

VACATION PLAT

FIRST STREET & HOLLY AVENUE VACATION

A VACATION OF PORTIONS OF FIRST STREET AND HOLLY AVENUE AS PLATTED IN THE BROADMOOR
LOCATED IN THE NORTHWEST QUARTER OF SECTION 36 TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE THE SIXTH PRINCIPAL MERIDIAN
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

Sheet 1 of 2

LEGAL DESCRIPTION:

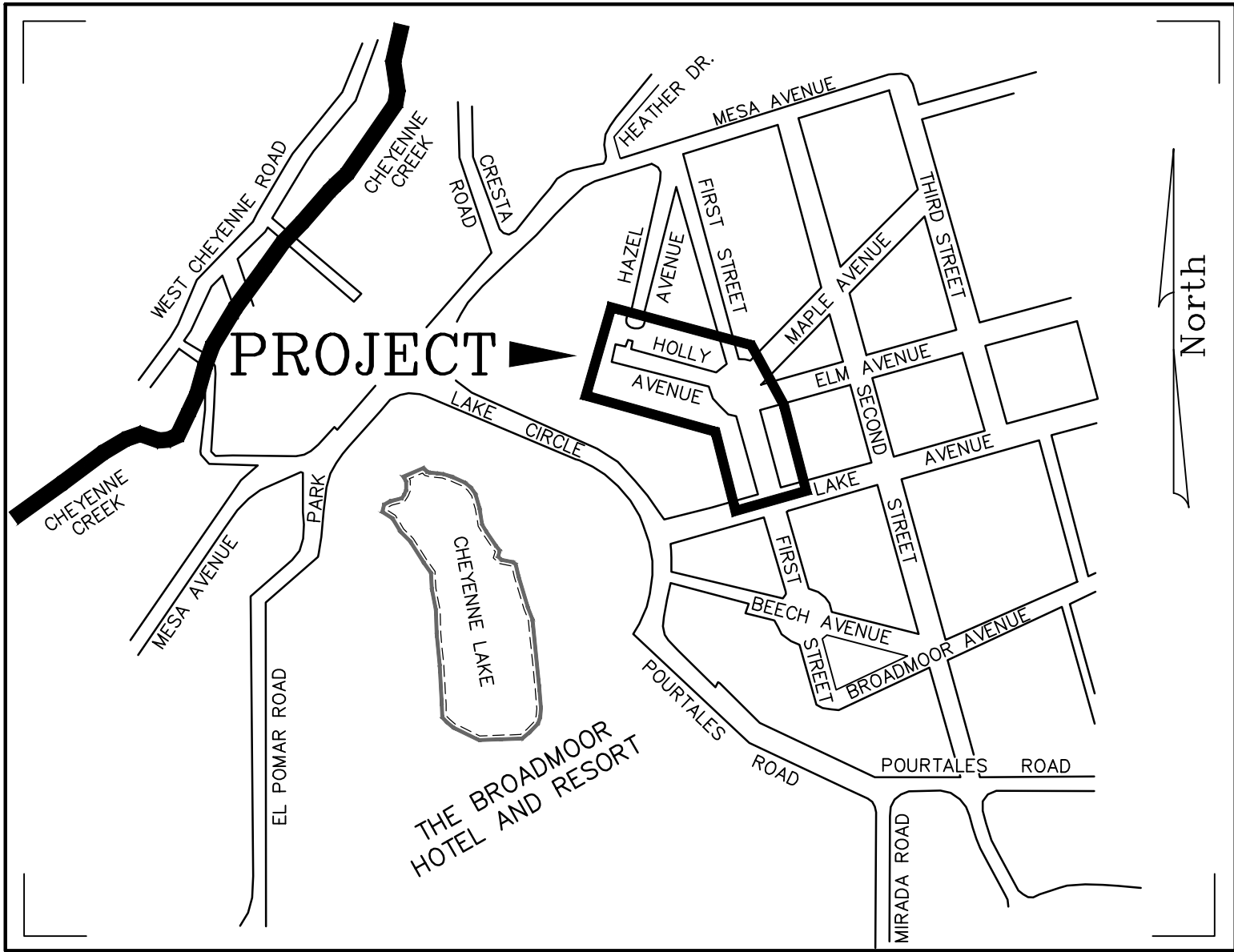
A TRACT OF LAND BEING A PORTION OF THOSE RIGHTS-OF-WAY FOR HOLLY AVENUE AND FIRST STREET DEDICATED ON THE PLAT OF THE BROADMOOR, A SUBDIVISION RECORDED IN PLAT BOOK 'E' AT PAGE 33 OF THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO AND BEING FURTHER DESCRIBED AS FOLLOWS:

"BEGINNING" AT THE SOUTHWESTERLY CORNER OF BLOCK 21, SAID BROADMOOR SUBDIVISION, AND CONSIDERING THE SOUTHERLY LINE OF SAID BLOCK 21 TO BEAR NORTH 73°51'43" EAST, WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE SOUTH 73°53'26" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 2, BROADMOOR CAMPUS FILING No. 6, A SUBDIVISION RECORDED AT RECEPTION No. 208712802, SAID EL PASO COUNTY RECORDS; THENCE NORTH 16°08'56" WEST, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 341.01 FEET TO A NON-TANGENT POINT OF CURVE AT THE NORTHEAST CORNER OF SAID LOT 2, WHENCE THE RADIAL LINE BEARS NORTH 05°08'29" EAST; THENCE WESTERLY 33.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°26'37", A RADIUS OF 123.59 FEET AND A CHORD WHICH BEARS NORTH 77°08'13" WEST, A DISTANCE OF 33.21 FEET TO A NON-TANGENT POINT; THENCE NORTH 45°32'43" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 2 AND ALONG THE EASTERLY LINE OF LOT 1, SAID BROADMOOR CAMPUS FILING No. 6, A DISTANCE OF 100.02 FEET TO A NON-TANGENT POINT OF CURVE, WHENCE THE RADIAL LINE BEARS NORTH 68°19'30" EAST; THENCE NORTHERLY 42.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19°31'59", A RADIUS OF 123.59 FEET AND A CHORD WHICH BEARS NORTH 11°54'30" WEST, A DISTANCE OF 41.93 FEET TO A NON-TANGENT POINT; THENCE NORTH 75°58'55" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 430.52 FEET TO A POINT ON THE EASTERLY LINE OF LOT 1, BROADMOOR CAMPUS FILING No. 2, A SUBDIVISION RECORDED AT RECEPTION No. 204093496, SAID EL PASO COUNTY RECORDS; THENCE NORTH 13°53'52" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 74.00 FEET TO A POINT; THENCE EASTERLY LONG THE SOUTHERLY LINE OF THAT HAZEL AVENUE RIGHT-OF-WAY VACATION RECORDED AT RECEPTION No. 208102693, SAID EL PASO COUNTY RECORDS, THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 75°58'55" EAST, A DISTANCE OF 34.06 FEET TO A NON-TANGENT POINT OF CURVE, WHENCE THE RADIAL LINE BEARS NORTH 41°49'39" WEST;
- 2) THENCE NORTHERLY 17.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 34°16'39", A RADIUS OF 29.00 FEET AND A CHORD WHICH BEARS NORTH 31°02'02" EAST, A DISTANCE OF 17.09 FEET TO A POINT TANGENT;
- 3) NORTH 13°53'43" EAST, A DISTANCE OF 20.95 FEET TO A POINT;
- 4) SOUTH 75°58'55" EAST, A DISTANCE OF 22.00 FEET TO A POINT;
- 5) SOUTH 13°53'43" WEST, A DISTANCE OF 31.30 FEET TO A POINT OF CURVE;
- 6) SOUTHERLY 6.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°55'48", A RADIUS OF 29.00 FEET AND CHORD WHICH BEARS SOUTH 07°55'49" WEST, A DISTANCE OF 6.03 FEET;

THENCE SOUTH 75°58'55" EAST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID HAZEL AVENUE RIGHT-OF-WAY VACATION AND ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 16, SAID BROADMOOR SUBDIVISION AND ALONG THE SOUTHERLY LINE OF TRACTS 'B' AND 'C', WHITES SUBDIVISION, ACCORDING TO THE PLAT RECORDED AT RECEPTION No. 019907390, SAID EL PASO COUNTY RECORDS, A DISTANCE OF 380.68 FEET TO A NON-TANGENT POINT OF CURVE, WHENCE THE RADIAL LINE BEARS SOUTH 56°30'39" EAST; THENCE NORTHEASTERLY 54.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25°55'21", A RADIUS OF 120.00 FEET AND A CHORD WHICH BEARS NORTH 46°27'02" EAST, A DISTANCE OF 53.83 FEET TO A NON-TANGENT POINT ON THE WESTERLY LINE OF FIRST STREET, A PORTION OF WHICH WAS VACATED PER THAT INSTRUMENT RECORDED AT RECEPTION No. 208102692, SAID EL PASO COUNTY RECORDS, SAID POINT BEING A NON-TANGENT POINT OF COMPOUND CURVE, WHENCE THE RADIAL LINE BEARS NORTH 68°14'25" EAST; THENCE SOUTHEASTERLY 206.15 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 42°10'59", A RADIUS OF 280.00 FEET AND A CHORD WHICH BEARS SOUTH 42°51'05" EAST, A DISTANCE OF 201.52 FEET TO A NON-TANGENT POINT; THENCE SOUTH 03°52'16" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHWESTERLY CORNER OF SAID BLOCK 21, BROADMOOR SUBDIVISION; THENCE SOUTH 16°08'56" EAST, ALONG THE WESTERLY LINE OF SAID BLOCK 21, A DISTANCE OF 340.12 FEET TO THE "POINT OF BEGINNING".

CONTAINING 92,898 SQUARE FEET OR 2.133 ACRES, MORE OR LESS.



Vicinity Map
Not to Scale

SURVEY 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) THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE SOUTH LINE OF BLOCK 21 BROADMOOR, BEARS NORTH 73°51'43" EAST. BEARINGS ARE GRID BEARINGS BASED IN THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. SAID LINE IS MONUMENTED AS SHOWN HEREON.
- 3) THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- 4) THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD. RESEARCH IS LIMITED OBTAINING OWNERSHIP INFORMATION, PROPERTY DESCRIPTIONS, ADJOINING DEEDS, NAMES AND ADDRESSES, SUBDIVISION PLATS AND LAND SURVEY PLATS AVAILABLE AT THE EL PASO COUNTY ASSESSORS OFFICE AND THE EL PASO COUNTY CLERK AND RECORDERS OFFICE. EASEMENTS ON THE PROPERTIES ADJOINING THE DESCRIBED RIGHT OF WAY WAS NOT PERFORMED.
- 5) PRIOR SURVEYS PREPARED BY DREXEL, BARRELL & CO. IN THE IMMEDIATE AREA OF THE PROJECT ARE RECORDED AT RECEPTION NUMBERS 224900050, 224900048, 224900057 AND 223900261. INFORMATION SHOWN ON THESE SURVEYS WAS USED IN THE PREPARATION OF THIS VACATION PLAT AND SURVEY MONUMENTS WERE VERIFIED AND RECOVERED OR RE-ESTABLISHED.
- 6) THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL 08041C0736G, EFFECTIVE DATE DECEMBER 7, 2018.

PLAT NOTES:

- 1) A PUBLIC ACCESS, DRAINAGE, IMPROVEMENT AND UTILITY EASEMENT IS HEREBY RETAINED OVER THE ENTIRE AREA VACATED PER CITY ORDINANCE NUMBER _____, RECORDED AT RECEPTION NUMBER _____
- 2) NO CREATION OF VEHICULAR OR PEDESTRIAN CONNECTION WILL BE ALLOWED FROM THE VACATED PORTIONS OF HOLLY AVENUE AND 1ST STREET TO THE PUBLIC RIGHT OF WAYS OF HAZEL AVENUE, 1ST STREET, MAPLE AVENUE OR ELM AVENUE.

SURVEYORS STATEMENT:

I, PATRICK C. O'HEARN, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, PERTAINING TO SURVEYING, AS AMENDED, AND THAT IT ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, PERTAINING TO SURVEYING, AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PATRICK C. O'HEARN
PLS NUMBER 23515
FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.

DATE:

BE IT KNOWN BY THESE PRESENTS:

PURSUANT TO ORDINANCE No. _____, MADE AND ADOPTED BY THE CITY COUNCIL ON THE _____ DAY OF _____, 2025, 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 "FIRST STREET & HOLLY AVENUE VACATION", LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

CITY APPROVALS:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING VACATION PLAT OF "FIRST STREET & HOLLY AVENUE VACATION".

MAYOR

ATTEST: CITY CLERK

STATE OF COLORADO)
)
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025 BY
BLESSING A. MOBOLADE, AS MAYOR, AND SARAH B. JOHNSON AS CITY CLERK OF THE CITY OF COLORADO SPRINGS.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES

CITY PLANNING DIRECTOR

DATE

CITY ENGINEER

DATE

UTILITIES EXECUTIVE DIRECTOR

DATE

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
)
COUNTY OF EL PASO)

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____M., THIS _____ DAY OF _____, 2025 AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

FEE: _____

BY: _____
DEPUTY

SURCHARGE: _____

MAY 13, 2025			
PREPARED BY: Drexel, Barrell & Co. 719-260-0087			
Engineers/Surveyors			
101 SAHWATCH STREET, SUITE #100			
COLORADO SPRINGS, COLORADO 80903			
Revisions - Date	Date	Drawn By	Job No.
Initial Comments - 04/17/25	01/23/25	S.C.	21631-03
Revised - 7/30/25		Checked By	Drawing No.
		P.C.O.	Scale
			1"=60'

VACATION PLAT

Sheet 2 of 2

