

# VACATION PLAT OF 16' WIDE ALLEYWAY

## A PORTION OF J.P. CURTIS RESUBDIVISION AND ADDITION TO BLOCK 1, BROOKSIDE, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

**LEGAL DESCRIPTION:**  
 A PORTION OF J.P. CURTIS RESUBDIVISION AND ADDITION TO BLOCK 1, BROOKSIDE, COUNTY OF EL PASO, STATE OF COLORADO, BEING IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING 501°57'03"W 36.44 FEET FROM A FOUND 3/4" BOLT (SAID 3/4" BOLT BEING N88°02'57"W 76.11 FEET FROM ANOTHER FOUND 3/4" BOLT AND IRON PIPE ON THE WESTERLY RIGHT OF WAY LINE OF LUFF AVENUE, AND SAID LINE BEING THE BASIS OF BEARINGS); THENCE N88°02'57"E 16.00 FEET; THENCE N01°57'03"E 251.32 FEET TO THE POINT OF BEGINNING; THENCE S01°57'03"W 252.44 FEET TO THE POINT OF BEGINNING; CONTAINING 4.030 S.F. OR 0.093 ACRES MORE OR LESS

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 "VACATION PLAT OF 16' WIDE ALLEYWAY" 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 AND COLORADO MUNICIPAL CORPORATION HAS EXECUTED THIS INSTRUMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

CITY OF COLORADO SPRINGS  
 JOHN W. SUTHERS, MAYOR

ATTEST:  
 BY: \_\_\_\_\_  
 CITY CLERK

STATE OF COLORADO  
 COUNTY OF EL PASO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ 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:  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 NOTARY PUBLIC

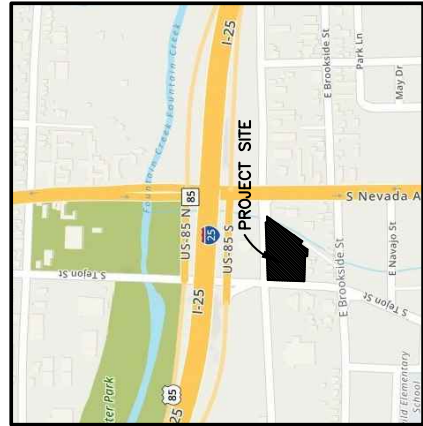
CITY APPROVAL:  
 ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING VACATION PLAT OF "VACATION PLAT OF 16' WIDE ALLEYWAY"

MAYOR \_\_\_\_\_  
 ATTEST: \_\_\_\_\_  
 CITY CLERK

STATE OF COLORADO  
 COUNTY OF EL PASO  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 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 \_\_\_\_\_



**Vicinity Map**  
 NOT TO SCALE

**GENERAL NOTES:**

1. THE DATE OF PREPARATION IS 10-17-18
2. BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF LOT 15, J.P. CURTIS RESUBDIVISION AND ADDITION TO BLOCK 1, BROOKSIDE, COUNTY OF EL PASO, COLORADO, RECORDED IN PLAT BOOK H AT PAGE 42, SHOWN HERON AS: S88°02'57"E 76.11'
3. FLOODPLAIN STATEMENT: THIS SITE IS IN AN AE FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C07296, EFFECTIVE 12-7-18.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, REEVE AND ASSOCIATES AND THE SURVEYOR OF RECORD RELIED UPON TITLE COMPANY, LLC DATED APRIL 30, 2018, TITLE COMMITMENT ORDER NUMBER 53866UTC PREPARED BY UNIFIED TITLE COMPANY, LLC DATED FEBRUARY 22, 2018, TITLE COMMITMENT, ORDER NUMBER 54247UTC PREPARED BY UNIFIED TITLE COMPANY, LLC DATED APRIL 30, 2018, TITLE COMMITMENT, ORDER NUMBER 53804UTC PREPARED BY UNIFIED TITLE COMPANY, LLC DATED FEBRUARY 28, 2018, AND TITLE COMMITMENT, ORDER NUMBER 53802UTC PREPARED BY UNIFIED TITLE COMPANY, LLC DATED FEBRUARY 28, 2018.
5. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND ARE U.S. SURVEY FEET.
6. THE PURPOSE OF THIS PLAT IS TO VACATE THAT CERTAIN PORTION OF ALLEYWAY SHOWN ON THIS PLAT.
7. ONCE THE ALLEY IS VACATED THE OVERHEAD ELECTRIC LINE WILL RETAIN THE EASEMENT UNTIL RELOCATED IN ANOTHER EASEMENT. MANY RETAINED PUBLIC UTILITY EASEMENTS THAT NEED TO BE VACATED WILL NEED TO BE VACATED BY SEPARATE INSTRUMENT THROUGH REAL ESTATE SERVICES VACATION PROCESS.

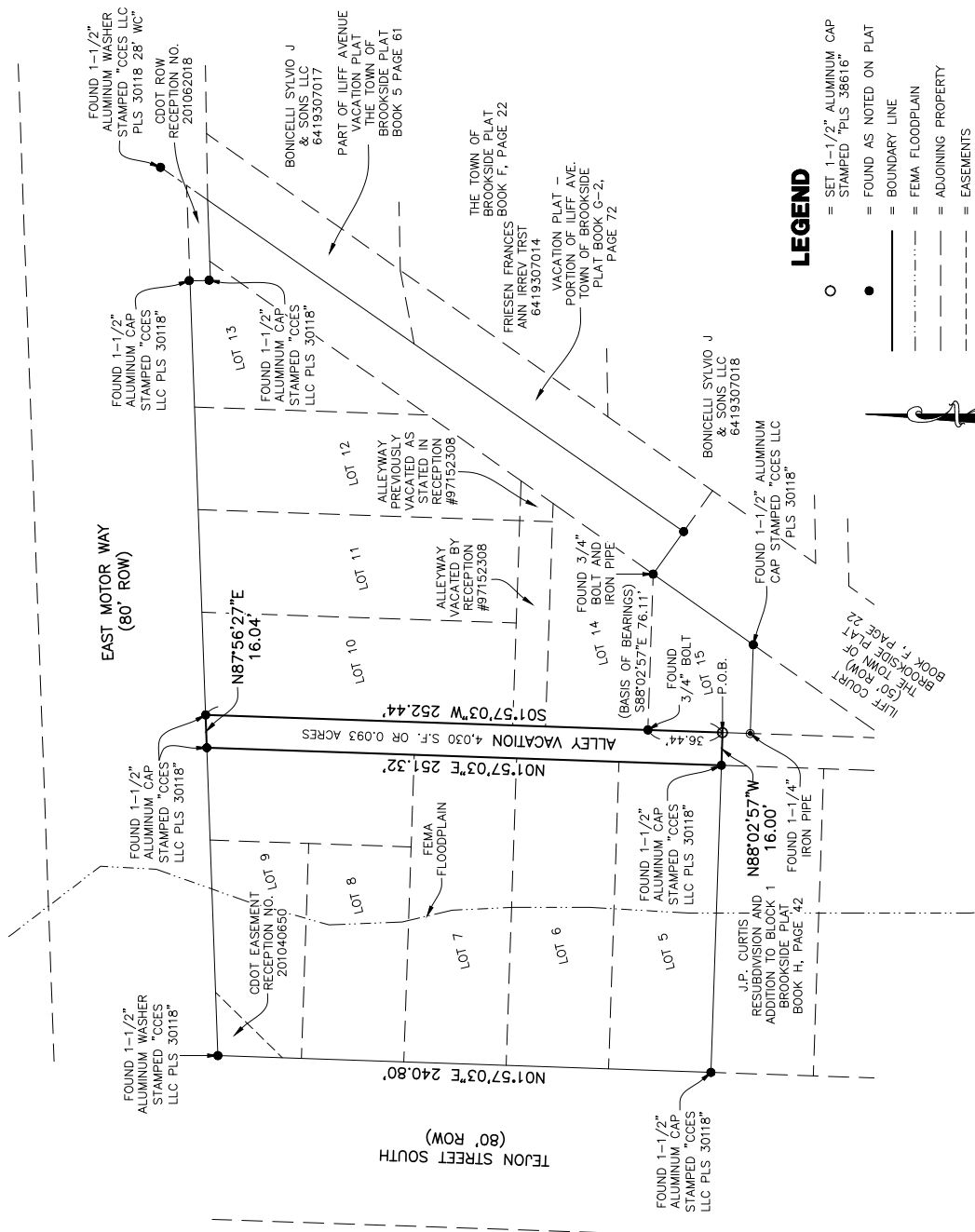
**SURVEYOR'S STATEMENT:**

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, 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.

TREXOR J. HATCH  
 COLORADO P.L.S. 0038616  
 FOR AND ON BEHALF OF REEVE AND ASSOCIATES

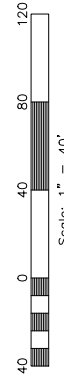
**NOTICE:**

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**

- = SET 1-1/2" ALUMINUM CAP STAMPED "PLS 38616"
- = FOUND AS NOTED ON PLAT
- = BOUNDARY LINE
- = FEMA FLOODPLAIN
- = ADJOINING PROPERTY
- = EASEMENTS
- = ROAD CENTERLINE



**CLERK AND RECORDER:**

STATE OF COLORADO )  
 COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 A.D., AND IS DUPLICATED RECORD AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER  
 BY: \_\_\_\_\_ DEPUTY  
 FEE: \_\_\_\_\_  
 SURCHARGE: \_\_\_\_\_

Reeve & Associates, Inc.  
 5160 SOUTH 1500 WEST, BROOMFIELD, COLORADO 80005  
 TEL: (303) 621-3100 FAX: (303) 621-3966 WWW: REEVE-ASSOCIATES.COM

REVISIONS	DATE	DESCRIPTION

**VACATION PLAT OF 16' WIDE ALLEYWAY**  
 CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

**Project Info:**  
 Surveyor: T. HATCH  
 Designer: N. ANDERSON  
 Begin Date: 10-18-18  
 Name: COLO. SPRINGS  
 VACATION PLAT  
 Scale: 1"=40'  
 Checked: \_\_\_\_\_  
 Number: 5799-502