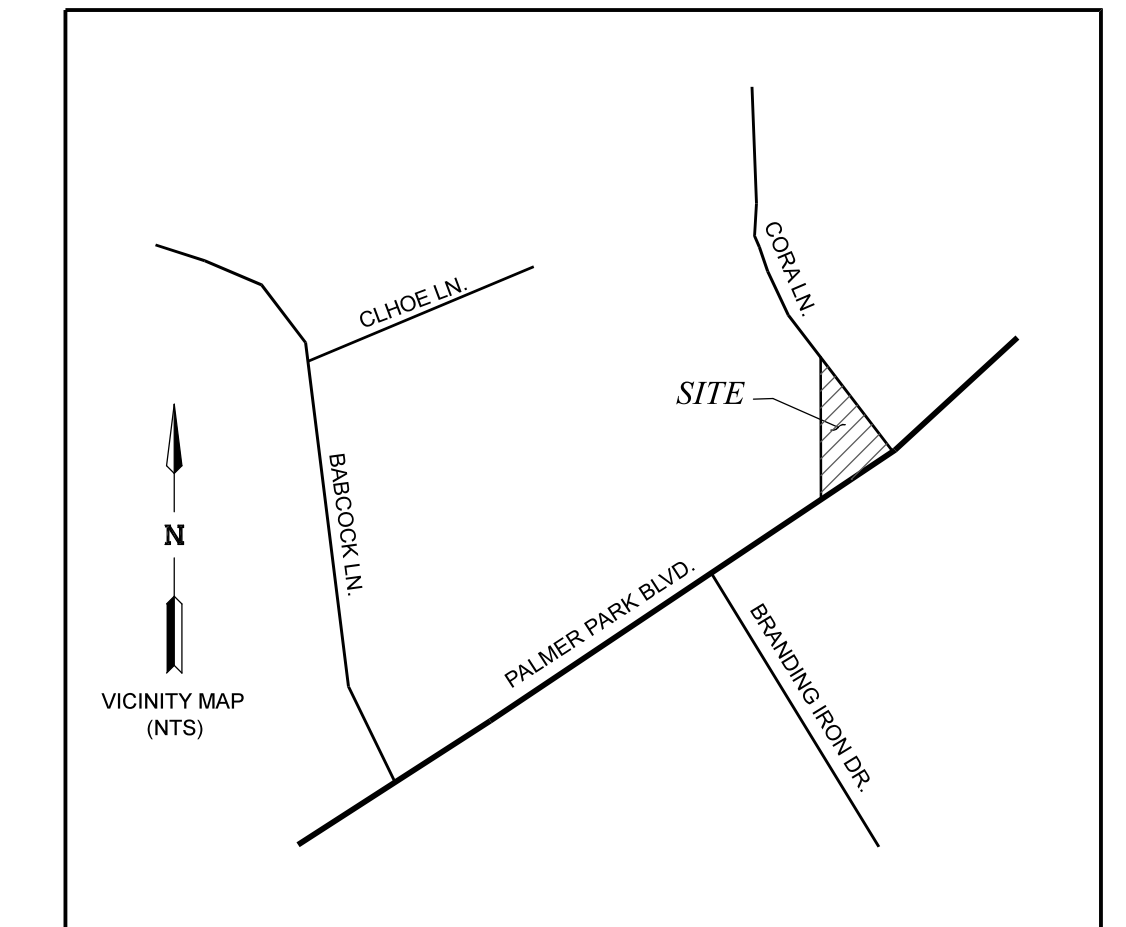
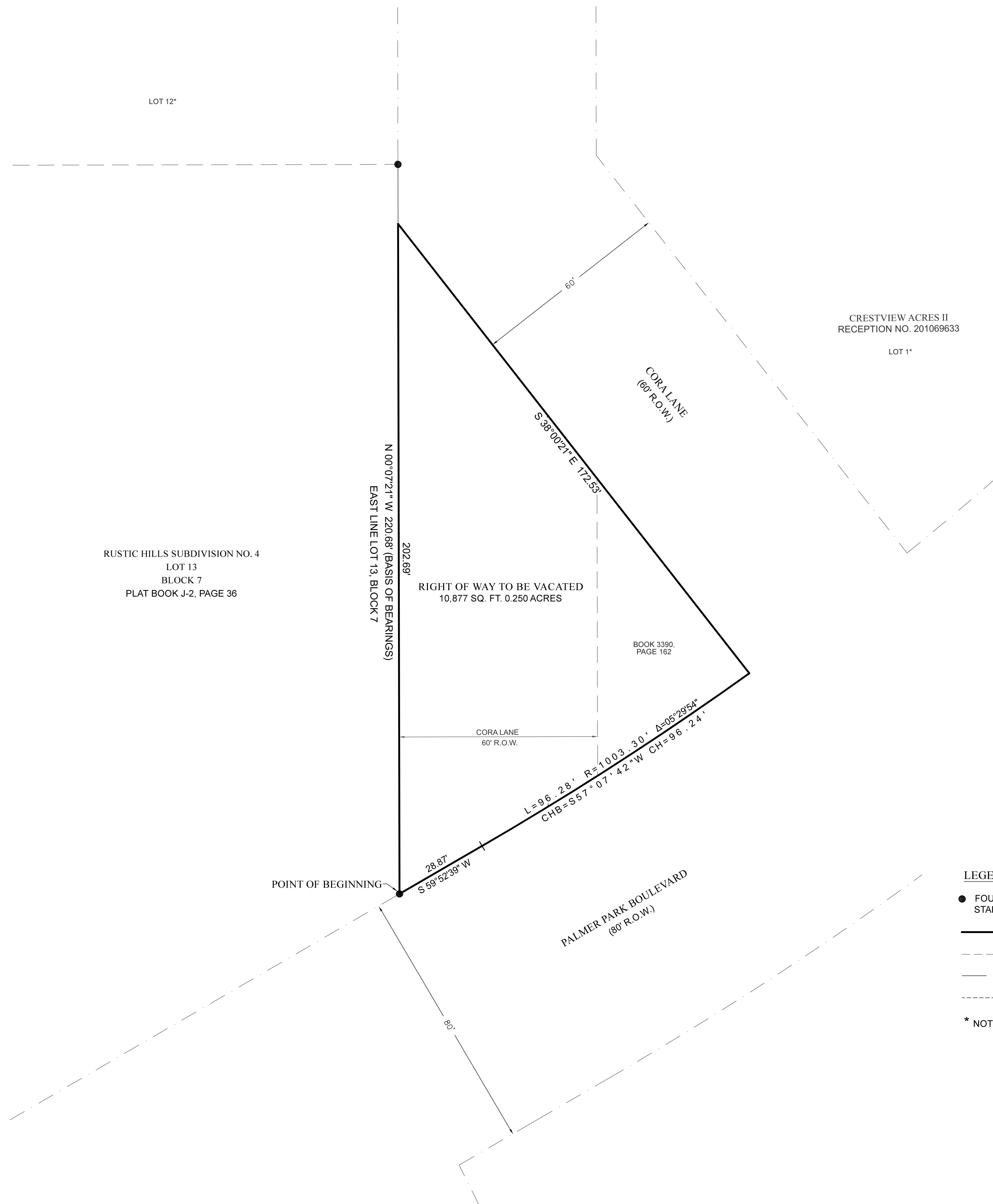


**VACATION PLAT OF A PORTION OF CORA LANE**  
 LOCATED IN CRESTVIEW ACRES II  
 SECTION 1, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



**LEGAL DESCRIPTION:**

A PORTION OF CORA LANE SHOWN ON THE PLAT OF CRESTVIEW ACRES II RECORDED AT RECEPTION NO. 201069633 TOGETHER WITH A PORTION OF A PARCEL RECORDED AT BOOK 3390, PAGE 162 RECORDS OF EL PASO COUNTY, AND BEING A PART OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF LOT 13, BLOCK 7, RUSTIC HILLS FILING NO. 4 AS RECORDED IN PLAT BOOK J-2, PAGE 36 RECORDS OF EL PASO COUNTY, BEING MONUMENTED BY A FOUND 2" ALUMINUM CAP "PLS 30106" FROM WHICH THE NORTHEAST CORNER OF SAID LOT 13, BLOCK 7 BEING MONUMENTED BY A FOUND 2" ALUMINUM CAP "PLS 30106" BEARS N00°07'21"W FOR A DISTANCE OF 220.68 FEET;  
 THENCE N00°07'21"W ALONG THE EAST LINE OF SAID LOT 13, BLOCK 7 A DISTANCE OF 202.67 FEET;  
 THENCE S38°00'21"E FOR A DISTANCE OF 172.53 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PALMER PARK BOULEVARD;  
 THENCE ALONG SAID NORTH RIGHT OF WAY LINE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1003.30 FEET, AN ARC LENGTH OF 96.28 FEET, A CENTRAL ANGLE OF 05°29'54" AND WHOSE CHORD BEARS S57°07'42"W FOR DISTANCE OF 96.24 FEET;  
 THENCE S59°52'39"W AND CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 28.87 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 10,877 SQUARE FEET OR 0.250 ACRES MORE OR LESS.

**DEDICATION:**

THE UNDERSIGNED CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, ACTING BY AND THROUGH JOHN W. SUTHERS, MAYOR, DOES HEREBY VACATE THE LAND SET FORTH ON THIS VACATION PLAT AND IT SHALL BE KNOWN AS "VACATION PLAT OF A PORTION OF CORA LANE" LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

**IN WITNESS WHEREOF:**

CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION HAS EXECUTED THIS INSTRUMENT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018 A.D.

CITY OF COLORADO SPRINGS

BY: \_\_\_\_\_  
 JOHN W. SUTHERS, MAYOR

ATTEST:

\_\_\_\_\_  
 CITY CLERK

STATE OF COLORADO  
 COUNTY OF EL PASO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018 A.D., BY JOHN W. SUTHERS, MAYOR, OF THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND MUNICIPAL CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL:

**LEGEND:**

- FOUND 18"x5/8" REBAR AND 2" ALUMINUM CAP STAMPED "30106" UNLESS NOTED OTHERWISE.
- BOUNDARY LINE
- - - - - ADJACENT LOT LINE
- R.O.W. LINE
- - - - - EASEMENT LINE
- \* NOT A PART OF THIS SURVEY

**CITY APPROVALS:**

THE UNDERSIGNED HEREBY APPROVE FOR THE FILING OF THE ACCOMPANYING PLAT OF "VACATION PLAT OF A PORTION OF CORA LANE".

CITY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

UTILITIES EXECUTIVE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**

I, THOMAS S. MARR, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DOES HEREBY CERTIFY THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER MY RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND VACATION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES 2016 HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE.

\_\_\_\_\_  
 THOMAS S. MARR  
 COLORADO P.L.S. NO. 30106

**DEPOSITING CERTIFICATE:**

DEPOSITED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018, A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_ M. AND IS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, COUNTY CLERK & RECORDER

BY: \_\_\_\_\_ FEE: \_\_\_\_\_  
 DEPUTY SURCHARGE: \_\_\_\_\_

**NOTES:**

1. THE BASIS OF BEARINGS IS THE EAST LINE OF LOT 13, BLOCK 7, RUSTIC HILLS SUBDIVISION NO. 4 BEING MONUMENTED AT THE SOUTHEAST CORNER BY A FOUND 2" ALUMINUM CAP "PLS 30106" AND AT THE NORTHEAST CORNER BY A FOUND 2" ALUMINUM CAP "PLS 30106" ASSUMED TO BEAR N00°07'21"W FOR A DISTANCE OF 220.68 FEET.
2. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.
3. DATE OF PREPERATION 02/02/18.
4. PARCEL IS LOCATED IN A ZONE X FLOOD AREA, INFORMATION FROM FEMA FIRM MAP NUMBER 08041C0751 F, EFFECTIVE DATE MARCH 17, 1997.

506 Bonfoy Ave B  
 Colorado Springs, CO 80909  
 Tel: (719) 660-8263  
 tmarr@marrlandsurveying.com

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	CITY COMMENTS	TSM	03/26/18
2	CITY COMMENTS	TSM	05/01/18

A PARCEL LOCATED IN SECTION 1,  
 TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

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.			
PROJECT NO. 17-003	Drawn By: TSM	Date: 02/02/18	MARR LAND SURVEYING
	Checked By: TSM	Sheet: 1 of 1	