

VACATION PLAT

# LIERMAN STREET VACATION

A VACATION OF LIERMAN STREET AS PLATTED IN PATHS AT PIKEVIEW BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

**LEGAL DESCRIPTION**

Lierman Street as platted in Paths at Pikeview, recorded under Reception No. 219714383 of the records of El Paso County, being a portion of the Southwest Quarter of Section 30, Township 13 South, Range 66 West of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado, being more particularly described as follows:

**BASIS OF BEARINGS:** Bearings are based upon the North line of said Paths at Pikeview, monumented on both ends with a #5 rebar with orange plastic cap stamped "PLS 38141", and is assumed to bear N 87°00'24" E, a distance of 365.81 feet.

**BEGINNING** at the Northwest corner of said Paths at Pikeview, said point also being the Northwest corner of Lierman Street as dedicated to the public in said Paths at Pikeview;

- thence the following four (4) courses along the exterior boundary lines of said Lierman Street:
- 1) N 87°00'24" E, a distance of 365.81 feet;
  - 2) S 20°14'26" E, a distance of 52.35 feet;
  - 3) S 87°00'24" W, a distance of 406.78 feet;
  - 4) N 23°58'45" E, a distance of 56.10 feet to the POINT OF BEGINNING.

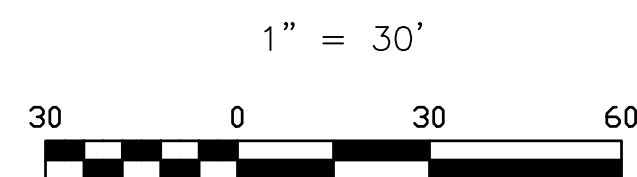
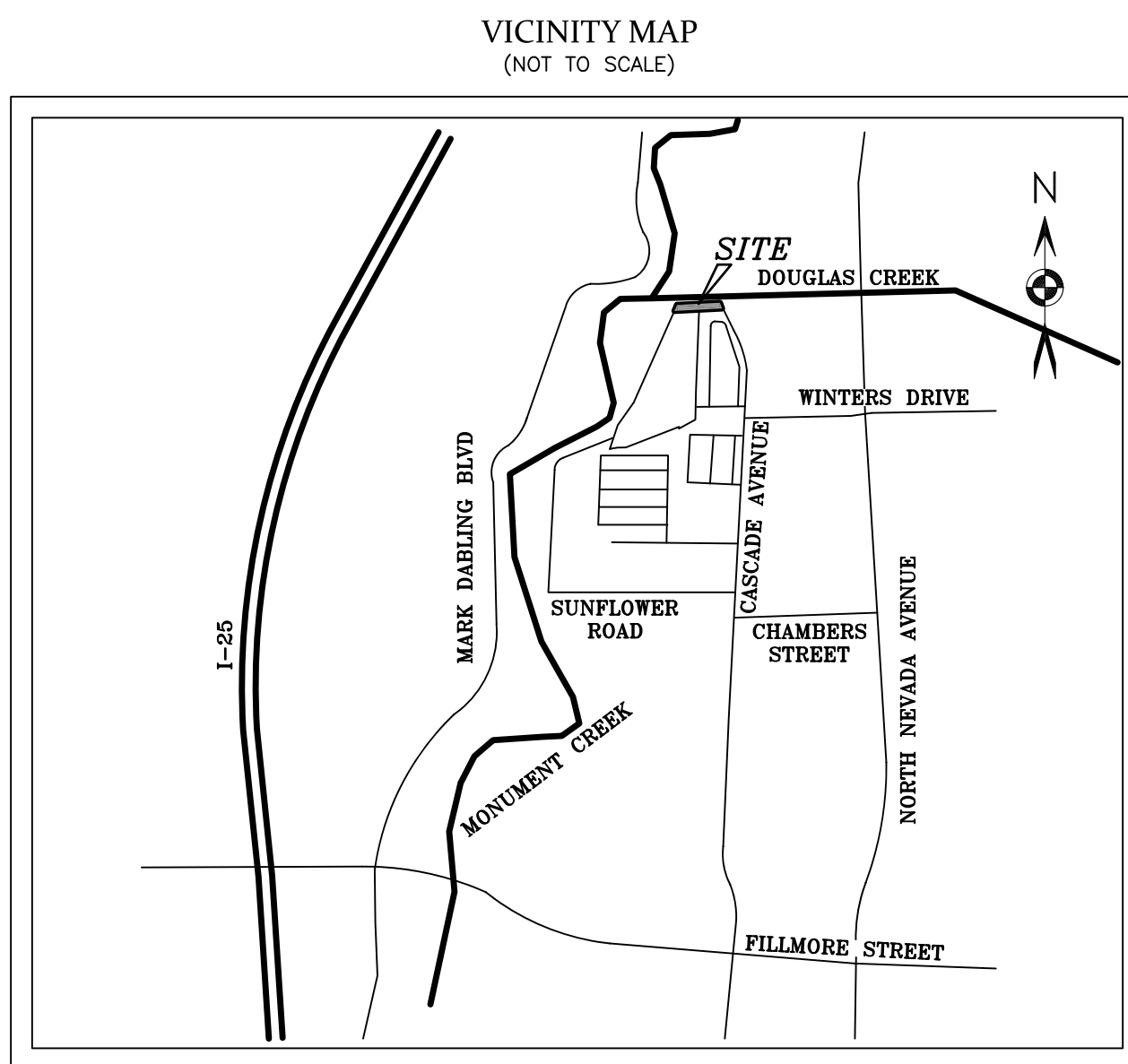
Containing a total calculated area of 19,314 square feet (0.443 acres) of land, more or less.

**FLOOD PLAIN CERTIFICATION:**

According to the National Flood Insurance Program, Flood Insurance Rate Map Panel 08041C0514 F with an effective date of March 17, 1997 and LOMR 17-08-0131P with an effective date of August 17, 2017, the subject property is located in Zone X (an area determined to be outside the 500-year floodplain) and [Zone X] (areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected levees from 100-year flood).

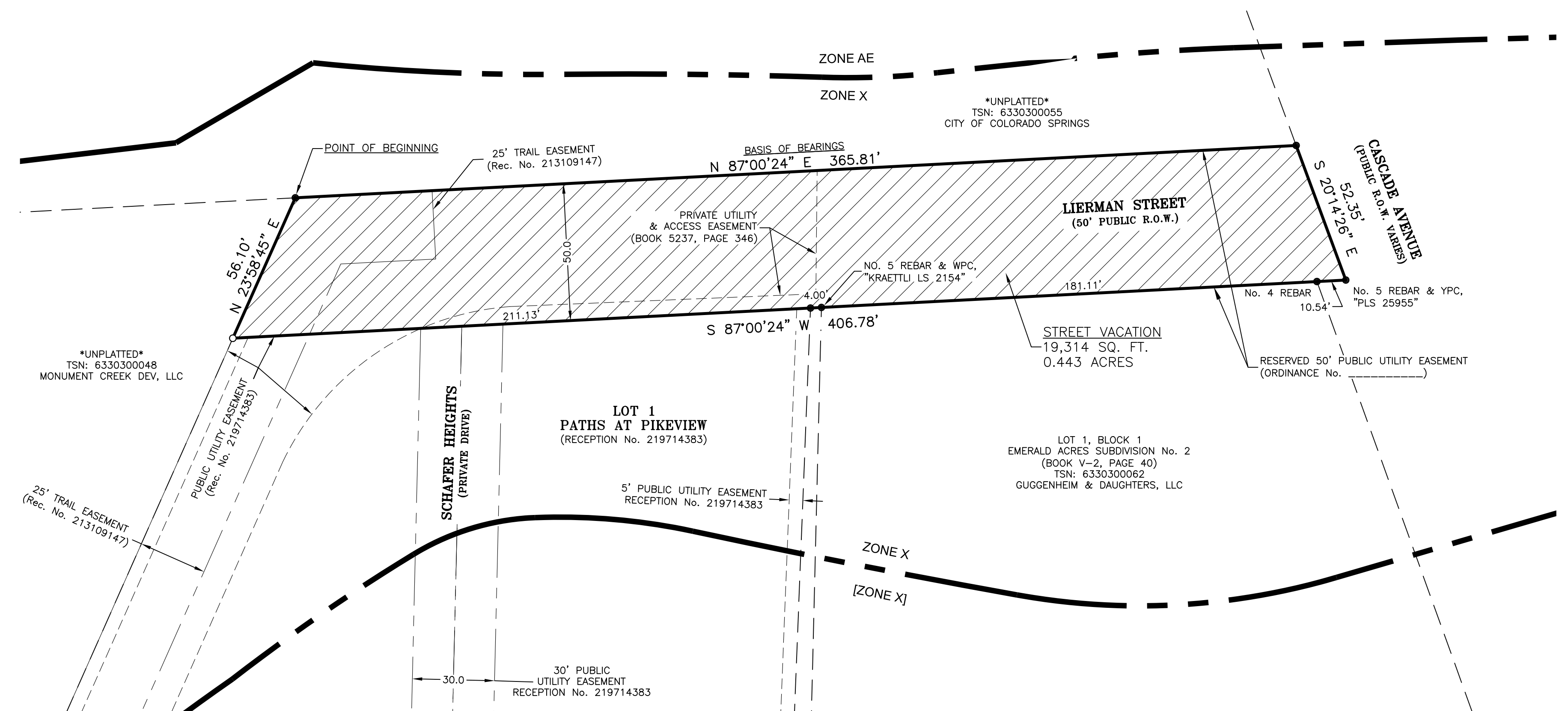
**SURVEYOR'S NOTES:**

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. A current title commitment was not provided at the time of survey and the client did not request rights-of-way or easements to be shown as part of this survey.
5. This survey was performed in the field on September 8, 2023.
6. The Street vacation contains a calculated area of 19,314 square feet (0.443 acres) of land, more or less.
7. Unless noted otherwise hereon, all found and set monuments shown are flush with existing grade.
8. 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. \_\_\_\_\_.



**LEGEND**

- SET No. 5 REBAR AND ORANGE PLASTIC CAP, "PLS 38141"
- FOUND No. 5 REBAR AND ORANGE PLASTIC CAP, "PLS 38141" UNLESS NOTED OTHERWISE
- R.O.W. RIGHT OF WAY
- YPC YELLOW PLASTIC CAP
- WPC WHITE PLASTIC CAP



**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 "LIERMAN 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 "LIERMAN STREET VACATION"

Mayor \_\_\_\_\_

Attest: \_\_\_\_\_  
City Clerk

STATE OF COLORADO } SS  
COUNTY OF EL PASO }

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 \_\_\_\_\_

**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 } SS  
COUNTY OF EL PASO }

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-23-0145

DATE: 09/28/2023		REVISIONS	
No.	Remarks	Date	By
1	ADDRESS CITY COMMENTS	11/16/23	KPB
2	ADDRESS CITY COMMENTS	12/28/23	KPB

**BARRON LAND**  
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PROJECT No.: 18-089 SHEET 1 OF 1

Exhibit B