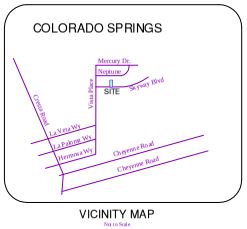
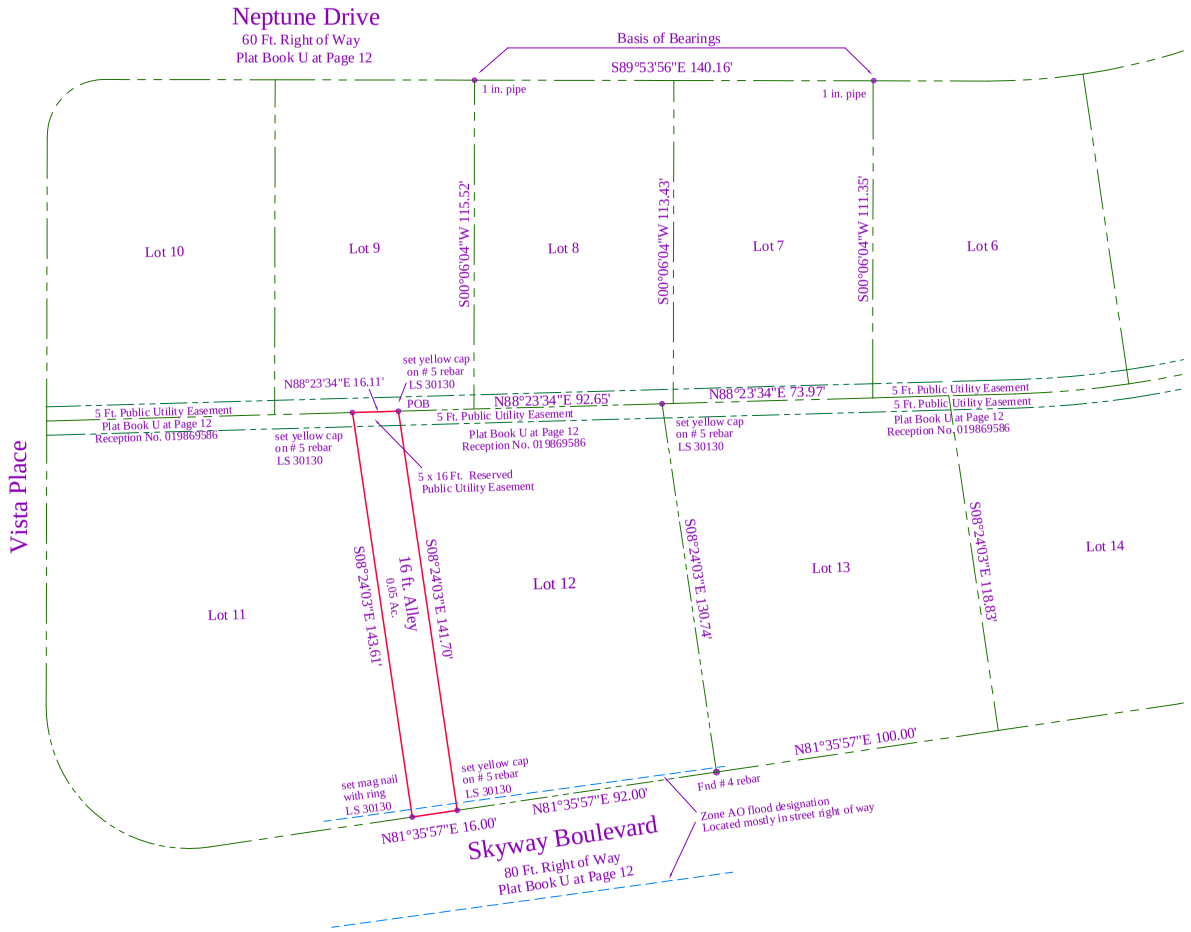
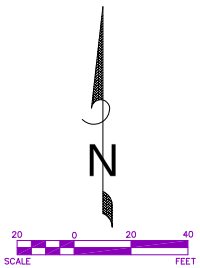
Alley Right of Way Vacation of the Alley between Lot 11 and Lot 12, Block 4, Skyway Park Addition No. 1

A portion of Skyway Park Addition No. 1, Block 4, between Lot 11 and Lot 12, in the City of Colorado Springs, a portion of the West Half of Section 25, T14S R67W of the 6th P.M., County of El Paso, State of Colorado.



VICINITY MAP
Not to Scale





Scale 1" = 20'
Units of Measure: U.S. Survey Foot
September 09, 2019

EXHIBIT B

Be It Known By These Presents:

Pursuant to Ordinance No. _____, made and adopted by the City Council on ___ day of _____, 2019, 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 "The Alley between Lot 11 and Lot 12, Block 4, Skyway Park Addition No. 1 to the City of Colorado Springs, 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 accompaning plat of

"RIGHT OF WAY VACATION OF THE ALLEY BETWEEN LOT 11 AND LOT 12, BLOCK 4, SKYWAY PARK ADDITION NO. 1":

_____
Mayor Date

Attest: _____
City Clerk Date

State of Colorado)
) SS
County of El Paso)

This instrument was acknowledged before me this _____ day of _____ 2019 A.D.,

by John W. Suthers, as Mayor, and by _____, as City Clerk, of the City of Colorado Springs.

Witness my hand and seal _____

My Commission expires _____

_____ _____
City Planning Director Date City Engineer Date

_____
Utilities Executive Director Date

Legal Description:

Beginning at the Northwest corner of Lot 12, Block 4, Skyway Park Addition 1 to the City of Colorado Springs recorded January 12, 1952, in Plat Book U at Page 12, in the Office of the El Paso County Clerk and Recorder, said point being the POINT OF BEGINNING of a parcel of land described herein; thence S08°24'03"E coincident with the Westerly line of said Lot 12, a distance of 141.70 feet; thence S81°35'57"W coincident with the Northerly right of way line of Skyway Blvd., a distance of 16.00 feet; thence N08°24'03"W coincident with the Easterly line of Lot 11, a distance of 143.61 feet; thence N88°23'34"E coincident with the Southerly line of Lot 8, a distance of 16.11 feet to the POINT OF BEGINNING.
Containing 2,282.45 square feet or 0.0524 acres, more or less.

Notes:

1. This survey does not constitute a title search by Alessi and Associates, Inc., to determine ownership or easements of record. For information regarding easements, rights of way, Alessi and Associates, Inc. relied upon the Plats of record.
2. Basis of bearings. A line beginning at the Northwest corner of Lot 8, Skyway Park Addition 1, as recorded in the Office of the El Paso County Clerk and Recorder, in Plat Book U at Page 12, dated January 21, 1952, said corner being monumented by a one inch diameter pipe and terminating at the Northeast corner of Lot 7, of said Skyway Park Addition 1, said point being monumented by a one inch diameter pipe, said line is assumed to bear S89°53'56"E, a distance of 140.16 ft.
3. A portion of the site is located within a flood designation AO as established by FEMA per FIRM Panel Number 08041C0756G, dfective December7, 2018. As shown.
4. Easements areas as shown, with the sole responsibility for maintenance being vested with the property owner. All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at reception number 212112548 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

Surveyor's Certification:

The undersigned Colorado Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and accurately shows the described tract of land and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes 1983 as amended, have been met to the best of his professional knowledge, belief and opinion.

_____
Joseph Alessi Date
Colorado Professional Land Surveyor No. 30130

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 certification shown hereon.

Recordings:

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 _____, 2019 A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, State of Colorado.

Chuck Broerman, Recorder

By: _____
Deputy

Surcharge: _____
Fee: _____

Notice is Hereby Given:

That the area included in the plat described herein is subject to the code of the City of Colorado Springs, 2001, as amended, No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or, alternatively, until acceptable assurances, including but not limited to, letters of credit, cash, subdivision bonds or combinations thereof, guaranteeing the completion of all required public and private improvements, have been placed on file with the City of Colorado Springs.

Sheet 1 of 1 CPC V 19-00094

ALESSI

ALESSI and ASSOCIATES, Inc.
APPRAISERS ● ENGINEERS ● SURVEYORS
2989 Broadmoor Valley Road, Suite C Tele. 719/540-8832
Colorado Springs, CO 80906 Fax 719/540-2781

Portion of the W1/2 Sec. 25, Township 14 South, Range 67 West
6th Principle Meridian, El Paso County, Colorado

Alley Vacation

Job No. 191405 Date 07-12-2019 Revised 10-01-2019