

RIGHT-OF-WAY VACATION,
BOULDER STREET BETWEEN NORTH NEVADA AVENUE AND NORTH WEBER STREET
BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, AND THE NORTHEAST
QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
SHEET 1 OF 2



VICINITY MAP
SCALE: 1" = 600'

LEGAL DESCRIPTION:

BEING THAT PORTION OF EAST BOULDER STREET ADJACENT TO BLOCKS 43 AND 53, IN THE CITY OF COLORADO SPRINGS, RECORDED SEPTEMBER 26, 1871 AT BOOK A, PAGE 3, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7 AND THE NORTHEAST QUARTER OF SECTION 18, 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:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 43:

THENCE SOUTH 88°01'00" EAST ON THE SOUTH LINE OF BLOCK 43 A DISTANCE OF 400.31 FEET TO THE SOUTHEAST CORNER OF BLOCK 43;

THENCE SOUTH 01°56'38" WEST A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF BLOCK 53, COLORADO SPRINGS;

THENCE NORTH 88°01'00" WEST ON THE NORTH LINE OF SAID BLOCK 53 A DISTANCE OF 400.30 FEET TO THE NORTHWEST CORNER OF BLOCK 53;

THENCE NORTH 01°56'07" EAST A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 43 AND THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 40,031 SQUARE FEET OR 0.92 ACRES MORE OR LESS.

NOTES:

- THE PURPOSE OF THIS PLAT IS FOR THE RIGHT-OF-WAY VACATION OF BOULDER STREET BETWEEN NORTH NEVADA AVENUE AND NORTH WEBER STREET.
- THE BASIS OF BEARINGS: BEING THE SOUTH LINE OF BLOCK 43, COLORADO SPRINGS, AS MONUMENTED BY A NO. 5 REBAR WITH A 1-1/4 INCH ORANGE PLASTIC CAP STAMPED PLS 38285 AT THE SOUTHWEST CORNER OF SAID BLOCK 43 AND A NO. 5 REBAR WITH A 1-1/4 INCH ORANGE PLASTIC CAP STAMPED PLS 38285 AT THE SOUTHEAST CORNER OF SAID BLOCK 43 IS ASSUMED TO BEAR SOUTH 88°01'00" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 400.31 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY AND TITLE OF RECORD, BASELINE ENGINEERING CORP. RELIED UPON A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY, POLICY NO. RND55120688, EFFECTIVE DATE MARCH 13, 2025 AT 5:00 P.M.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C07296, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- ALL MONUMENTS, RECOVERED AND ESTABLISHED, ARE AT GRADE +/- 0.1'.
- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- 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 STATEMENT:

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/HER RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND VACATION THEREOF, AND 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.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____ 2025.

AARON ALVIN DEMO, PLS _____ DATE _____

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER FIRST DISCOVERING SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. 13-80-105 C.R.S.

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, BOULDER STREET BETWEEN NORTH NEVADA AVENUE AND NORTH WEBER STREET" 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, BOULDER STREET BETWEEN NORTH NEVADA AVENUE AND NORTH WEBER STREET".

MAYOR _____

ATTEST: _____
CITY CLERK

STATE OF COLORADO
COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____ 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.

NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____

CITY PLANNING DIRECTOR _____ DATE _____

CITY ENGINEER _____ DATE _____

COLORADO SPRINGS UTILITIES EXECUTIVE DIRECTOR _____ DATE _____

RECORDING:

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 _____ 2025,

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE _____

SURCHARGE _____

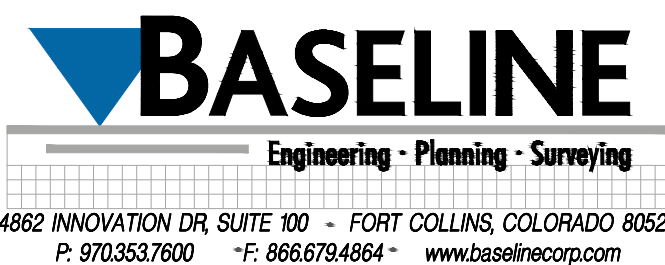
RECORDER: STEVE SCHLEIKER

BY _____
DEPUTY

RIGHT-OF-WAY VACATION, BOULDER STREET BETWEEN
NORTH NEVADA AVENUE AND NORTH WEBER STREET

301 NORTH NEVADA AVENUE

FILE NUMBER: SUBD-25-0076



DRAWING DATE:
05/02/2025
DRAWN BY:
JDD
CHECKED BY:
AAD
JOB NO:
15741

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, AND THE NORTHEAST
QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

----- ALIQUOT LINE

===== PROPERTY BOUNDARY

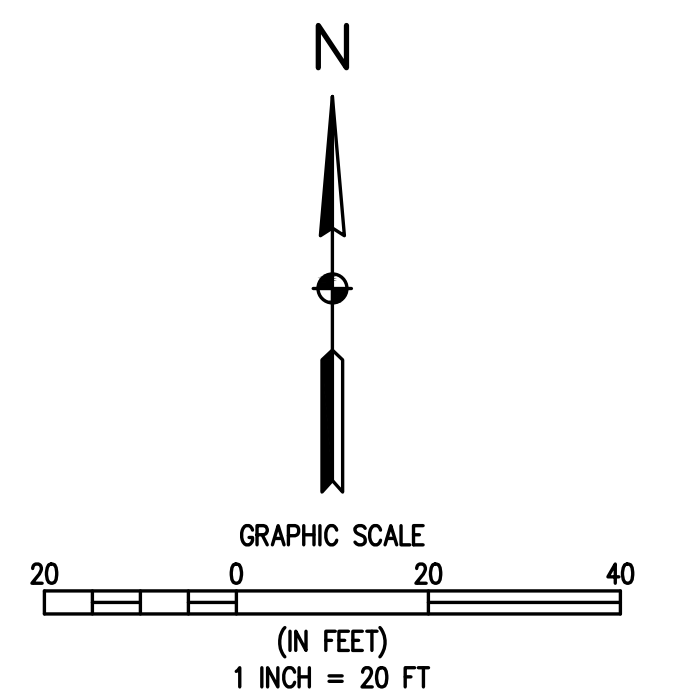
----- LOT LINE VACATED BY THIS PLAT

----- LOT LINE NOT A PART OF THIS PLAT

----- EASEMENT EXISTING

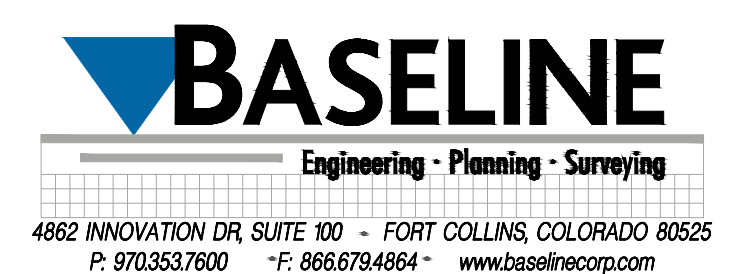
----- EASEMENT CREATED BY THIS PLAT

☒ FOUND PROPERTY PIN AS DESCRIBED



FILE NUMBER: SUBD-25-0076

301 NORTH NEVADA AVENUE



DRAWING DATE:
05/02/2025
DRAWN BY:
JDD
CHECKED BY:
AAD
JOB NO:
15741