

LAND 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.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

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.

PREPARED BY SCOTT A. AREHART, PLS
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO. 80215
APRIL 28, 2021
303-431-6100
JOB # 21.0224

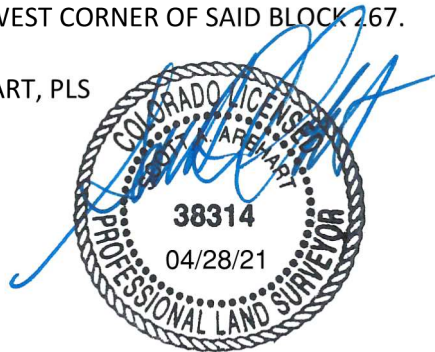


ILLUSTRATION FOR
EXHIBIT A

WEST VERMIJO AVENUE
(140' PUBLIC R.O.W.)
(BK. A, PG. 7)

N01°57'24"E
10.00'

S88°06'42"E 400.57'

S01°57'07"W
10.00'
P.O.B.

N88°06'42"W 400.57'

16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

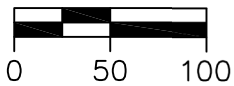
BLOCK 270,
ADDITION NO. 1
TO THE CITY OF COLORADO SPRINGS

SAHWATCH STREET
(100' PUBLIC R.O.W.)
(BK. A, PG. 7)

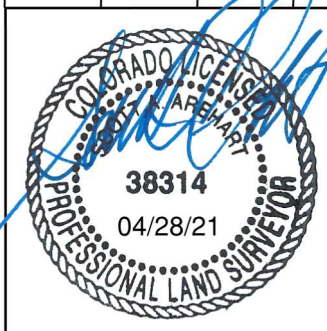
SOUTH CASCADE AVENUE
(140' PUBLIC R.O.W.)
(BK. A, PG. 7)

17 18 19 20 21 22 23 24

WEST COSTILLA STREET
(100' PUBLIC R.O.W.)
(BK. A, PG. 7)



SCALE: 1"=100'
ALL LINEAL
DIMENSIONS ARE IN
U.S. SURVEY FEET



APRIL 28, 2021

MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTINMARTIN.COM

EXHIBIT A

THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED LAND SURVEY. IT IS ONLY
TO DEPICT THE ATTACHED DESCRIPTION.

O'Neil Group
ROW Vacation

No	Bearing	Chord	Radius	M Arc	C Arc	Delta
001	N88-06-42W	400.570				
002	N01-57-24E	10.000				
003	S88-06-42E	400.570				
004	S01-57-07W	10.000				

CLOSURE = 0.001 N88-02-44W
PERIMETER = 821.140 PRECISION = 1: 995100
AREA = 4005.70 SQ. FEET OR 0.091958 ACRES