RIGHT-OF-WAY VACATION

CRESTONE LANE, WESTERLY PORTION

ALL BEING A PORTION OF THE SE 1/4 OF SECTION 24,
TOWNSHIP 14 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

STREET VACATION DESCRIPTION:

A portion of Crestone Lane, being 60 feet wide, lying within the Southeast 1/4 of Section 24, Township 14 South, Range 67 West, of the Sixth P.M., being located in the City of Colorado Springs, El Paso County, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast 1/16 Corner of said Section 24, thence along the North–South Center line of said Southeast 1/4 of Section 24, N00°27'16"W (Bearings are based on a portion of the North–South Center line of the Southeast 1/4 of said Section 24, monumented at the Southeast 1/16 Corner of said Section 24 by a No. 5 rebar with a 2–1/2' aluminum cap, stamped "PLS 38245", flush with grade, and at the westerly most southwest corner of Lot 1, Block 1 & Lot 4, A Revised Plat of The Breaks, recorded January 11, 1973 under Reception No. 979504, by a No. 4 rebar with a 1' yellow plastic cap, stamped '9853,' flush with grade, having a measured bearing of N00°27'16"W, a distance of 308.52 feet), a distance of 205.32 feet to the south right–of–way line of Crestone Lane, also being the POINT OF BEGINNING; thence continuing along the North–South Center line of said Southeast 1/4 of Section 24, also being the westerly right–of–way line of said Crestone Lane, N00°27'16"W, a distance of 103.21 feet, to a point on the north right–of–way line of said Crestone Lane, also being the westerly most southwest corner of said Lot 1, Block & Lot 4 of A Revised Plat of The Breaks; thence along the north right–of–way line of said Crestone Lane, the following seven (7) courses:

1. thence S35°40'49"E, a distance of 129.67 feet;
2. thence along a non–tangent curve to the left, whose center bears N54°22'07"E, having a radius of 70.00 feet, a central angle of 39°09'45", a distance of 47.85 feet;
3. thence S74°48'01"E, a distance of 168.01 feet;
4. thence along the arc of a curve to the left, having a radius of 70.00 feet, a central angle of 11°45'52", a distance of 14.37 feet;
5. thence S86°35'16"E, a distance of 130.34 feet;
6. thence along a non–tangent curve to the right, whose center bears S03°19'44"W, having a radius of 130.00 feet, a central angle of 11°23'54", a distance of 25.86 feet;
7. thence S75°12'44"E, a distance of 175.23 feet;

Thence leaving the north right–of–way line of said Crestone Lane, S14°47'16"W, a distance of 59.91 feet, to a point on the south right–of–way line said Crestone Lane; thence along the south right–of–way line of said Crestone Lane, the following seven (7) courses:

1. thence N75°09'47"W, a distance of 175.22 feet;
2. thence along a non–tangent curve to the left, whose center bears S14°38'58"W, having a radius of 70.00 feet, a central angle of 11°25'50", a distance of 13.97 feet;
3. thence N86°37'34"W, a distance of 130.30 feet;
4. thence along a non–tangent curve to the right, whose center bears N03°10'13"E, having a radius of 130.00 feet, a central angle of 11°44'51", a distance of 26.65 feet;
5. thence N74°46'08"W, a distance of 167.81 feet;
6. thence along a non–tangent curve to the right, whose center bears N15°16'11"E, having a radius of 130.00 feet, a central angle of 39°05'55", a distance of 88.71 feet;
7. thence N35°35'36"W, a distance of 45.60 feet, to the POINT OF BEGINNING.

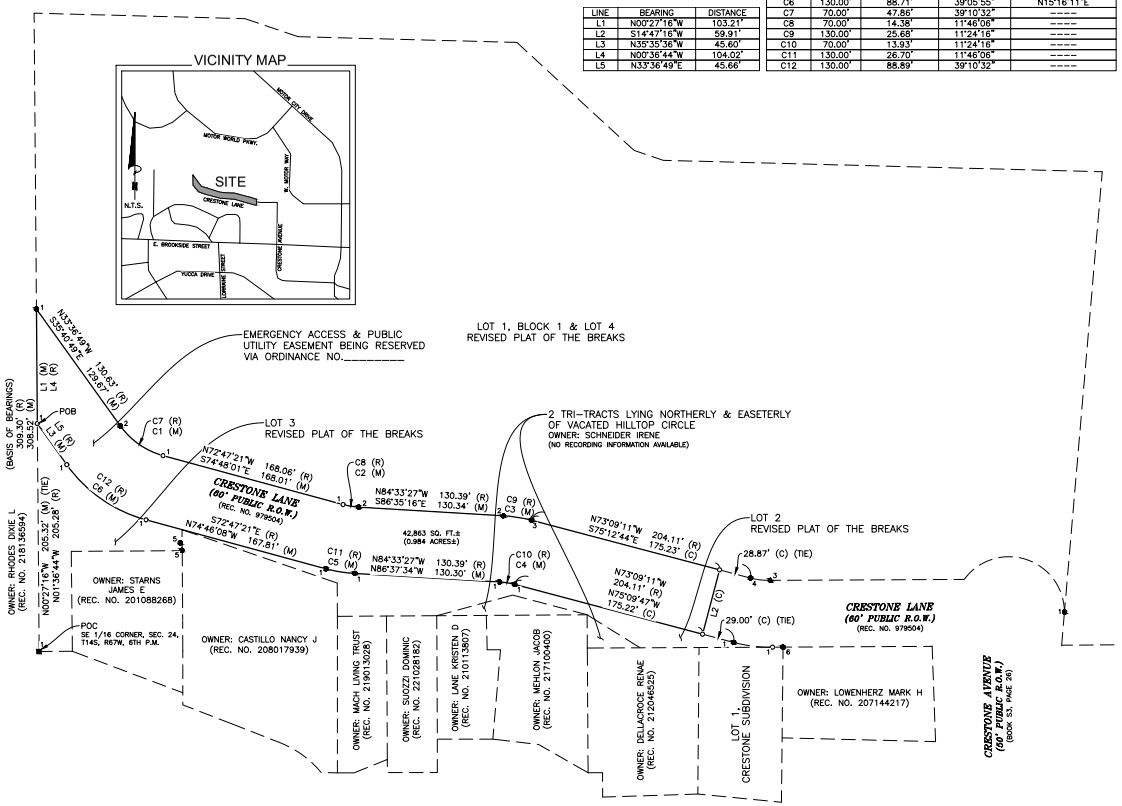
Vacated street contains 42,863 Sq. Ft. or 0.984 acres, more or less.

LEGEND

■		FOUND MONUMENT (ALIQUOT)
	1	NO. 6 REBAR W/ 2–1/2" ALUMINUM CAP, STAMPED "PLS 38245", FLUSH W/ GRADE
●		FOUND MONUMENT (AS NOTED)
	1	NO. 4 REBAR W/ 1" YELLOW PLASTIC CAP, STAMPED "9853", FLUSH W/ GRADE
	2	MAG NAIL W/ 1–1/2" ALUMINUM WASHER, ILLEGIBLE, FLUSH W/ GRADE
	3	NO. 4 REBAR W/ 1" YELLOW PLASTIC CAP, STAMPED "9853" 0.2' BELOW GRADE
	4	MAG NAIL W/ 1–1/2" ALUMINUM WASHER, STAMPED "9853", FLUSH W/ GRADE
	5	NO. 4 REBAR W/ 1" YELLOW PLASTIC CAP, STAMPED "9853" 0.3' ABOVE GRADE
	6	NO. 5 REBAR W/ 1 1/4" GREEN PLASTIC CAP, STAMPED "PLS 38245", FLUSH W/ GRADE
○		SET MONUMENT (AS NOTED)
	1	NO. 5 REBAR W/ 1–1/4" GREEN PLASTIC CAP, STAMPED "PLS 38245", FLUSH W/ GRADE
(C)		CALCULATED BEARING AND/OR DISTANCE.
(M)		MEASURED BEARING AND/OR DISTANCE.
(R)		RECORD BEARING AND/OR DISTANCE.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	70.00'	47.85'	39°09'45"	N54°22'07"E
C2	70.00'	14.37'	11°45'52"	N15°11'52"E
C3	130.00'	25.86'	11°23'54"	S03°19'44"W
C4	70.00'	13.97'	11°25'50"	S14°38'58"W
C5	130.00'	26.65'	11°44'51"	N03°10'13"E
C6	130.00'	88.71'	39°05'55"	N15°16'11"E
C7	70.00'	47.86'	39°10'32"	-----
C8	70.00'	14.38'	11°46'06"	-----
C9	130.00'	25.68'	11°24'16"	-----
C10	70.00'	13.93'	11°24'16"	-----
C11	130.00'	26.70'	11°46'06"	-----
C12	130.00'	88.89'	39°10'32"	-----

LINE	BEARING	DISTANCE
L1	N00°27'16"W	103.21'
L2	S14°47'16"W	59.91'
L3	N35°35'36"W	45.60'
L4	N00°36'44"W	104.02'
L5	N33°36'49"E	45.66'



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 "RIGHT–OF–WAY VACATION CRESTONE LANE, WESTERLY PORTION" 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 approves for filing the accompanying vacation plat of "RIGHT OF WAY VACATION CRESTONE LANE, WESTERLY PORTION".

_____
Mayor

Attest: _____
City Clerk

State of Colorado }
County of El Paso } ss

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 search by Clark Land Surveying, Inc. to determine ownership, easements or rights of way of record. No title commitment was provided by the client at the time of this survey.
2. Bearings are based on a portion of the North–South Center line of the Southeast 1/4 of said Section 24, monumented at the Southeast 1/16 Corner of said Section 24 by a No. 6 rebar with a 2–1/2' aluminum cap, stamped PLS 38245, flush with grade, and at the westerly most southwest corner of Lot 1, Block 1 & Lot 4, A Revised Plat of The Breaks, recorded January 11, 1973 under Reception No. 979504, by a No. 4 rebar with a 1 yellow plastic cap, stamped '9853', flush with grade, having a measured bearing of N00°27'16"W, a distance of 308.52 feet.
3. Any underground utilities shown have been located from field survey information, existing drawings and/or utility locate markings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.
4. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
5. This property is located within the Regulatory Floodway and Zone X (area of minimal flood hazard), as established by FEMA per FIRM panel 08041C0729G, effective date December 7, 2018.
6. The lineal units used in this drawing are U.S. Survey Feet.
7. Field work for this survey was completed on May 24, 2021.
8. The vacated portions of right–of–way are subject to the reservation of emergency access and public utility easements as set forth in Section 2 of the City of Colorado Springs Ordinance No. _____.

SURVEYOR'S CERTIFICATION:

The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the normal standard of practice by surveyors in the State of Colorado and accurately shows the described tract of land thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

This statement is neither a warranty nor guarantee, either expressed or implied.

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

RECORDING:

STATE OF COLORADO
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, A.D., and is duly recorded under
Reception No._____ of the records of El Paso County, Colorado.

SURCHARGE: _____ CHUCK BROERMAN, RECORDER
FEE: _____ BY: _____ Deputy

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

CPC V 21–00082

Clark Land Surveying
177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270
www.clarklss.com

No.	Description	By	Date
	Revisions		
3	Revised Per Client Comments	NSG	10/06/2021
2	Revised Per City Comments.	CJW	09/16/2021
1	Revised Per Client Comments	NSB	08/16/2021

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.

STREET VACATION

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

Project No.	210563
Drawn By:	CJW
Checked By:	SLM
Date:	8/2/2021
Sheet	1 of 1

EXHIBIT B