20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485 9 1324.63, Z00.00,00,E / EASEMENT 217138897 N89'48'29"E 2659.71' BASIS OF BEARING POINT OF COMMENCING 50' UTILITY REC. NO. N89°48'15"E 16.85' _S33*17*13"E 14.92' VICINITY MAP EAST FORK SAND CREEK ,00°ZS 200.11,42<u>"</u>E MARKSHEFFEL ROAD POINT OF BEGINNING N89°48°15″E 75 00° V 18-00157 VACATION PLAT ZIRCON DRIVE RIGHT—OF—WAY JOB NO. 29—003 DATE PREPARED: 09/07/2018 DATE REVISED: 12/14/2018 09/07/2018 CPC PETERSON ROAD FILE NO.: ZIRCON DRIVE VACATION CITY ORADO A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4, NW 1/4) OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, I OF COLORADO, HEREBY STATES AND DECLARES THAY OF A PORTION OF ZIRCON DRIVE RIGHT—OF—WAY" WENCLAVES AT MOUNTAIN VISTA RANCH FILING NO. 18714147 IN THE RECORDS OF EL PASO COUNBEST OF HIS KNOWLEDGE AND BELIEF. BROERMAN, I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED O'CLOCK .M., THIS DAY OF DULY RECORDED UNDER RECEPTION NUMBER EL PASO COUNTY, COLORADO. ORDED CHUCK COLORADO PLS N F OF: ANTS, INC ENT, SUITE 110, CO. STATEMENT CLERK AND RECORDER: PASO COUNT 57.00 VERNON P. TAYLOR, COL FOR AND ON BEHALF OI M&S CIVIL CONSULTANTS 20 BOULDER CRESCENT, COLORADO SPRINGS, CO REO C M,97,11.00N DEDICAT SS STATE OF COLORADO) COUNTY OF EL PASO) 40, SURVEYORS 20 Z Scale 1= AS SURCHARGE: NOTICE: ACCORDING 2Y, ROW *UNPLATTED* WARRANTY DEED PARCEL NO. THE UNDERSIGNED CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND MUNICIPAL CORPORATION, ACTING BY AND THROUGH JOHN W. SUTHERS, MAYOR, DOES HEREBY VACATE THE LAND SET FORTH ON THIS VACATION PLAT AND IT SHALL BE KNOWN AS "VACATION PLAT OF A PORTION OF ZIRCON DRIVE RIGHT—OF—WAY" LOCATED IN THE CITY OF COLORADO SPRINGS COUNTY OF EL PASO, STATE OF COLORADO. RANCH FILING NO SOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__ A.D., BY JOHN W. SUTHERS, MAYOR, OF THE CITY OF SPRINGS, COLORADO, A HOME RULE CITY AND MUNICIPAL CORPORATION. Ш 20 FILING CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND MUNICIPAL CORPORATION THIS INSTRUMENT ON THIS _____ DAY OF _________ 218714147 IN THE RECORDS OF EXISTING ZIRCON DRIVE (57' ROW) DEDICATED BY THE PLAT OF "ENCLAVES AT MOUNTAIN VISTA RANCH FILIN RECEPTION NO. 218714147 THE RIGI TRACT OFFICIAL THE FOREGOING INSTRUMENT CITY OF COLORADO SPRINGS AND COUNTY OF EL PASO) IN WITNESS WHEREOF: SS MY HAND UTILITY EASEMENT REC. NO. 217138897 UTILITY EASEMENT REC. NO. 217138901 CLERK JOHN W. WITNESS ATTEST: ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE VACATION OF A PORTION OF RIGHT—OF—WAY OF ZIRCON DRIVE AS DEDICATE BY THE PLAT OF "ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO. 1" UNDER RECEPTION NO. 218714147 IN THE RECORDS OF EL PASO COUNTY, COLORADO. \forall TRACT JON NO. *ENCLAVES AT M VISTA RANCH FILIN REC. NO. 2187 BEING A VACA RECEPT VACATION UTILITIES EXECUTIVE DIRECTOR CITY PLANNING DIRECTOR APPROVALS: CITY ENGINEER CITY CLERK EXISTING PRAIRIE AGATE DRIVE (75' ROW) COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) OF SECTION 28; THENCE SOC'00'09"E ALONG THE EAST LINE OF AFORESAID NORTHWEST QUARTER A DISTANCE OF 1324.63 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF (N 1/2) OF SAID NORTHWEST QUARTER (NW 1/4), THENCE S89"48"15"W ALONG THE SOUTH LINE OF AFORESAID NORTH HALF (N 1/2) A DISTANCE OF 119.08 FEET TO THE SOUTHEAST CORNER OF THE RIGHT—OF—WAY DEDICATION OF ZIRCON DRIVE AS DESCRIBED IN "ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 218714147 IN THE RECORDS OF EL PASO COUNTY, COLORADO AND THE POINT OF BEGINNING; BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO. THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 22095", FROM WHICH THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 22095", BEARS N89°48'32"E, A DISTANCE OF 2659.71 FEET. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0543 F, WITH AN EFFECTIVE DATE OF MARCH 17, 1997 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY IS WITHIN THE FLOODPLAIN. A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4, NW 1/4) OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS; BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO. THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 22095", FROM WHICH THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 22095", BEARS N89°48'29"E, A DISTANCE OF 2659.71 FEET. THENCE CONTINUING S89*48'15"W ALONG THE SOUTHERLY LINE OF ZIRCON DRIVE RIGHT—OF—WAY, 297.63 FEET; THENCE NOO'11'45"W A DISTANCE OF 57.00 FEET TO A POINT ON THE NORTHERLY RIGHT—OF—WAY OF ZIRCON DRIVE; THENCE THE FOLLOWING SIX (6) COURSES ALONG ZIRCON DRIVE RIGHT—OF—WAY: 1) THENCE N89*48'15"E A DISTANCE OF 14.92 FEET; 2) THENCE N89*48'15"E A DISTANCE OF 75.00 FEET; 4) THENCE S33*17'13"E A DISTANCE OF 14.92 FEET; 5) THENCE S33*17'13"E A DISTANCE OF 16.85 FEET; 6) THENCE S00*11'45"E A DISTANCE OF 57.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS A CALCULATED AREA OF 18,004 S.F. (0.413 ACRES MORE OR ALL DISTANCES ON THIS PLAT ARE IN U.S. SURVEY FEET. PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION RECORDED PLAT MONUMENT (NOT FOUND) NO MONUMENTS WERE SET AS A RESULT OF THIS PLAT FOUND MONUMENT AS NOTED RIGHT OF WAY LINE ADJACENT SUBDIVISION LINE EXISTING CENTERLINE EXISTING EASEMENT VACATION PLAT NOTES: **DESCRIPTION:** *NOT A PART* LEGEND: igoplus \bigcirc 2