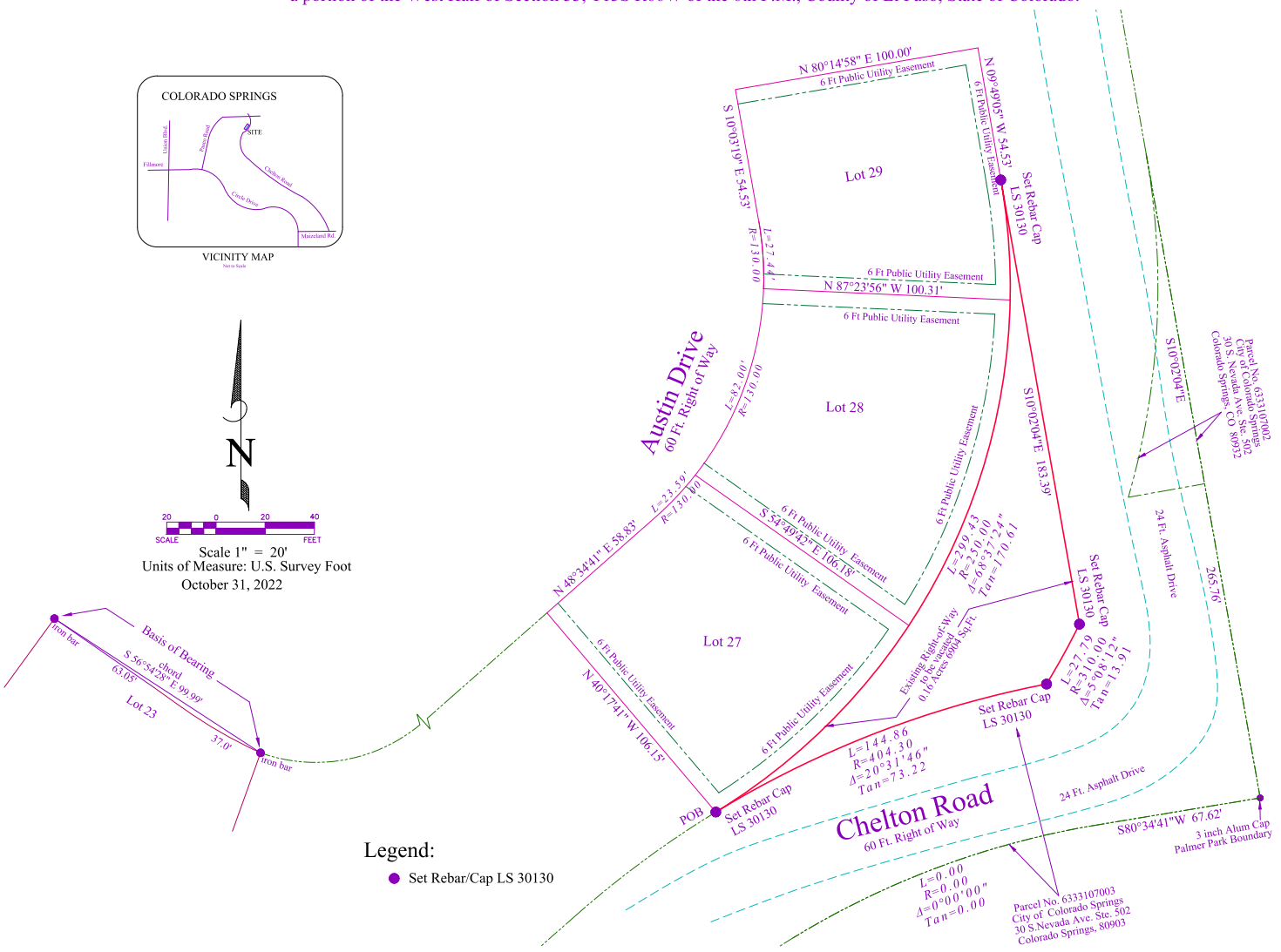
Vacation Plat
Right of Way Vacation of a Portion of Chelton Road adjacent Lots 27, 28 and Lot 29, Block 4, Highland Hills Subdivision No. 2

A portion of Highland Hills Subdivision No. 2, Block 4, adjacent Lots 27, 28 and Lot 29, in the City of Colorado Springs, a portion of the West Half of Section 33, T13S R66W of the 6th P.M., County of El Paso, State of Colorado.

Scale 1" = 20'
Units of Measure: U.S. Survey Foot
October 31, 2022



Legend:

- Set Rebar/Cap LS 30130

Be It Known By These Presents:

Pursuant to Ordinance No._____, made and adopted by the City Council on _____, 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 OF A PORTION OF CHELTON ROAD ADJACENT LOTS 27, 28 AND LOT 29, BLOCK 4, HIGHLAND HILLS SUBDIVISION NO. 2".

City Approval:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of "RIGHT OF WAY VACATION OF A PORTION OF CHELTON ROAD ADJACENT LOTS 27, 28 AND LOT 29, BLOCK 4, HIGHLAND HILLS SUBDIVISION NO. 2".

_____
Mayor Date

Attest: _____
City Clerk Date

State of Colorado)
) SS
County of El Paso)

This instrument was acknowledged before me this ____ day of _____ 2022 A.D.,

by John W. Suthers, as Mayor, and by _____, as City Clerk, of the City of Colorado Springs.

Witness my hand and seal _____

My Commission expires _____

_____ _____
City Planning Director Date City Engineer Date

_____
Utilities Executive Director Date

Legal Description:

A portion of Chelton Road adjacent to the Easterly line of Lots 27, 28 and 29, Block 4, Highland Hills Subdivision No. 2: Beginning at a point being the Southwest corner of said Lot 27, said point being the POINT OF BEGINNING of a parcel of land described herein and the beginning of a curve to the left, coincident with the Easterly line of said Lots 27, 28 and 29, of which the radius point lies N.31°25'52"W., a radial distance of 250.00 feet; thence Northeasterly along the arc, through a central angle of 68°37'24", a distance of 299.43 feet; thence S.10°02'04"E., a distance of 183.39 feet to the point of curve of a non tangent curve to the right, of which the radius point lies N.63°47'06"W., a radial distance of 310.00 feet; thence Southwesterly along the arc, through a central angle of 05°08'12", a distance of 27.79 feet to the point of curve of a non tangent curve to the left, of which the radius point lies S.10°54'06"E., a radial distance of 404.30 feet; thence Westerly along the arc, through a central angle of 20°31'46", a distance of 144.86 feet to the POINT OF BEGINNING.
Containing 6,904 square feet or 0.16 acres, more or less.

Notes:

1. This survey does not constitute a title search by Alessi and Associates, Inc., to determine ownership or easements of record. For information regarding easements, rights of way, Alessi and Associates, Inc. relied upon the Plats of record.
2. Basis of bearings, A line beginning at the Northwest corner of Lot 23, Highland Hills Subdivision No. 2, as recorded in the Office of the El Paso County Clerk and Recorder, in Plat Book D-2 at Page 59, dated August 09, 1962, said corner being monumented by an iron rod and on a chord terminating at the Northeast corner of Lot 27, of said Highland Hills Subdivision No. 2, said point being monumented by an iron rod, said line is assumed to bear S56°54'28"E, a distance of 99.99 ft.
3. The site is NOT located within a flood designation as established by FEMA per FIRM Panel Number 08041C0519G, effective December7, 2018.
4. The vacated portion of the right of way is subject to the reservation of easements as set forth in Section 2 of the City of Colorado Springs Ordinance No. _____

Surveyor's Certification:

The undersigned Colorado Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and accurately shows the described tract of land and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes 1983 as amended, have been met to the best of his professional knowledge, belief and opinion.

11-08-2022

_____
Joseph Alessi Date
Colorado Professional Land Surveyor No. 30130

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 certification shown hereon.

Recordings:

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 _____, 2022 A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, State of Colorado.

Chuck Broerman, Recorder

By: _____
Deputy

Surcharge:_____
Fee: _____

Notice is Hereby Given:

That the area included in the plat described herein is subject to the code of the City of Colorado Springs, 2001, as amended. No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or, alternatively, until acceptable assurances, including but not limited to, letters of credit, cash, subdivision bonds or combinations thereof, guaranteeing the completion of all required public and private improvements, have been placed on file with the City of Colorado Springs.

Sheet 1 of 1 CPC V 22-00046

ALESSI and ASSOCIATES, Inc.
APPRAISERS • ENGINEERS • SURVEYORS
2989 Broadmoor Valley Road, Suite C Tele. 719/540-8832
Colorado Springs, CO 80906 Fax 719/540-2781

Portion of the E1/2 Sec. 33, Township 13 South, Range 66 West 6th Principle Meridian, El Paso County, Colorado

A Portion of Chelton Road Vacation

Job No. 211619 Date: October 31, 2022 Revised November 08, 2022

EXHIBIT B