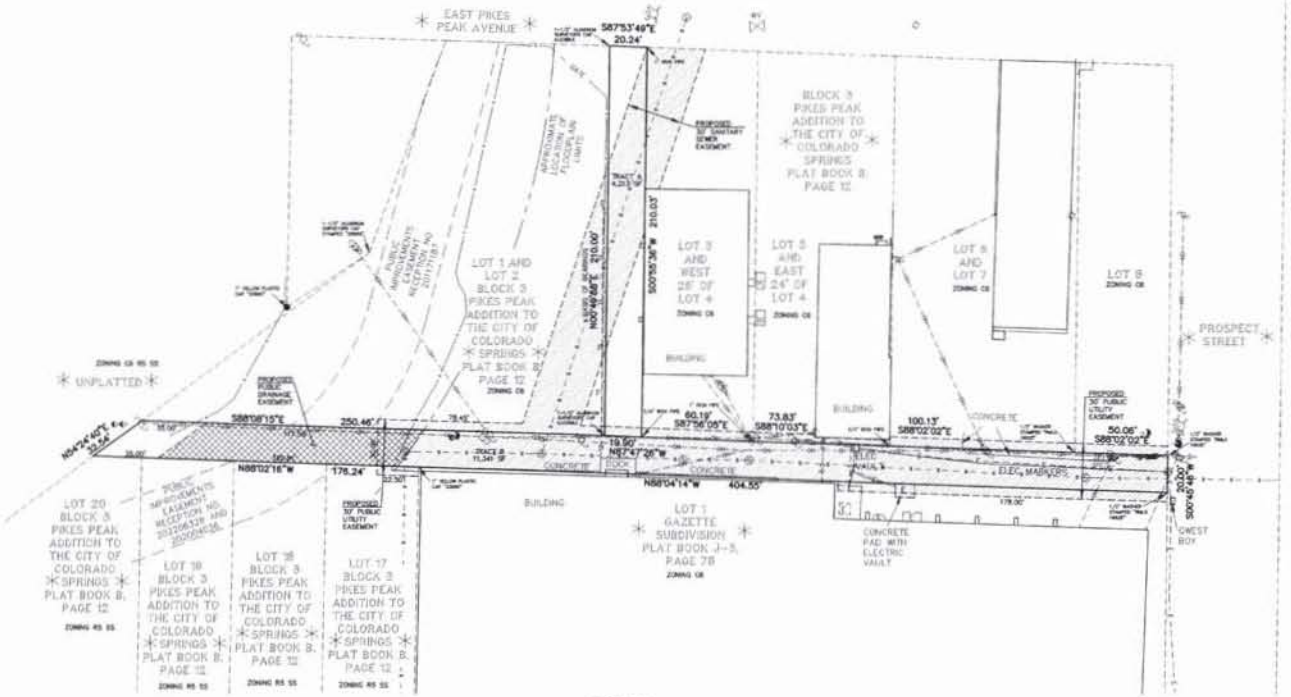
EXHIBIT A

SITE SKETCH

VACATION OF PUBLIC RIGHT OF WAY

PORTION OF PIKES PEAK ADDITION TO THE CITY OF COLORADO SPRINGS, RECORDED IN PLAT BOOK B, PAGE 12, CITY OF COLORADO SPRINGS, EL PASO COUNTY STATE OF COLORADO



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION:

TWO (2) TRACTS OF LAND BEING PORTIONS OF PUBLIC RIGHTS OF WAY AS PLATTED IN PIKES PEAK ADDITION TO THE CITY OF COLORADO SPRINGS, RECORDED IN PLAT BOOK B AT PAGE 12 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EASTERLY BOUNDARY OF LOT 2 AS PLATTED IN PIKES PEAK ADDITION TO THE CITY OF COLORADO SPRINGS, RECORDED IN PLAT BOOK B AT PAGE 12, RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY AN ILLEGIBLE 1-1/2" ALUMINUM SURVEYORS CAP, IS ASSUMED TO BEAR N00°49'56"E, A DISTANCE OF 210.00 FEET.

TRACT A

THE 20.00 FOOT PUBLIC ALLEY LYING BETWEEN LOTS 2 AND 3, OF BLOCK 3 AS PLATTED IN PIKES PEAK ADDITION TO THE CITY OF COLORADO SPRINGS, RECORDED IN PLAT BOOK B AT PAGE 12, RECORDS OF EL PASO COUNTY COLORADO

CONTAINING A CALCULATED AREA OF 4,213 SQUARE FEET.

TRACT B

THE 20.00 FOOT EAST-WEST ALLEY LYING WITHIN BLOCK 3 AS PLATTED IN PIKES PEAK ADDITION TO COLORADO SPRINGS, RECORDED IN PLAT BOOK B AT PAGE 12, RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 11,341 SQUARE FEET.

GENERAL NOTES:

1. TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY REQUESTED FOR VACATION.
2. THE CITY OF COLORADO SPRINGS RESERVES A PUBLIC UTILITY EASEMENT OVER TRACT B.

OWNER:

GAZETTE, INC.
30 S. PROSPECT STREET
COLORADO SPRINGS, CO 80903

DAVID D. JOHNSON
111 S. TEJON STREET STE NO. 222
COLORADO SPRINGS, CO 80903

ZONING:

CB RS SS
RS SS
CS

LEGEND

S	SANITARY SEWER MANHOLE
E	ELECTRIC MANHOLE
	FIRE HYDRANT
	OVERHEAD UTILITY POLE
	GUY WIRE
SF	SQUARE FEET
*	NOT PART OF THIS PLAT
— — S — — S —	EXISTING SANITARY SEWER MAIN
— — E — — E —	EXISTING UNDERGROUND ELECTRIC
— — OH — — OH —	EXISTING OVERHEAD ELECTRIC
— — T — — T —	EXISTING TELEPHONE
	PROPOSED PUBLIC UTILITY EASEMENT
	PROPOSED PUBLIC DRAINAGE EASEMENT

N

SCALE 1"= 30'

SITE SKETCH
VACATION OF PUBLIC RIGHT OF WAY
2455.00
OCTOBER 3, 2014
SHEET 1 OF 1

CLASSIC CONSULTING ENGINEERS & SURVEYORS

FILE NO. CPC V 14-00113

CPC V 14-00113 / rbt