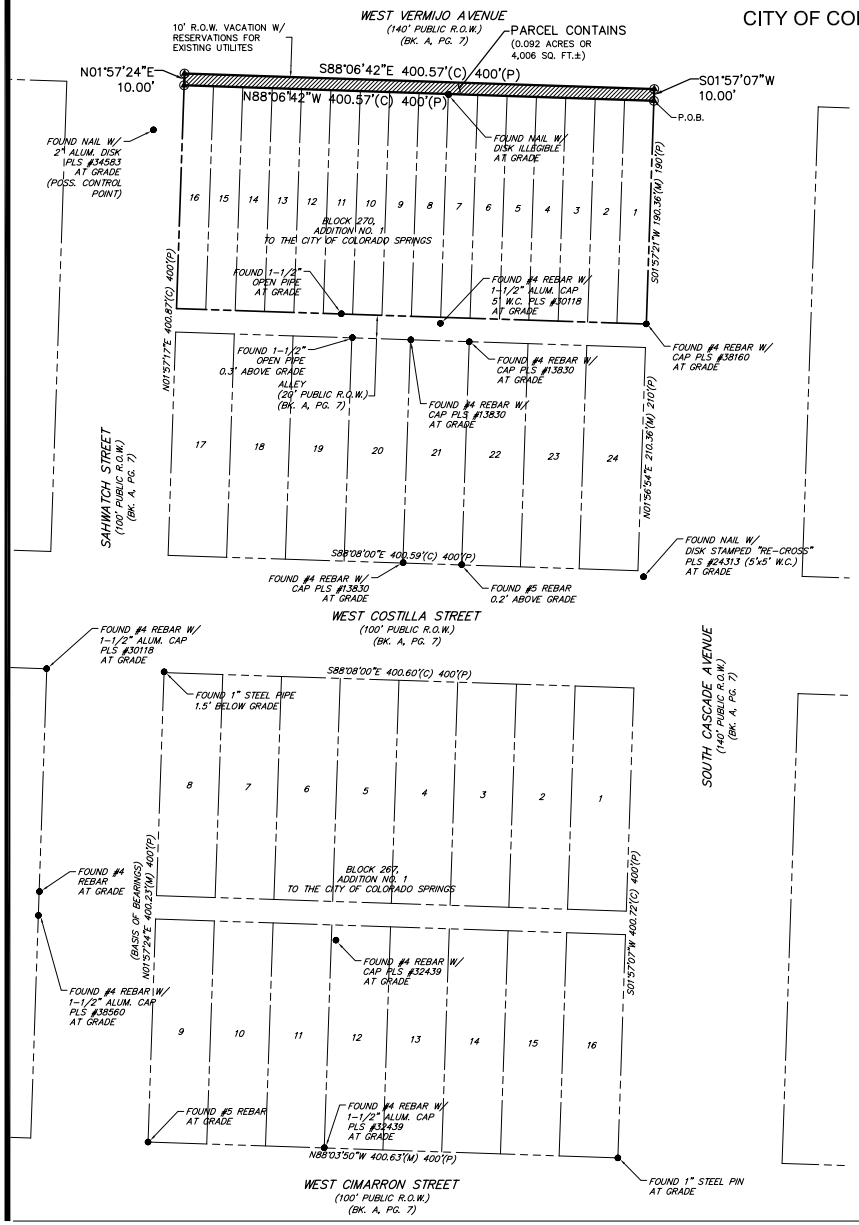
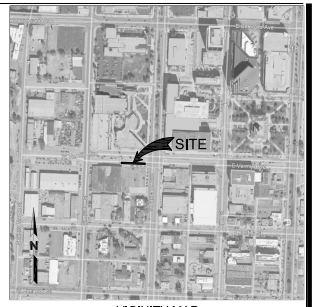
A VACATION PLAT OF A PORTION OF WEST VERMIJO STREET

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO,
STATE OF COLORADO

SHEET 1 OF 1





VICINITY MAP
NTS

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF WEST VERMIJO AVENUE RIGHT-OF-WAY RECORDED AT PLAT BOOK A, PAGE 7 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 270, ADDITION NO. 1 TO THE CITY OF COLORADO SPRINGS RECORDED AT PLAT BOOK A, PAGE 7 AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WEST VERMIJO AVENUE SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF LOTS 1 THROUGH 16 AND THE SAID SOUTHERLY RIGHT-OF-WAY LINE, N88°06'42"W A DISTANCE OF 400.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 16 AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAHWATCH STREET RECORDED AT PLAT BOOK A; PAGE 7;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE EXTENDED, N01°57'24"E A DISTANCE OF 10.00 FEET;
THENCE ALONG A LINE 10 FEET NORTHERLY OF AND PARALLEL TO SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID NORTHERLY LINE OF LOTS 1 THROUGH 16, S88°06'42"E A DISTANCE OF 400.57 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE EXTENDED OF SOUTH CASCADE AVENUE RECORDED AT PLAT BOOK A, PAGE 7;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE EXTENDED, S01°57'07"W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.092 ACRES OR 4,006 SQUARE FEET 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 "A VACATION PLAT OF A PORTION OF WEST VERMIJO STREET" 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 "A VACATION PLAT OF A PORTION OF WEST VERMIJO STREET".

_____
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

NOTES

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE OR OWNERSHIP SEARCH BY MARTIN/MARTIN ENGINEERING. ALL OWNERSHIP, EASEMENT AND PUBLIC RECORD INFORMATION WAS BASED ON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. SC55088442-10, WITH AN EFFECTIVE DATE OF DECEMBER 07, 2020 AT 5:00 P.M.
2. FIELD WORK WAS DONE APRIL 08, 2021.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-580, C.R.S.1.
4. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON A 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 THIS CERTIFICATION SHOWN HEREON.
5. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE COLORADO CENTRAL ZONE (502) BEARING OF N01°57'24"E ALONG THE WESTERLY LINE OF BLOCK 267, ADDITION NO. 1, TO THE CITY OF COLORADO SPRINGS AND BEING MONUMENTED BY A FOUND #5 REBAR AT THE SOUTHWEST CORNER OF SAID BLOCK 267 AND A FOUND 1" STEEL PIPE AT THE NORTHWEST CORNER OF SAID BLOCK 267.
6. ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.
7. THE VACATED PORTION OF RIGHT-OF-WAY IS SUBJECT TO THE RESERVATION OF EASEMENT AS SET FORTH IN SECTION 2 OF THE CITY OF COLORADO SPRINGS ORDINANCE NO. _____.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR 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 THE TITLE 38 PF THE COLORADO REVISED STATUES 1973, AS AMENDED PLAT HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

_____
RICHARD A. NOBBE
PLS NO. 23899
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.

CLERK AND RECORDER'S CERTIFICATE

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 _____, 2021, AND IS DULY RECORDED IN RECEPTION NO. _____, OF THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO.

CHUCK BROERMAN

FEE: _____ BY: _____
DEPUTY

SURCHARGE: _____

LEGEND

- PROPOSED PROPERTY LINE
- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- SET #4 REBAR W/ CAP PLS #23899
- FOUND PROPERTY CORNER AS DESCRIBED

N

40 20 0 40 80
SCALE: 1"=40'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

JUNE 21, 2021

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

EXHIBIT B