

E. PIKES PEAK AVE.
(Public R.O.W. varies)

L=122.74' (M)
R=1350.00' (M)
Δ=5°12'33" (M)
CH=N87°10'51"E,
122.69' (M)

Found, #5 rebar and
1 1/4" plastic cap,
PLS 31548,
flush with grade

Found, #4 rebar and
1" plastic cap, LS 4842,
flush with grade

A 17.00'
R 1350.00'
D 0°43'17"
B N84°56'13"E
C 17.00'

P.O.B.

Vacated El Paso Street



Bk. 5691, Pg. 739

Alley Vacation
(Bk. 6720, Pg. 1097)

PARCEL OF LAND
41,037 SQ.FT.
0.942 ACRES

Found, #4 rebar and
1" plastic cap, illegible,
0.4' below grade

N55°08'19"W 111.75' (M)
N54°54'28"W 111.85' (R)

Top of bank and
approximate boundary
of flood Zone AE

Bk. 5769,
Pg. 1464

Found, #5 rebar and
1 1/4" plastic cap,
PLS 31548,
flush with grade

Found, #4 rebar and
1" plastic cap, LS 4842,
0.2' below grade

EL PASO STREET
(66' Public R.O.W.)

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S25°42'37"W | 47.57' |
| L2 | S57°21'34"W | 34.73' |
| L3 | S17°27'38"W | 167.78' |
| L4 | S41°50'01"W | 61.91' |
| L5 | N38°37'53"E | 51.29' |
| L6 | N51°36'47"E | 46.42' |
| L7 | N28°38'47"E | 26.52' |
| L8 | N17°12'48"W | 33.69' |
| L9 | N14°07'14"E | 88.16' |
| L10 | N35°55'50"E | 172.17' |
| L11 | N22°50'55"E | 72.60' |
| L12 | N04°47'06"E | 44.52' |

Found, 1 1/2" aluminum
washer, PLS 31548,
flush with grade

S89°55'22"W 321.18' (M) 20' Alley
S89°55'17"W 321.08' (R)

Vacated Alley **BASIS OF BEARINGS**

Sheet 1 of 1

Revisions

| No. | Description | Date | By |
|-----|-------------|------|----|
| | | | |
| | | | |
| | | | |

Project No:
15833



119 N. Wahsatch Ave. • Colorado Springs, CO 80903 • 719.633.8533
www.clarks.com

Drawn: SLM

Check: WRC

Date: 9/14/15

EXHIBIT C