

JANKE ALLEY VACATION

AN ALLEY LOCATED BETWEEN LOTS 10, 11, 12 AND LOT 13, SUBDIVISION OF PART OF BLOCKS NO. 229 AND 231 TOWN OF COLORADO SPRINGS, LOCATED IN THE SE 1/4 OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO
SHEET 1 OF 1

LEGAL DESCRIPTION:
ALL OF THE TEN FEET WIDE ALLEY LOCATED ADJACENT TO LOTS 10, 11, 12 AND 13, OF ADJACENT TO LOTS 10, 11, 12 AND 13 OF BLOCK 231, SUBDIVISION OF PART OF BLOCKS NO. 229 AND 231 TOWN OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AS SHOWN ON THE RECORDS OF EL PASO COUNTY, COLORADO.

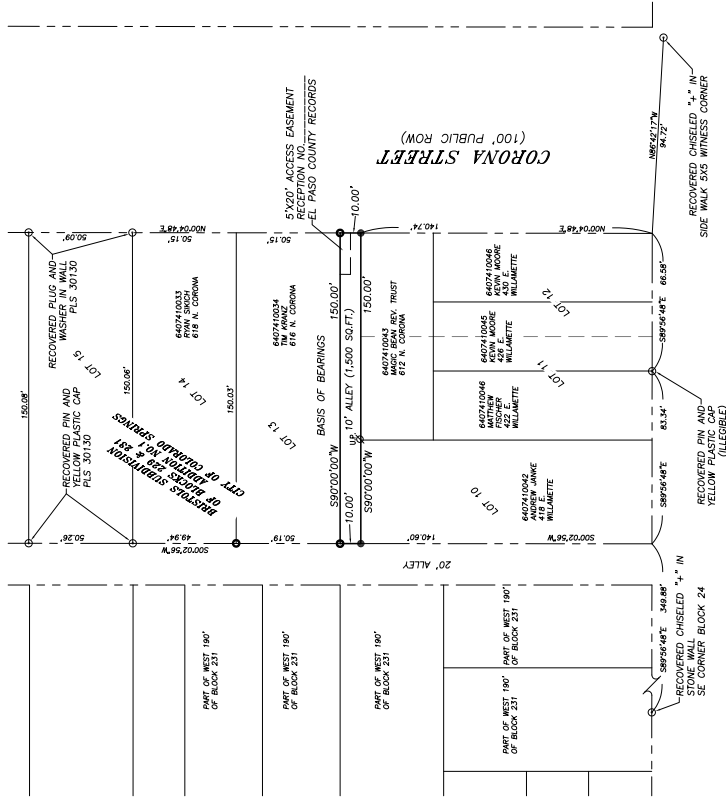
TRACT CONTAINS 1,500 SQ. FT. OF LAND MORE OR LESS.

- NOTES:**
1. BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF ALLEY LOCATED ADJACENT TO LOTS 10, 11, 12 AND 13 OF BLOCK 231, SUBDIVISION OF PART OF BLOCKS NO. 229 AND 231 TOWN OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, SAID LINE IS ASSIGNED TO BEAR 590°00'00"W FROM MONUMENTS AS SHOWN.
 2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RODIGINE SURVEYING COMPANY OR AN EXAMINATION OF RECORDS. TITLE WORK WAS NOT PROVIDED BY THE CLIENT.
 3. ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND EXPRESSED IN TERMS OF U.S. SURVEY FEET.
 4. THE ENTIRE ALLEY IS RETAINED AS A PUBLIC UTILITY EASEMENT TOGETHER WITH ALL PUBLIC UTILITY EASEMENTS CROSSING THE VACATED ALLEY WILL REMAIN IN EFFECT AS SET FORTH IN COLORADO SPRINGS ORDINANCE NO. 19-_____.

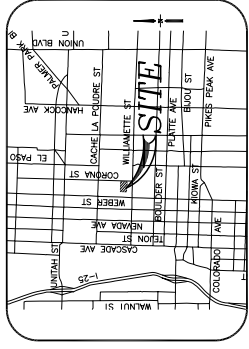
FLOOD PLAIN LOCATION:
THE TRACT DESCRIBED HEREIN IS IN ZONE X AND DOES NOT FALL WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEMA MAP 68040D729 G, DATED DECEMBER 12, 2018.

- LEGEND:**
- SET BACK PERM' W/ CAP
 - RECOVERED MONUMENT AS SHOWN
 - RECOVERED 1" PIPE AT GRADE
 - ⊗ UTILITY PALE

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER THE DATE OF CERTIFICATION SHOWN HEREON. IF YOU COMMENCE ANY LEGAL ACTION UPON ANY DEFECT IN THIS SURVEY MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



WILLAMETTE AVE.
(140' PUBLIC ROW)



VICINITY MAP

SURVEYOR'S CERTIFICATION:
THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY STATES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN TO NORMAL STANDARDS AND CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION AND THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF.

JAMES F. LENZ
REGISTERED LAND SURVEYOR IN THE
STATE OF COLORADO, NO. 34883
RODIGINE SURVEYING LLC
1000 S. WASHINGTON ST., SUITE 100
COLORADO SPRINGS, CO 80903

FILING APPROVAL:
BE IT KNOWN BY THESE PRESENTS:

PURSUANT TO ORDINANCE NO. _____ MADE AND ADOPTED BY THE CITY COUNCIL ON THIS _____ DAY OF _____, 20____, THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, DOES HEREBY VACATE THE LAND SET FORTH ON THIS VACATION PLAT AND SHALL BE KNOWN AS "JANKE ALLEY 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 "JANKE ALLEY VACATION"

MAYOR JOHN SUTHERS _____

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 _____

RECORDING:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

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 UNDER RECEPTION NO. _____

EL PASO COUNTY CLERK AND RECORDER CHUCK BROEMAN

BY: _____

IDENTITY _____

FEE _____

SURCHARGE _____

DATE: 9/9/19
SHEET 1 OF 1
CITY FILE NO. CPC 19-00044



REF: 6/6/19 CITY COMMENTS