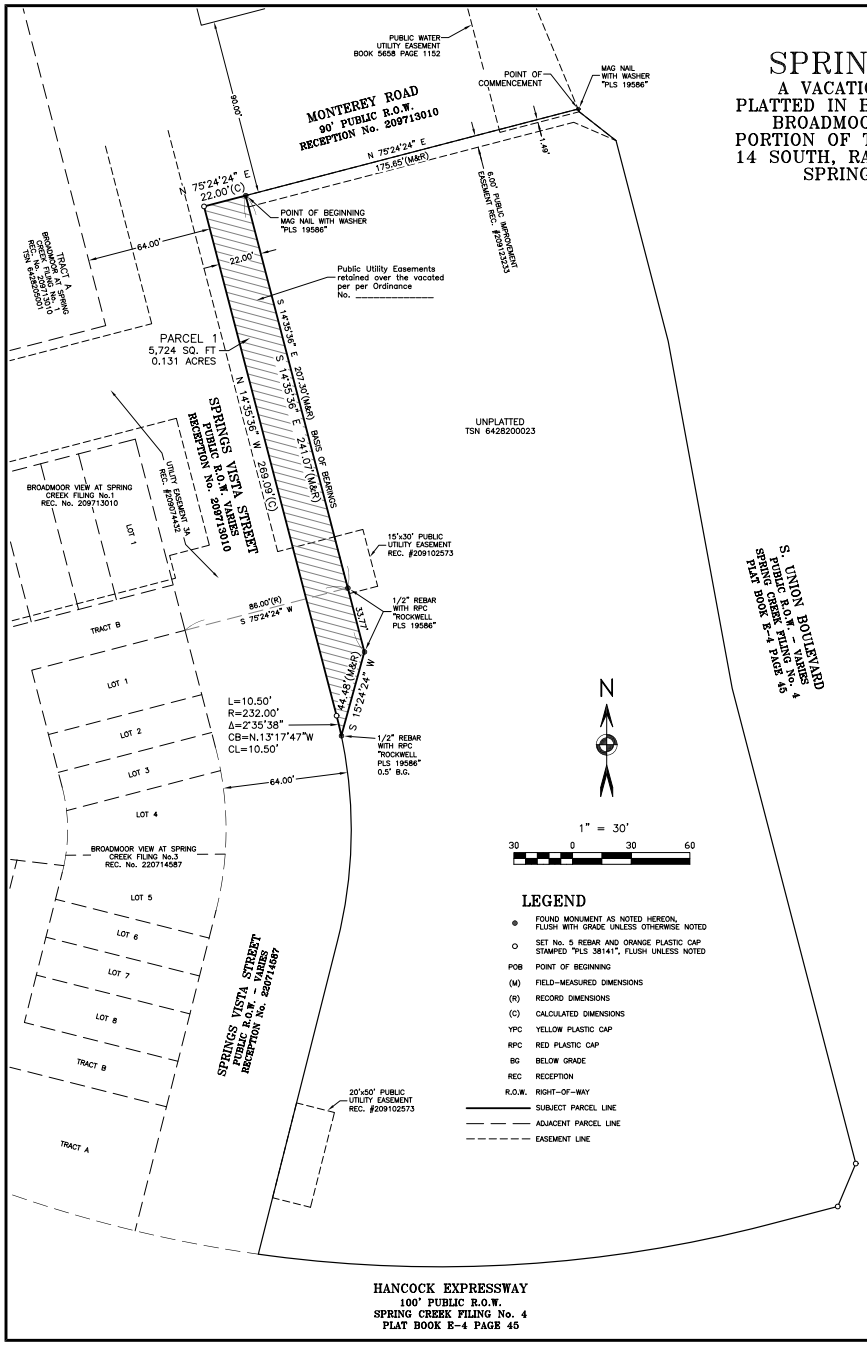
EXHIBIT B - VACATION PLAT



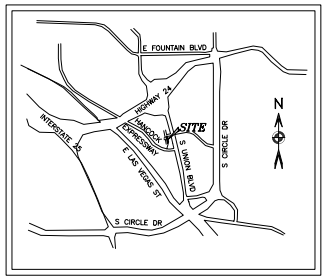
LEGEND

●	FOUND MONUMENT AS NOTED HEREON, FLUSH WITH GRADE UNLESS OTHERWISE NOTED
○	SET No. 5 REBAR AND ORANGE PLASTIC CAP STAMPED "PLS 38141", FLUSH UNLESS NOTED
POB	POINT OF BEGINNING
(M)	FIELD-MEASURED DIMENSIONS
(R)	RECORD DIMENSIONS
(C)	CALCULATED DIMENSIONS
YPC	YELLOW PLASTIC CAP
RPC	RED PLASTIC CAP
BG	BELOW GRADE
REC	RECEPTION
R.O.W.	RIGHT-OF-WAY
———	SUBJECT PARCEL LINE
— — —	ADJACENT PARCEL LINE
- - - -	EASEMENT LINE

VACATION PLAT

SPRINGS VISTA STREET VACATION

A VACATION OF A PORTION OF SPRINGS VISTA STREET AS PLATTED IN BROADMOOR VIEW AT SPRING CREEK FILING No.1 AND BROADMOOR VIEW AT SPRING CREEK FILING No.3, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

PARCEL 1:

A portion of Springs Vista Street as platted in Broadmoor View at Spring Creek Filing No. 1 and Broadmoor View at Spring Creek Filing No. 3, being a portion of the Northwest quarter (NW1/4) of Section 28, Township 14 South, Range 66 West of the 6th Principal Meridian, City of Colorado Springs, County of El Paso, State of Colorado, being more particularly described as follows:

BASIS OF BEARINGS: Bearings are based upon the most Southerly East line of Broadmoor View at Spring Creek Filing No. 1, recorded at Reception No. 209113010, records of El Paso County, monumented at the south end with a No. 4 rebar and red plastic cap stamped "PLS 19586" and at the north end with a Mag nail in concrete with a washer stamped "PLS 19586" and is assumed to bear S 14°35'36" E, a measured distance of 207.30 feet.

COMMENCING at the Southeast corner of Monterey Road, dedicated to the public in Broadmoor View at Spring Creek Filing No. 1 as recorded at Reception No. 209713010 of the records of said El Paso County, also being a point on the Westerly right-of-way line of Union Boulevard, dedicated to the public in Spring Creek Filing No. 4 as recorded in Plat Book E-4 at Page 45 of the records of said El Paso County;

thence S 75°24'24" W, upon the Southerly right-of-way line of said Monterey Road, a distance of 175.65 feet to the POINT OF BEGINNING;
thence S 14°35'36" E, a distance of 241.07 feet;
thence S 15°24'24" W, a distance of 44.48 feet;

thence with a non-tangent curve to the left, having a central angle of 2°35'38" and a radius of 232.00 feet, an arc distance of 10.50 feet, having a chord that bears N 13°17'47" W a distance of 10.50 feet;

thence N 14°35'36" W, a distance of 269.09 feet to a point on the Southwesterly extension of the Southerly right-of-way line of said Monterey Road;

thence N 75°24'24" E on said Southwesterly right-of-way line extension, a distance of 22.00 feet to the POINT OF BEGINNING.

Containing a calculated area of 0.131 acres or 5,724 square feet of land, more or less.

FLOOD PLAIN CERTIFICATION:

The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0741G, effective date of December 7, 2018, indicates the that subject parcel is located in FEMA Zone X (Areas determined outside the 500-year floodplain).

SURVEYOR'S NOTES

1. 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 the certification shown hereon.

2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.

3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.

4. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon a Legacy Title Group, LLC/Old Republic National Title Insurance Company Commitment for Title Insurance File No. 34875LTG, Amendment No. 1, with an effective date of February 3, 2021.

5. This survey was performed in the field on February 11, 2021.

6. Parcel 1, to be vacated, contains a calculated area of 5,723.53 square feet (0.131 acres) of land, more or less.

7. BASIS OF BEARINGS: Bearings are based upon the most Southerly East line of Broadmoor View at Spring Creek Filing No. 1, recorded at Reception No. 209113010, records of El Paso County, monumented at the south end with a No. 4 rebar and red plastic cap stamped "PLS 19586" and at the north end with a Mag nail in concrete with a washer stamped "PLS 19586" and is assumed to bear S 14°35'36" E, a measured distance of 207.30 feet.

8. Unless noted otherwise hereon, found and set monuments shown are level with existing grade.

9. The vacated of right-of-way is subject to the reservation of easements as set forth in Section 2 of the City of Colorado Springs Ordinance No. _____.

BE IT KNOWN BY THESE PRESENTS:

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, which shall be known as "Springs Vista Street Vacation", 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 "SPRINGS VISTA STREET VACATION"

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

Witness my hand and seal:

_____
Notary Signature

My Commission expires _____

_____
City Planning Director Date

_____
City Engineer Date

_____
Utilities Executive Director Date

SURVEYOR'S STATEMENT:

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

This certification is neither a warranty nor guarantee, either expressed or implied.

_____
Spencer J. Barron
Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

RECORDING

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record at my office at _____ O'clock _____ this ____ day of _____, 20__ A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, Colorado.

Fee: _____

Surcharge: _____

Chuck Broerman, Recorder

BY: _____
Deputy

CITY No. CPC V 21-00213

DATE: 9/13/2021 REVISIONS

No.	Remarks	Date	By
1	Comments	1/26/2002	TH

BARRON LAND
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PROJECT No.: 21-008 SHEET 1 OF 1