VACATION PLAT

UNNAMED STREET VACATION

A VACATION OF THAT UNNAMED STREET AS PLATTED IN SOUTH RANGE VIEW SUBDIVISION,
BEING A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 29, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION

A portion of that Unnamed Street as platted in South Range View Subdivision, recorded under Plat Book X at Page 19 of the records of El Paso County, being a portion of the Southeast Quarter of Section 29, Township 13 South, Range 66 West of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado, more particularly described as follows:

BASIS OF BEARINGS: Bearings are based upon the East line of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 29, Township 13 South, Range 66 West of the 6th P.M., monumented at both ends with a 1" pipe and is assumed to bear S 00°00'33" W, a field measured distance of 328.92 feet.

BEGINNING at the Northeast corner of Lot 6, Block 2, of said South Range View Subdivision;
thence the following two (2) courses along the South line of said Unnamed Street:
1) S 89°14'38" W, a distance of 191.91 feet;
2) 34.69 feet along the arc of a 70.00 foot radius curve to the left, having a central angle of 28°23'46" and a chord that bears S 75°02'45" W, 34.34 feet;
thence N 29°09'08" W, a distance of 43.68 feet to the North line of said Unnamed Street;
thence along said North line, N 89°14'38" E, a distance of 246.37 feet to the West line of that right-of-way vacation as recorded under Book 3959 at Page 513 (Ordinance No. 84-260);
thence along said West line, S 00°00'33" W, a distance of 30.00 feet to the Point of Beginning.

Containing a total calculated area of 7,252 square feet (0.166 acres) of land, more or less.

FLOOD PLAIN CERTIFICATION:

According to the National Flood Insurance Program, Flood Insurance Rate Map Panel 08041C0518 F with an effective date of March 17, 1997, the subject property is located in Zone X (Areas determined to be outside the 500-year floodplain).

SURVEYOR'S NOTES:

1. 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 the certification shown hereon.

2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.

3. The lineal units used in this drawing are U.S. Survey Feet.

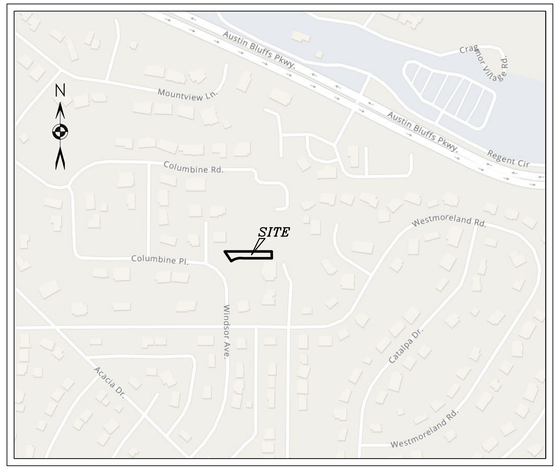
4. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment OP-54-C01086-15690791, with an effective date of January 23, 2024 as provided by Westcor Land Title Insurance Company.

5. This survey was performed in the field on March 6, 2024.

6. A Reservation is needed as part of the vacation based on existing utilities in this project area. No building permit shall be issued without prior approval of the Easement Reservation.

7. The vacated portions of right-of-way are subject to the reservation of easements as set forth in Section 2 of the City of Colorado Springs Ordinance No. _____.

VICINITY MAP
(NOT TO SCALE)



BE IT KNOWN BY THESE PRESENTS:

Pursuant to Ordinance No._____, made and adopted by the City Council on _____ day of _____, 20___, 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, which shall be known as "UNNAMED STREET VACATION", located in the City of Colorado Springs, County of El Paso, State of Colorado.

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying Vacation Plat of "UNNAMED STREET VACATION"

_____
Mayor

Attest: _____
City Clerk

STATE OF COLORADO }
COUNTY OF EL PASO } SS

This instrument was acknowledged before me this ____ day of _____, 20__ , A.D.

By Blessing A. Mobolade, as Mayor, and by Sarah B. Johnson, as City Clerk of the City of Colorado Springs.

Witness my hand and seal:

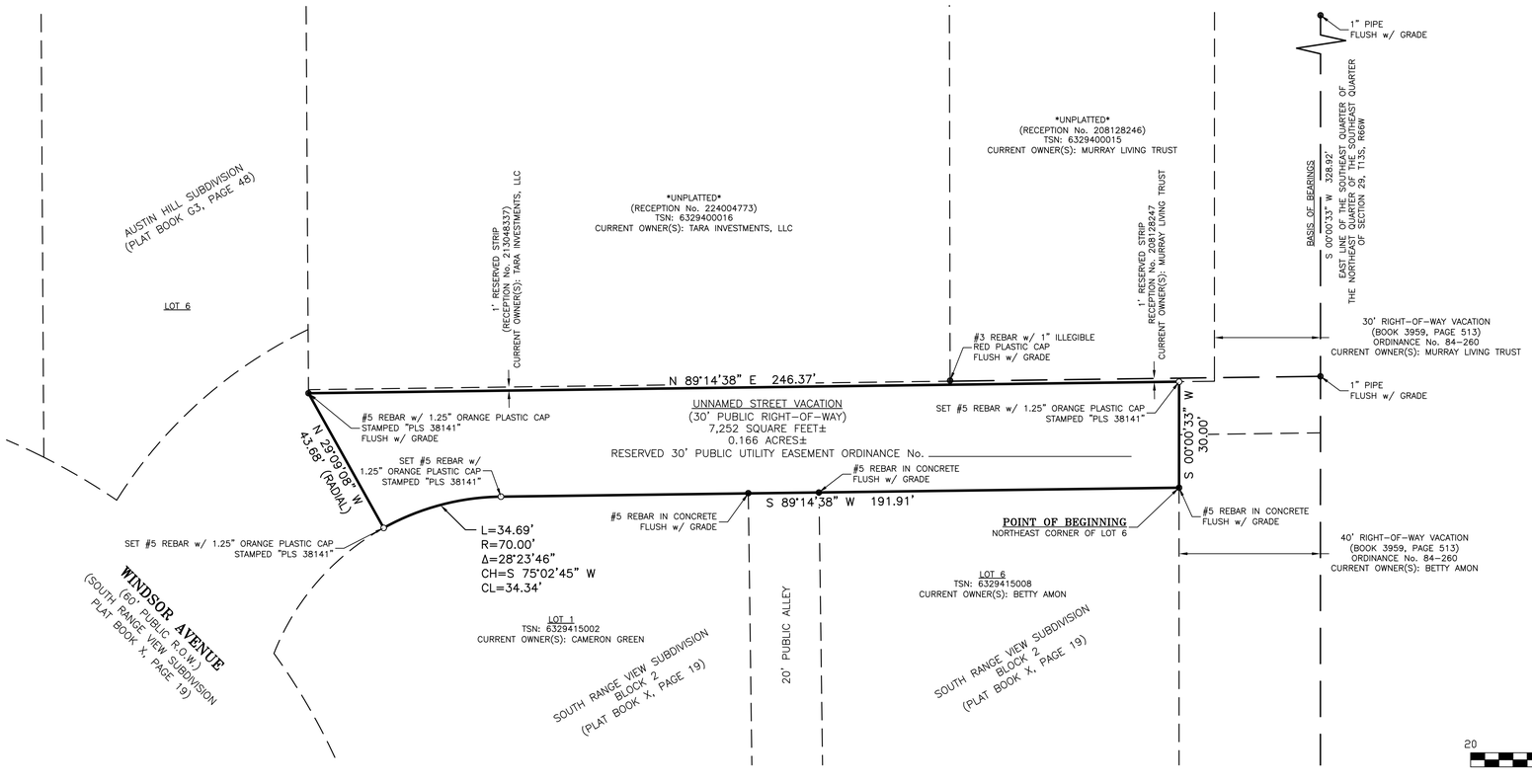
_____
Notary Signature

My Commission expires ____

_____
City Planning Director Date

_____
City Engineer Date

_____
Utilities Executive Director Date



1" = 20'

20 0 20 40

SURVEYOR'S STATEMENT:

The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the accompanying plat was surveyed and drawn under his/her responsible charge and accurately shows the described tract of land and vacation thereof, and the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his/her knowledge and belief.

This certification is neither a warranty nor guarantee, either expressed or implied.

_____
Spencer J. Barron
Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

RECORDING

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record at my office at _____ O'clock _____ this ____ day of _____, 20__ A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, Colorado.

Fee: _____

Surcharge: _____

Steve Schleiker, Recorder

BY: _____
Deputy

CITY No. SUBD-24-0111

DATE: 08/14/2024	REVISIONS		
No.	Remarks	Date	By
1	City comments.	10/21/24	SJB

BARRON LAND
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PROJECT No.: 24-007 SHEET 1 OF 1