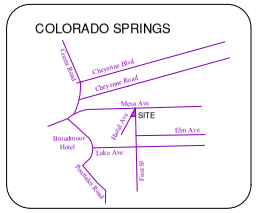
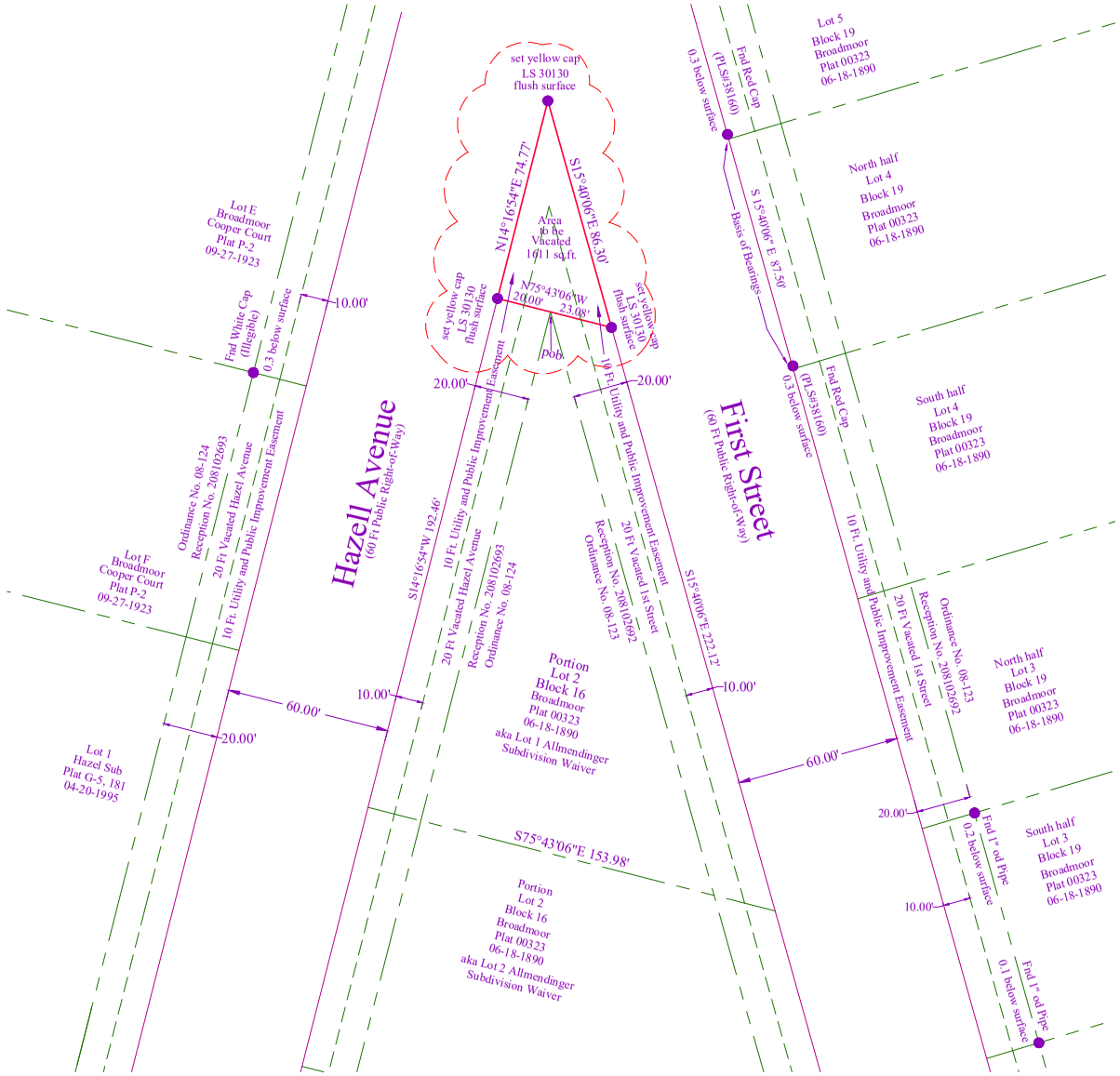
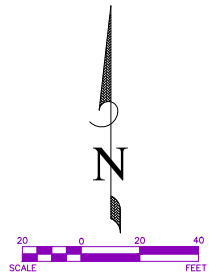
# Right of Way Vacation First Street, Westerly Portion and Hazel Avenue, Easterly Portion

Broadmoor as recorded in Plat Book E at Page 33, in the City of Colorado Springs,
County of El Paso, State of Colorado.



VICINITY MAP
Not to Scale



Scale 1" = 20'
Units of Measure: U.S. Survey Foot

EXHIBIT B

## Be It Known By These Presents:

Pursuant to Ordinance No. _____, made and adopted by the City Council on _____ day of _____, 20___, 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 First Street, Westerly portion and Hazel Avenue, Easterly portion" 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 FIRST STREET, WESTERLY PORTION AND HAZEL AVENUE, EASTERLY PORTION"

_____ Date
Mayor

Attest: _____ Date
City Clerk

State of Colorado )
) SS
County of El Paso )

This instrument was acknowledged before me this _____ day of _____ 2022 A.D.,

by John W. Suthers, as Mayor, and by _____, as City Clerk, of the City of Colorado Springs.

Witness my hand and seal _____

My Commission expires _____

_____ Date
City Planning Director

_____ Date
City Engineer

_____ Date
Utilities Executive Director

## Street Vacation Description:

A portion of Hazel Avenue and First Street as recorded in the subdivision plat, Broadmoor as recorded in Plat Book E at Page 33 in the Office of the El Paso County Clerk and Recorder, described as follows:
Beginning at the most Northerly corner of Lot 2, Block 16, Broadmoor, also known as Lot 1, Allmendinger Subdivision Waiver, as recorded in Book 2822 at Page 757 of the Records of the El Paso County Clerk and Recorder in the City of Colorado Springs, County of El Paso, State of Colorado; thence N.75°43'06"W., a distance of 20.00 feet to a point on the Easterly right of way line of Hazel Avenue being
60 foot in width; thence N.14°16'54"E. coincident with the Easterly right of way line of said Hazel Avenue, a distance of 74.77 feet; thence S.15°40'06"E. coincident with the Westerly right of way line of First Street being 60 foot in width, a distance of 86.30 feet; thence N.75°43'06"W., a distance of 23.08 feet to the POINT OF BEGINNING.
Vacated Right of Way Containing 1,611 square feet or 0.037 acres, more or less.

## Notes:

1. This survey does not constitute a title search by Alessi and Associates, Inc., to determine ownership or easements of record. For information regarding easements, rights of way, Alessi and Associates, Inc. relied upon the Plats of record.
2. Basis of bearings. A line beginning at the Northwest corner of Lot 4, Block 19, Broadmoor, as recorded in the Office of the El Paso County Clerk and Recorder, in Plat Book E at Page 33, dated May,1890, said corner being monumented by a 5/8 inch rebar with red cap LS 38160 and terminating at a point on the Westerly line of said Lot 4 a distance of 87.50 feet Southerly of said Northwest corner, said point being monumented by a 5/8 inch rebar with red cap LS 38160, said line is assumed to bear S15°40'06"E, a distance of 87.50 ft.
3. The property is located within the Regulatory Floodway and Zone X, as established by FEMA per FIRM panel 08041C0736G, effective December 7, 2018.
4. The vacated portions of the right of way are subject to the reservation easement as set forth in Section 2 of the Colorado Springs Ordinance No. _____
5. Easements and other record documents noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.

## Surveyor's Certification:

The undersigned Colorado Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and accurately shows the described tract of land and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes 1983 as amended, have been met to the best of his professional knowledge, belief and opinion.

_____ Date
Joseph Alessi
Colorado Professional Land Surveyor No. 30130

## 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 certification shown hereon.

## Recordings:

State of Colorado )
) SS
County of El Paso )

I hereby certify that this instrument was filed for record in my office at _____ O'clock _____. M. this _____ Day of _____, 2022 A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, State of Colorado.

*Chuck Broerman*, Recorder

By: _____ Deputy

Surcharge: _____
Fee: _____

Sheet 1 of 1 CPC V 22-00070

ALESSI

ALESSI and ASSOCIATES, Inc.
APPRAISERS • ENGINEERS • SURVEYORS
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Colorado Springs, CO 80906
Tele. 719/540-8832
Fax 719/540-2781

Portion of the NW1/4 Sec. 36, Township 14 South, Range 67 West
6th Principle Meridian, El Paso County, Colorado

Right of Way Vacation

Job No. 211575 Date April 6, 2022 Revised June 15, 2022