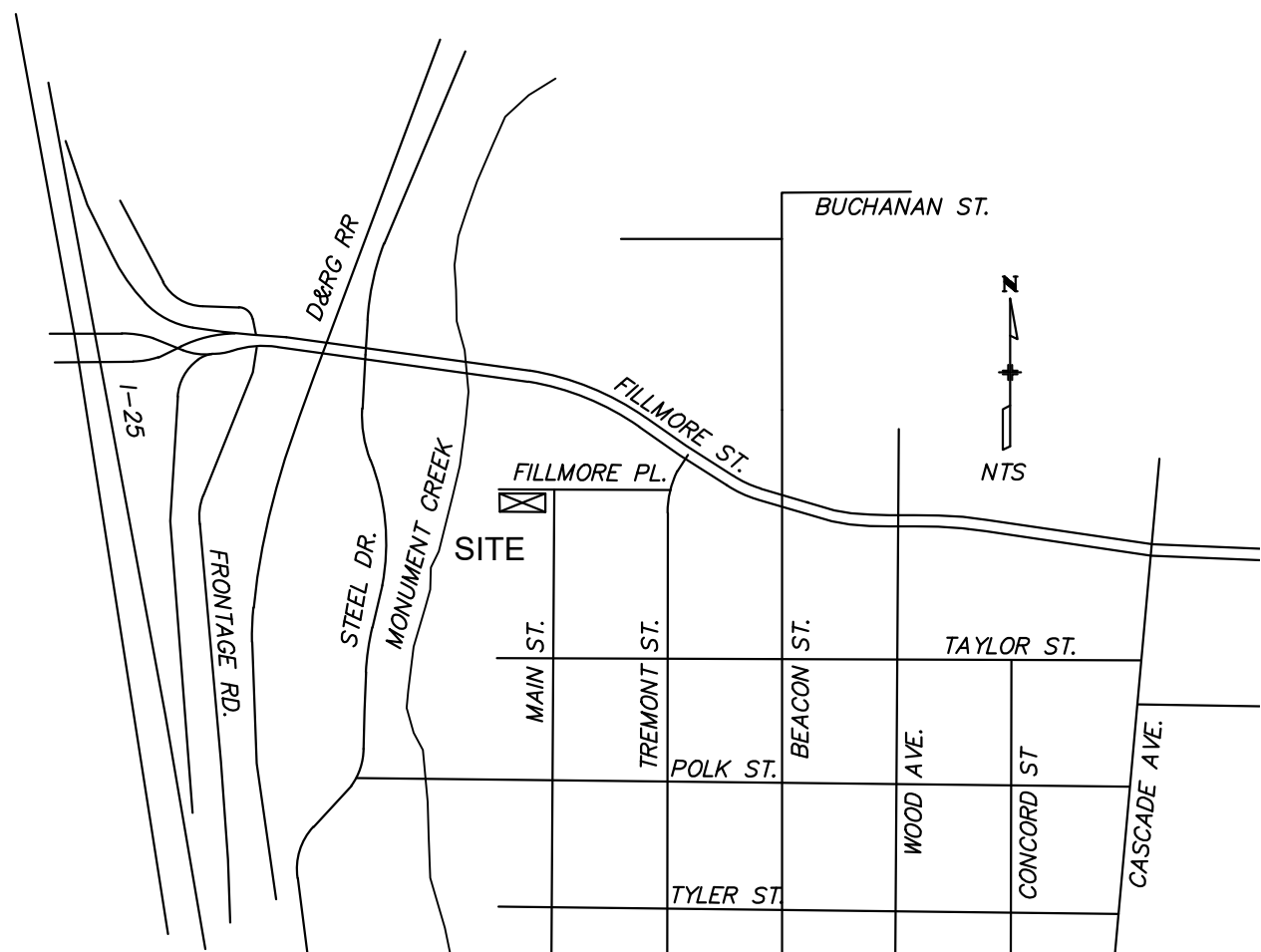
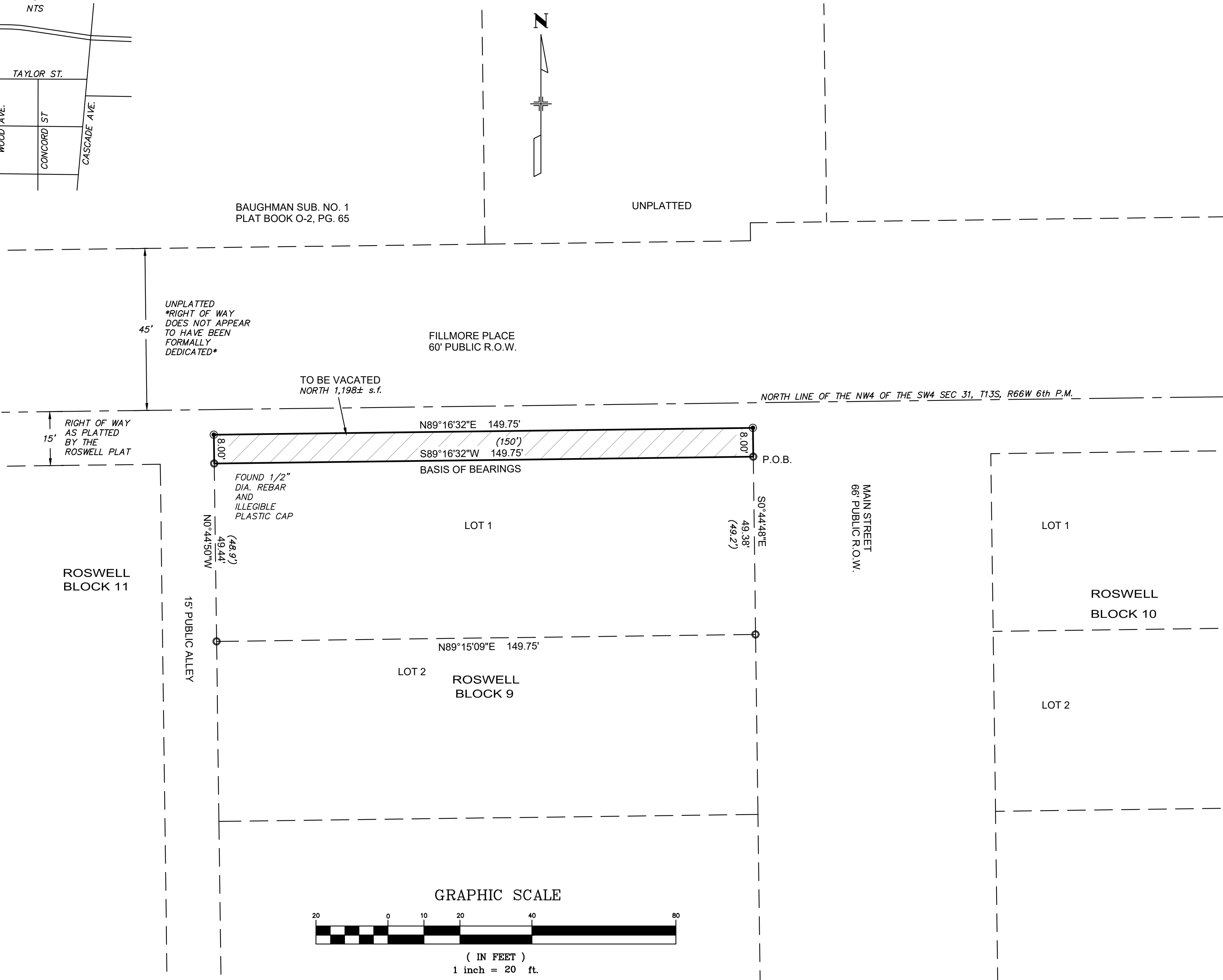


RIGHT OF WAY VACATION PLAT
A PORTION OF FILLMORE PLACE ADJACENT TO
LOT 1, BLOCK 9, ROSWELL

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, T13S, R66W, OF THE 6th P.M.,
IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



VICINITY MAP



GENERAL NOTES:

- LAND SURVEY PLAT OF LOTS 1 THROUGH 5, BLOCK 9, ROSWELL BY STEWART SURVEYING, LLC 11/15/2004 DEP. NO. 204900180 (PLS 38054).
 - THE BASIS OF BEARINGS IS THE NORTH LINE OF LOT 1, BLOCK 9, S89°16'32"W - 149.75'. THE DIRECTION IS BASED ON THE LAND SURVEY PLAT BY STEWART SURVEYING AND THE LINE IS MONUMENTED BY A 1/2" DIA. REBAR AND PLASTIC CAP "STEWART PLS 38054" ON THE EAST AND A 1/2" DIA. REBAR AND ILLEGIBLE PLASTIC CAP ON THE WEST.
 - MONUMENTS:
 - FOUND 1/2" DIA. REBAR AND PLASTIC CAP "STEWART PLS 38054" OR AS NOTED.
 - SET A 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" DIAMETER ALUMINUM CAP STAMPED "LWA PLS 28658"
 - MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE.
 - UNITS OF MEASURE ARE U.S. SURVEY FEET. DIMENSIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. DIMENSIONS SHOWN IN PARENTHESIS ARE THOSE DIMENSIONS OF RECORD THAT VARY FROM FIELD MEASUREMENTS
 - RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER 370-F15762-23, COMMITMENT DATE 12/14/23.
 - 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. ____
- THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

PROPERTY DESCRIPTION:

THAT PART OF FILLMORE PLACE LYING NORTH OF AND ADJACENT TO LOT 1, BLOCK 9, ROSWELL, NOW IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK B AT PAGE 40 OF THE EL PASO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 9;
THENCE S89°16'32"W ON THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 149.75 FEET TO THE NORTHWEST CORNER THEREOF;
THENCE N00°44'50"W ON THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1 A DISTANCE OF 8.00 FEET;
THENCE N89°16'32"E ON A LINE EIGHT FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 149.75 FEET;
THENCE S00°44'48"E ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING;
THE DESCRIBED TRACT CONTAINS 1,198 SQUARE FEET, MORE OR LESS.

BE IT KNOWN BY THESE PRESENTS:

PURSUANT TO ORDINANCE NO. ____, MADE AND ADOPTED BY THE CITY COUNCIL ON THIS ____ 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 AND SHALL BE KNOWN AS "A PORTION OF FILLMORE PLACE ADJACENT TO LOT 1, BLOCK 9, ROSWELL", 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 "A PORTION OF FILLMORE PLACE ADJACENT TO LOT 1, BLOCK 9, ROSWELL."

MAYOR

ATTEST:
CITY CLERK

STATE OF COLORADO) SS
COUNTY OF EL PASO)

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

NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES

CITY PLANNING DIRECTOR DATE

CITY ENGINEER DATE

UTILITIES EXECUTIVE DIRECTOR DATE

RECORDING:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK __M., THIS ____ DAY OF ____, 2025, AND IS DULY RECORDED AT RECEPTION NO. ____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: _____
DEPUTY
FEE: _____
SURCHARGE: _____

REVISION 2-24-25 CITY COMMENTS
DATE OF PREPARATION NOVEMBER 5, 2024
PREPARED BY

SUBD-24-0156

LWA LAND SURVEYING, INC.

953 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179

2938 MAIN VACATE
PROJECT 24011
SHEET 1 OF 1

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING VACATION PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND VACATION THEREOF AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

KEVIN M. O'LEARY COLORADO PLS 28658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

"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."