VACATION PLAT
TRACT B, BLACKWOOD CROSSING

REC. NO. 206712764

A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

LEGAL DESCRIPTION:

THAT PORTION OF LAND DESCRIBED AS TRACT B, BLACKWOOD CROSSING, A REPLAT OF LOTS 1 & 2 OF GLOVER SUBDIVISION, UNDER RECEPTION NO. 206712764 DATED MARCH 4, 2008 IN THE EL PASO CLERK AND RECORDER'S OFFICE, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO.

CONTAINING 4,052 SQ. FT., OR 0.093 ACES MORE OR LESS

GENERAL NOTES:

1. THE DATE OF PREPARATION IS SEPTEMBER 30, 2021.
2. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL 08041C0529G, EFFECTIVE DECEMBER 6, 2018, THE SURVEYED LAND IS WITHIN "ZONE X", AN AREA OF MINIMAL FLOOD HAZARD.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTHEAST LINE OF LOT 2 BLACKWOOD CROSSING. SAID LINE BEARING SOUTH 00°07'28" EAST, AS MONUMENTED AT THE NORTH END, BY A NO. 5 REBAR WITH NO CAP AND ON THE SOUTH END, BY A NAIL AND TAG STAMPED "PLS 14142".
4. THE VACATED PORTIONS OF RIGHT-OF-WAY ARE SUBJECT TO THE RESERVATIONS OF EASEMENTS AS SET FORTH IN SECTION 2 OF THE CITY OF COLORADO SPRINGS ORDINANCE NO. _____.

SURVEYOR'S STATEMENT

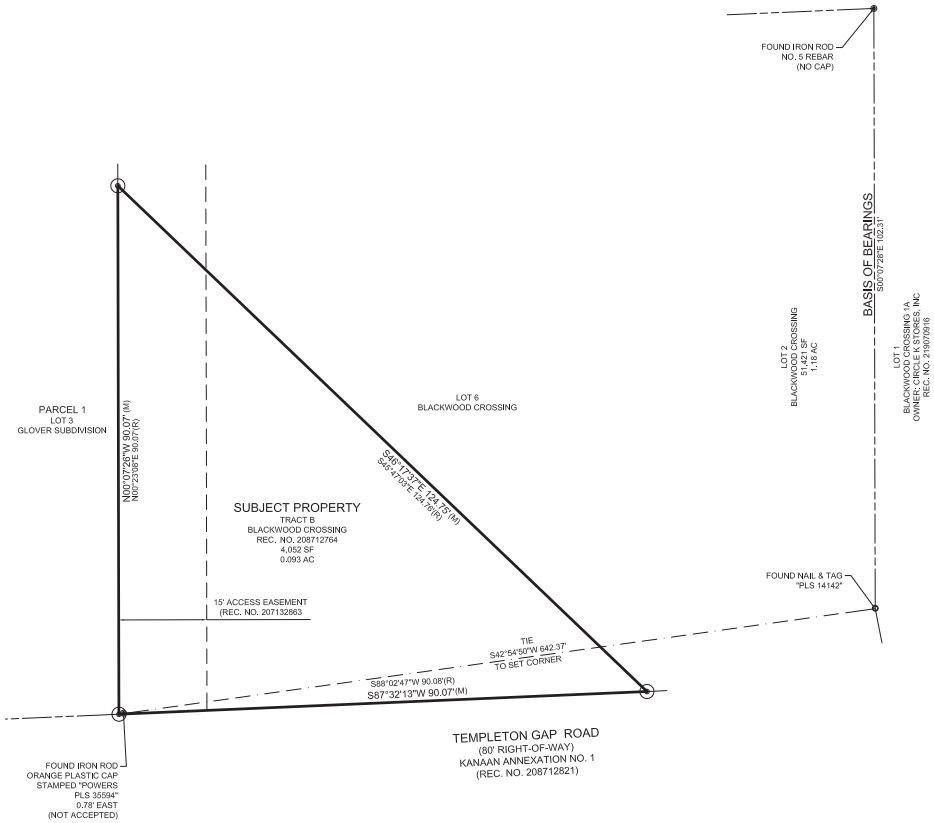
THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING VACATION PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

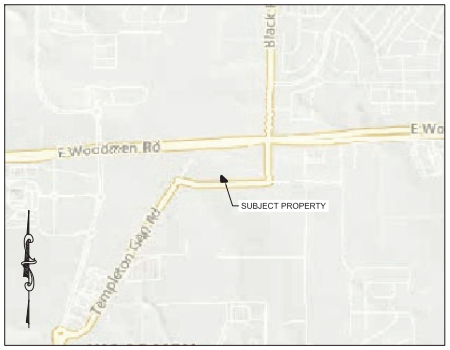
COLORADO LICENSED THOMAS E. HAGENSEE 38596 PROFESSIONAL LAND SURVEYOR

_____
THOMAS E. HAGENSEE, PLS 38596
FOR AND ON BEHALF OF
BOWMAN

NOTICE:

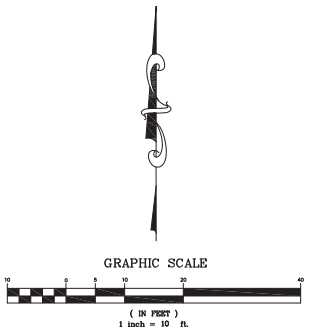
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.





LEGEND

———	PROPERTY LINE
— — —	ADJACENT PROPERTY LINE
— • — • —	SECTION LINE
– – – –	EASEMENT LINE
◉	FOUND MONUMENT (AS NOTED)
◆	FOUND SECTION CORNER (AS NOTED)
⊙	SET ORANGE PLASTIC CAP STAMPED "PLS 38596" FLUSH WITH GROUND
AC	ACRES
SF	SQUARE FEET
N00°23'08"E 90.07'(R)	RECORD BEARING AND DISTANCE
N00°23'08"E 90.07'(M)	MEASURED BEARING AND DISTANCE



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 "TRACT B, BLACKWOOD CROSSING" 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 "TRACT B, BLACKWOOD CROSSING".

_____ _____
MAYOR

ATTEST: _____
CITY CLERK

STATE OF COLORADO
COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20__ BY _____ AS MAYOR, AND BY _____, 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

_____ _____
UTILITIES EXECUTIVE DIRECTOR DATE

CLERK AND RECORDER

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 _____, 20__, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

FILE NO.: CPC V 21-00170

EXHIBIT B

Bowman
1526 Cole Blvd. Suite 100
Lakewood, CO 80401
Phone: (303) 991-2600
www.bowman.com

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REVISIONS

NO.	DESCRIPTION	DATE
1	---	---
2	---	---
3	---	---

VACATION PLAT
A PART OF NE QUARTER OF SECTION 7, T13S, R65W 6TH P.M.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

SEAL

PRELIMINARY

DESIGN	DRAWN	CHKD
XXX	JDA	BS

SCALE H: ------ V: ------

JOB No. 020439-01-004

DATE : 09/30/2021

SHEET
1 OF 1

Cad file name: V:\020439 - Continental Properties\020439-01-004 (SUR) - Avanterra Black Forest\Survey\Topo Boundary\020439-01-004_TRACT B VACATION_2021_0930.dwg