

PLATTE BUSINESS CENTER FILING NO. 2 VACATION SKETCH

PART OF LOT 3, PLATTE BUSINESS CENTER FILING NO. 2 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION:
 BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE PLATTE BUSINESS CENTER FILING NO. 2 BEING MONUMENTED ON THE SOUTH END BY A YELLOW PLASTIC CAP STAMPED "PLS 11624" AND ON THE NORTH END BY AN ILLEGIBLE 1.5-INCH ALUMINUM CAP AS HAVING AN ASSUMED BEARING OF N00°23'53"W AND A DISTANCE OF 860.58 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

A STRIP OF LAND LOCATED CURRENTLY DEDICATED AS A 40.00 FOOT RIGHT OF WAY FOR EDISON AVENUE SOUTH OF LOT 3, PLATTE BUSINESS CENTER FILING NO. 2 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, 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:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE S87°08'23"E ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 188.24 FEET;
 THENCE S89°43'53"E CONTINUING ALONG SAID SOUTH LINE OF LOT 3 A DISTANCE OF 192.81 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT;
 THENCE 119.98 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 236.00 FEET, A CENTRAL ANGLE OF 28°15'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS S65°22'30"E A DISTANCE OF 109.84 FEET TO THE SOUTH RIGHT OF WAY LINE FOR EDISON AVENUE BEING ALSO A POINT OF NON-TANGENCY;
 THENCE N86°43'53"W ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 284.97 FEET;
 THENCE N87°08'23"W CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 185.82 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE AND THE WEST LINE EXTENDED OF SAID LOT 3;
 THENCE N00°23'53"W ALONG SAID WEST LINE EXTENSION A DISTANCE OF 40.08 FEET TO THE POINT OF BEGINNING;
 CONTAINING 16,737 SQUARE FEET OR 0.384 ACRES, MORE OR LESS.

DEDICATION:
 THE UNDERSIGNED CITY OF COLORADO SPRINGS, COLORADO, A MUNICIPAL CORPORATION, DOES HEREBY VACATE SAID TRACTS OF LAND. THE SUBJECT OF THIS VACATION SKETCH BEING KNOWN AS VACATION PLAT AT PLATTE BUSINESS CENTER FILING NO. 2, LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

IN WITNESS WHEREOF:
 CITY OF COLORADO SPRINGS, COLORADO, A MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20____ A.D., BY _____

MAYOR _____
 STATE OF COLORADO)) SS
 COUNTY OF EL PASO))
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D., BY _____ AS MAYOR OF THE CITY OF COLORADO SPRINGS, COLORADO, A MUNICIPAL CORPORATION.

WITNESS MY HAND AND SEAL
 MY COMMISSION EXPIRES _____

NOTARY PUBLIC
GENERAL NOTES:
 1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY OLSSON ASSOCIATES TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, OLSSON ASSOCIATES RELIED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. SC56962825, EFFECTIVE DATE JUNE 9, 2015 AT 5:00 PM. OLSSON ASSOCIATES HAS EXAMINED THE ABOVE REFERENCED TITLE COMMITMENT AS WELL AS EACH INSTRUMENT LISTED THEREON.
 2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE PLATTE BUSINESS CENTER FILING NO. 2 BEING MONUMENTED ON THE SOUTH END BY A YELLOW PLASTIC CAP STAMPED "PLS 11624" AND ON THE NORTH END BY AN ILLEGIBLE 1.5-INCH ALUMINUM CAP AS HAVING AN ASSUMED BEARING OF N00°23'53"W AND A DISTANCE OF 860.58 FEET.
 4. UNITS SHOWN ON SURVEY ARE IN U.S. SURVEY FEET.
 5. FLOOD ZONE: THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) ACCORDING TO FEMA FEDERAL INSURANCE RATE MAP NUMBER 08041C 0763 F, WITH AN EFFECTIVE DATE OF MARCH 17, 1987.
 6. THE PURPOSE FOR THIS VACATION IS TO VACATE PORTIONS OF A PUBLIC STREET RIGHT OF WAY TO ALLOW FOR THE REALIGNMENT OF EDISON AVENUE WITH THE RETENTION OF A PUBLIC UTILITY EASEMENT SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 209056889 OF THE RECORDS OF EL PASO COUNTY, COLORADO, EXCEPT DUAL EASEMENTS AS DEFINED BY CITY CODE SECTION 7.7.607.

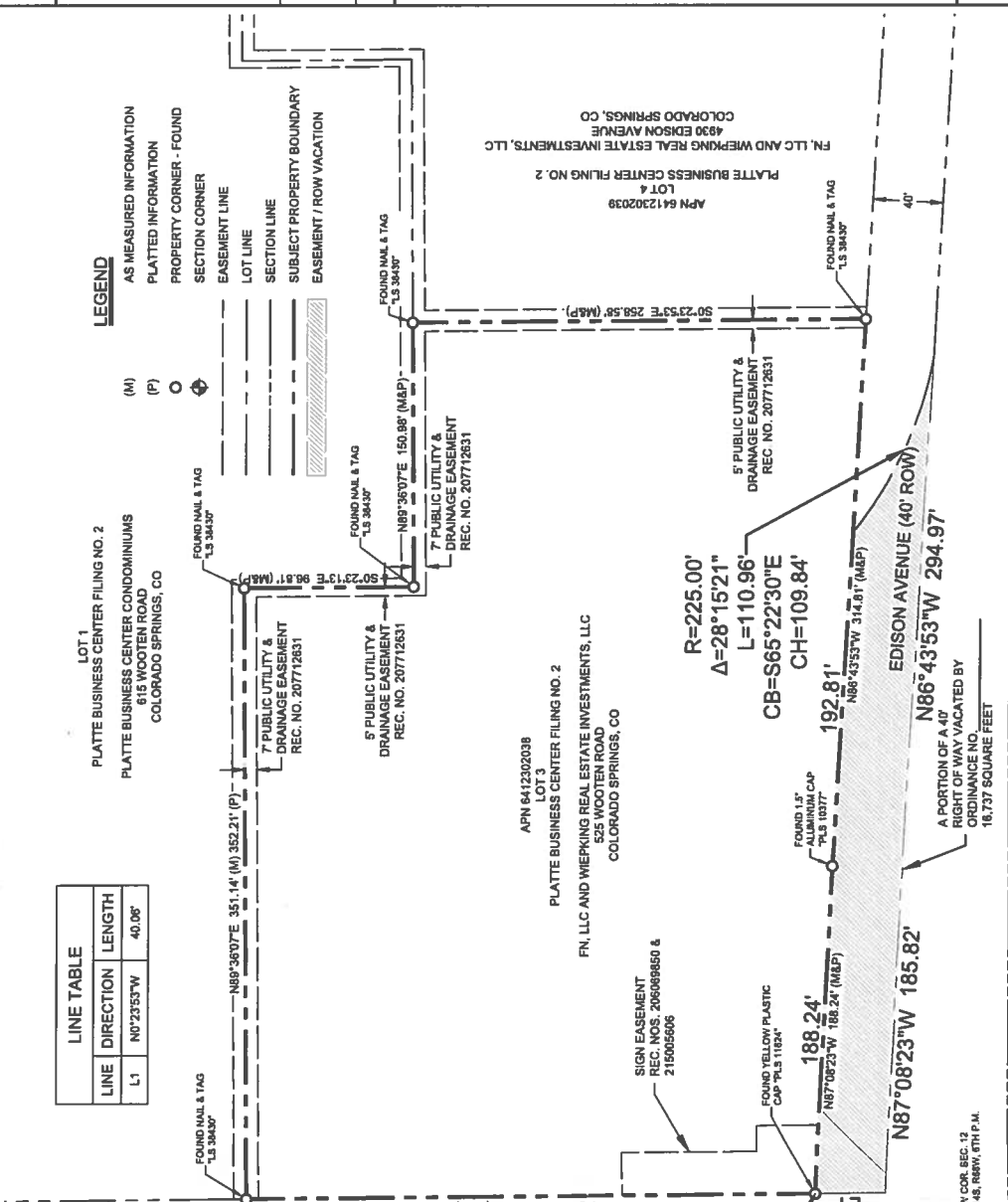


VICINITY MAP - SCALE: 1" = 500'

CLERK AND RECORDER 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 _____, 20____ A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ RECORDS OF EL PASO COUNTY, STATE OF COLORADO.

SURVEYOR'S CERTIFICATE:
 THE UNDERSIGNED, COLORADO PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING MAP WAS DRAWN BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE REQUIREMENTS OF TITLE 30 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

RECORDED BY _____
 JUSTIN CLARE SCHEITLER
 PROFESSIONAL LAND SURVEYOR
 COLORADO LICENSE NUMBER 36430



LINE TABLE

LINE	DIRECTION	LENGTH
L1	N0°23'53"W	40.08'

- LEGEND**
- AS MEASURED INFORMATION (M)
 - PLATTED INFORMATION (P)
 - PROPERTY CORNER - FOUND (P)
 - SECTION CORNER (P)
 - EASEMENT LINE (P)
 - LOT LINE (P)
 - SECTION LINE (P)
 - SUBJECT PROPERTY BOUNDARY (P)
 - EASEMENT / ROW VACATION (P)

FIGURE 3