TUTT CORNERS

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

TEMPLETON GAP RIGHT-OF-WAY VACATION SKETCH

DECEMBER 2015

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

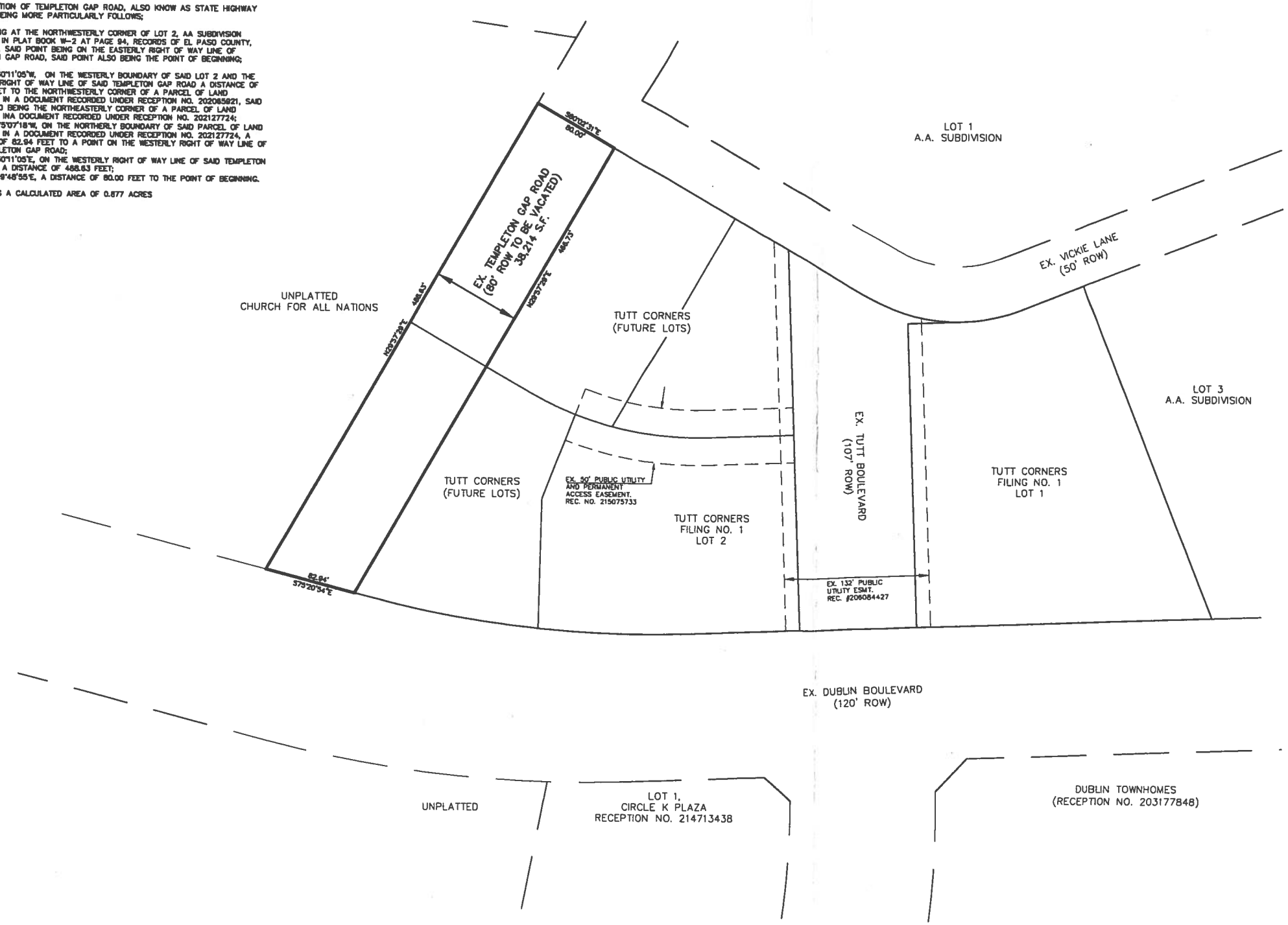
BASIS OF BEARINGS: A PORTION OF THE WESTERLY BOUNDARY OF LOT 2, AA SUBDIVISION RECORDED IN PLAT BOOK W-2 AT PAGE 94, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHERLY END AT THE NORTHWESTERLY CORNER OF SAID LOT 2, BY NAIL AND DISK STAMPED "PLS #2692" AND AT THE SOUTHERLY END, AT THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202085921, BY A NO. 4 REBAR AND SURVEYORS CAP STAMPED PLS #18465, AND IS ASSUMED TO BEAR S30°11'05"W, A DISTANCE OF 468.73 FEET.

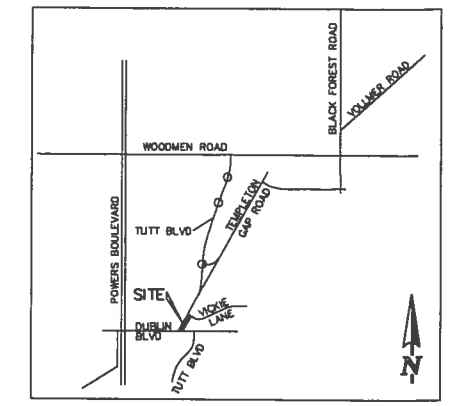
THAT PORTION OF TEMPLETON GAP ROAD, ALSO KNOW AS STATE HIGHWAY NO. 189 BEING MORE PARTICULARLY FOLLOWS;

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 2, AA SUBDIVISION RECORDED IN PLAT BOOK W-2 AT PAGE 94, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF TEMPLETON GAP ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE S30°11'05"W, ON THE WESTERLY BOUNDARY OF SAID LOT 2 AND THE EASTERLY RIGHT OF WAY LINE OF SAID TEMPLETON GAP ROAD A DISTANCE OF 468.73 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202085921, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED INA DOCUMENT RECORDED UNDER RECEPTION NO. 202127724;
THENCE N75°07'18"W, ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202127724, A DISTANCE OF 82.94 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID TEMPLETON GAP ROAD;
THENCE N30°11'05"E, ON THE WESTERLY RIGHT OF WAY LINE OF SAID TEMPLETON GAP ROAD A DISTANCE OF 468.63 FEET;
THENCE S59°48'55"E, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.877 ACRES





VICINITY MAP
N.T.S.

NOTES:

1. REFERENCE TUTT CORNERS ADDITION CONCEPT PLAN FOR APPROVAL (CPC CP 14-135) DATED JULY 28, 2015.
2. REFERENCE TUTT CORNERS ADDITION PLAT RECORDED ON AUGUST 11, 2015 WITH RECEPTION NO. 215713657.

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TUTT CORNERS
TEMPLETON GAP R.O.W. VACATION
SKETCH

DESIGNED BY	N/A	SCALE	DATE	12/01/15
DRAWN BY	RTT	(H) 1"= 50'	SHEET 1 OF 1	
CHECKED BY		(V) 1"= N/A	JOB NO.	2467.40

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