

RIGHT-OF-WAY VACATION PLAT
THAT REMAINING PORTION OF PUBLIC ALLEY ADJACENT
TO LOTS 1 THROUGH 3, PORTION OF LOT 4 AND LOTS 6 THROUGH 8, 'L.K. ADAMS ADDITION NO. 1'

BEING A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

BE IT KNOW BY THESE PRESENTS: That the CITY OF COLORADO SPRINGS being the owner of the following described tract of land, to wit:

LEGAL DESCRIPTION: That portion of the East Half of the Northeast Quarter of Section 11, Township 14 South, Range 67 West of the 6th P.M., being that remaining portion of public Alley adjacent to Lots 1 through 3, portion of Lot 4 and Lots 6 through 8 platted within L.K. ADAMS ADDITION NO. 1 (Plat Book V, Page 3, El Paso County, Colorado records), in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Beginning at the most Westerly Northwestern corner of said Alley (all bearings in this description are relative to that 9.25 foot leg of Lot 1, LAUNCHPAD 864 NORTH 19TH STREET (Reception No. 223715182, said El Paso County records) being an aluminum cap marked "PLS 38742" flush with the ground at each end, and a line between them assumed to bear S00°E, said distance of 9.25 feet); 2) on a curve to the left, said curve having a central angle of 90°, a radius of 15 feet, an arc length of 23.56 feet (the chord to said curve bears N45°E, a distance of 21.21 feet); 3) N00°W, 41.75 feet to the Northeast corner of Lot 6, said L.K. ADAMS ADDITION NO. 1; thence N90°E along the Easterly extension of the Northerly line of said Lot 6, 16 feet to a point on said Alley right-of-way (the following seven (7) courses are along the lines of said Alley right-of-way): 1) S00°E, 69.25 feet; 2) S03°26'E, 50 feet; 3) S90°W, 17 feet; 4) N04°25'W, 32.5 feet; 5) on a curve to the left, said curve having a central angle of 85°35'00", a radius of 15 feet, an arc length of 22.41 feet (the chord to said curve bears N47°12'30"W, a distance of 20.38 feet); 6) S90°W, 92.80 feet to a point on the Westerly line of said ADDITION; 7) N00°W along said ADDITION's Westerly line, said line also being coincident with the Easterly right-of-way line of Columbine Avenue (40' public r.o.w.), 16 feet to the Point of Beginning and the terminus point of this description;

Containing 0.087 acres (3,772 square feet), more or less.

BE IT KNOWN BY THESE PRESENTS:

Pursuant to Ordinance No. _____, made and adopted by the City Council on _____ day of _____, 20____ A.D., the City of Colorado Springs, Colorado, a home rule city and

Colorado municipal corporation, does hereby vacate the land set forth on this vacation plat and shall be known as RIGHT-OF-WAY VACATION PLAT, THAT REMAINING PORTION OF PUBLIC ALLEY ADJACENT TO LOTS 1 THROUGH 3, PORTION OF LOT 4 AND LOTS 6 THROUGH 8, 'L.K. ADAMS ADDITION NO. 1', located in the City of Colorado Springs, County of El Paso, State of Colorado.

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying vacation plat of RIGHT-OF-WAY VACATION PLAT, THAT REMAINING PORTION OF PUBLIC ALLEY ADJACENT TO LOTS 1 THROUGH 3, PORTION OF LOT 4 AND LOTS 6 THROUGH 8, 'L.K. ADAMS ADDITION NO. 1'.

Mayor Attest: _____
City Clerk

STATE OF COLORADO }
COUNTY OF EL PASO }SS

This instrument was acknowledged before me this _____ day of _____, 20____ A.D.,

by Blessing A. Mobolade, as Mayor, and by Sarah B. Johnson, as City Clerk, of the City of Colorado Springs.

Witness my hand and official seal

My commission expires _____ Notary Public

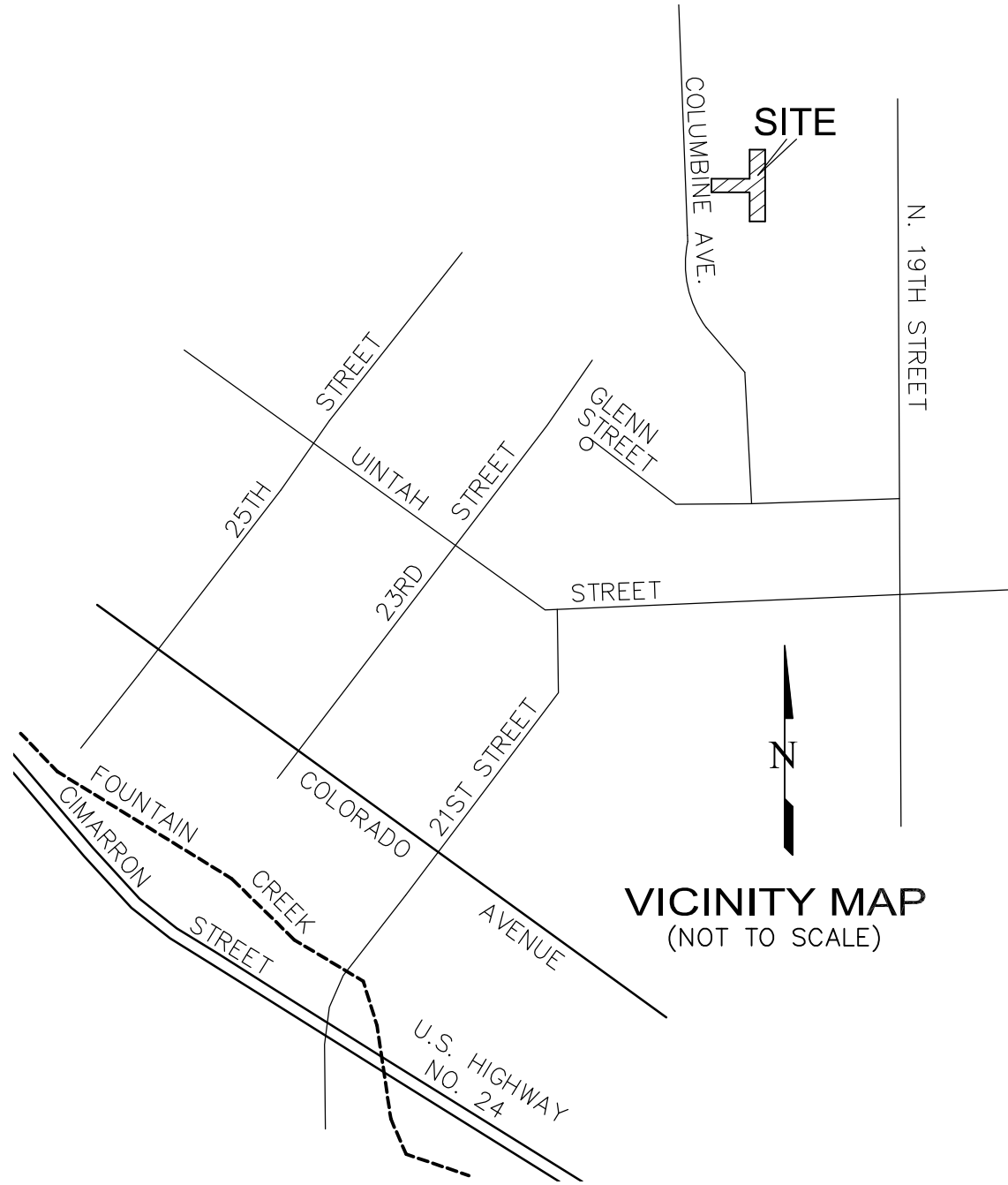
City Planning Director Date

City Engineer Date

Utilities Executive Director Date

NOTES:

- Indicates survey monument set with a No. 4 rebar with red plastic cap, PLS No. 20681 flush with ground, except where noted otherwise.
 - Indicates survey monument found as noted.
 - Indicates boundary line.
 - * - Indicates "not a part of this subdivision".
- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by HERITAGE TITLE COMPANY on behalf of COMMONWEALTH LAND TITLE INSURANCE COMPANY, Commitment No. HS0843546, effective date March 20, 2025 at 8:00 a.m.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0726 G, effective date December 7, 2018, indicates this parcel of land is located in Zone X "white" (area determined to be out of the 500 year flood plain).
- The linear Unit of Measure is the U.S. Survey Feet.
- Original date of preparation of this plat is May 19, 2025, subject to subsequent revision dates.
- The vacated portions of right-of-way are subject to the reservation of easements as set forth in Section 2 of the City of Colorado Springs Ordinance No. _____



SURVEYOR'S CERTIFICATION:

The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the accompanying Vacation Plat was surveyed and drawn under his responsible charge and accurately shows the described tract of land, and vacation thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge and belief.

David V. Hostetler
Colorado Professional Land Surveyor No. 20681

CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO }SS

I hereby certify that this instrument was filed for record in my office at ____ o'clock ____M., this _____ day of _____, 20____ A.D., and is duly recorded at Reception No. _____ of the records of El Paso County, Colorado.

Steve Schleiker, Recorder

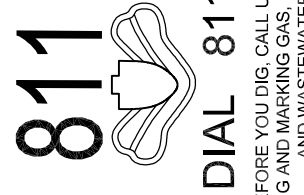
BY: _____ Deputy

FEE: _____

SURCHARGE: _____

According to Colorado law, any action based upon any defect in this survey made more than one year after the first discont. defect is in no event, may any action based upon any defect in this survey made more than one year after the date of the certification shown herein.

CALL BEFORE YOU DIG ...



REVISIONS			Date	
No.	Description	By	Date	
1	CITY COMMENTS	DVH	06/24/25	
2	CITY COMMENTS	DVH	07/03/25	
3	CITY ATTY COMMENTS	DVH	09/03/25	

H Scale:	1" = 20'
V Scale:	N/A
Designed By:	N/A
Drawn By:	DAS
Checked By:	DVH
Date:	03/19/2025



www.ldc-inc.com • TEL: (719) 528-6133 • FAX: (719) 528-6648
3988 MAZELAND ROAD • COLORADO SPRINGS, CO 80909

VACATION PLAT
RIGHT-OF-WAY VACATION PLAT OF THAT REMAINING
PORTION OF PUBLIC ALLEY ADJACENT TO LOTS 1
THROUGH 3, PORTION OF LOT 4 AND LOTS 6
THROUGH 8, 'L.K. ADAMS ADDITION NO. 1'

Project No.: 13028

Sheet: 1 of 1

CITY FILE NUMBER: SUBD-25-0061