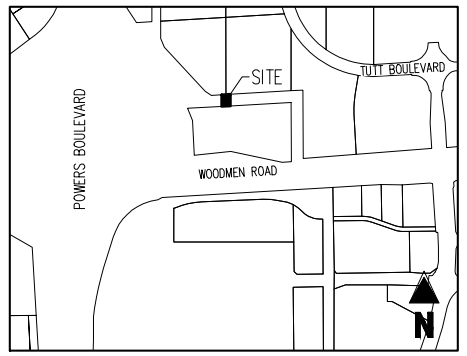
VACATION PLAT

COUNTRY LANE NO. 2 VACATION

A VACATION OF A PORTION OF COUNTRY LANE RIGHT-OF-WAY, WESTVIEW ESTATES
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
1" = 600'

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 AND SHALL BE KNOW AS **COUNTRY LANE NO. 2 VACATION** LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF COUNTRY LANE, AS PLATTED IN WESTVIEW ESTATES, RECEPTION NO. 474595, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO SPRINGS, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 OF SAID WESTVIEW ESTATES, ALSO BEING THE NORTHWEST CORNER OF PARCEL 9A, RECORDED AT RECEPTION NO. 200072519 IN THE EL PASO COUNTY RECORDS AND THE SOUTHEASTERLY CORNER OF THE NORTHERLY PORTION OF COUNRTY LANE VACATED UNDER RECEPTION NO. 212713227 OF THE RECORDS OF EL PLASO, COUNTY, COLORADO;

THENCE S 00°10'03" E, COINCIDENT WITH THE WEST LINE OF SAID PARCEL 9A, A DISTANCE OF 80.12 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL 9A AND THE NORTHEASTERLY CORNER OF THE SOUTHERLY PORTION OF COUNTRY LANE VACATED UNDER RECEPTION NO. 212713227 OF THE RECORDS OF EL PLASO, COUNTY, COLORADO;

THENCE S 86°40'36" W, COINCIDENT WITH THE NORTHERLY LINE OF SAID SOUTHERLY PORTION OF COUNTRY LANE VACATED UNDER RECEPTION NO. 212713222, A DISTANCE OF 60.09 FEET, TO THE SOUTHEAST CORNER OF PARCEL 1A REV, RECORDED AT RECEPTION NO. 200072518 OF THE EL PASO COUNTY RECORDS AND THE NORTHWESTERLY CORNER OF SAID VACATED SOUTHERLY PORTION OF COUNTRY LANE;

THENCE N 00°10'03" W, COINCIDENT WITH THE EAST LINE OF SAID PARCEL 1A REV, A DISTANCE OF 80.12 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL 1A REV AND THE SOUTHWESTERLY CORNER OF SAID VACATED NORTHERLY PORTION OF COUNTRY LANE;

THENCE N 86°40'36" E, COINCIDENT WITH THE SOUTHERLY LINE OF SAID VACATED NORTHERLY PORTION OF COUNTRY LANE, A DISTANCE OF 60.09 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 4,807 SQUARE FEET, MORE OR LESS.

PLAT NOTES:

1. THE DATE OF PREPARATION IS: 12/29/2022.
2. BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6 BEARS N 86°40'44" E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 6, ESTABLISHED FROM TWO REFERENCE MONUMENTS AND ACCESSORY MONUMENTS FROM THE MONUMENT RECORD DATED DECEMBER 13TH, 2010, AND BY THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, BEING A 3-1/4' ALUMINUM CAP STAMPED 'COLO DEPT OF TRANSPORTATION, T13S, R65W, W1/16, S6, S7, 2010, PLS NO 25381' IN A RANGE BOX, WITH ALL BEARINGS HEREIN RELATIVE THERETO.
3. PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08041C0529G, HAVING AN EFFECTIVE DATE OF DECEMBER 07, 2018, INDICATES THE SUBJECT SURVEY TO BE DESIGNATED AS ZONE X, AN AREA OF MINIMAL FLOOD HAZARD. THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
4. ALL DISTANCES SHOWN ON THIS MAP ARE U.S. SURVEY FEET.
5. 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. _____.
6. COUNTRY LANE R.O.W. VACATION TEMPORARY ACCESS AGREEMENT: THE FOLLOWING IS TEMPORARY AGREEMENT BETWEEN CURRENT PROPERTY OWNERS WITHIN THE POWERWOOD 2 MASTER PLAN AND ADJACENT TO COUNTRY LANE. THE AGREEMENT WILL PROVIDE CONTINUING ACCESS ON AND ACROSS CURRENT COUNTRY LANE TO TRACT 11, WESTVIEW ESTATES, PROPERTY CURRENTLY OWNED BY JOYFUL BAPTIST CHURCH, INC.

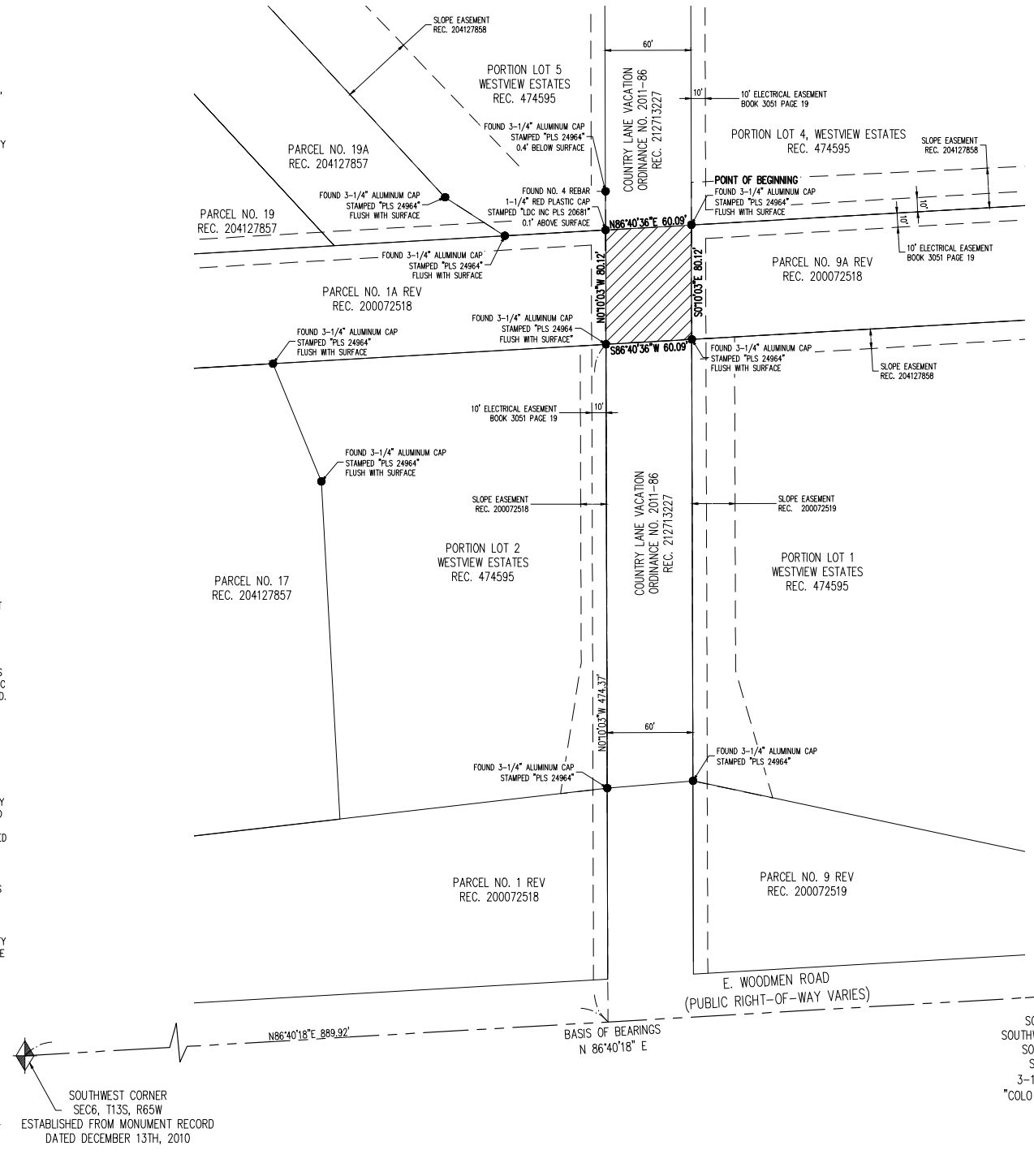
   AT SUCH TIME AS ONE OR MORE OF THE POWERWOOD 2 OWNERS SELL OR BEGIN DEVELOPMENT OF PROPERTIES AFFECTING THE EXISTING ACCESS TO TRACT 11, WESTVIEW ESTATES THIS AGREEMENT SHALL BE REVOKED. AT THAT TIME PUBLIC ROADWAYS, RUSTIC LANE AND/OR SORPRESA LANE, SHALL BE USED TO ACCESS LOT 11, WESTVIEW ESTATES.

   THE OWNERS OF TRACT 11, WESTVIEW ESTATES ACKNOWLEDGE THAT THE POWERWOOD 2 PROPERTY OWNERS SHALL HAVE NO OBLIGATION TO MAINTAIN COUNTRY LANE AND THE OWNERS ALSO AGREE TO HOLD HARMLESS AND INDEMNIFY POWERWOOD 2 OWNERS FOR ANY CLAIMS BY ITS GUESTS, EMPLOYEES, INVITES OR OTHERS USING COUNTRY LANE TO ACCESS THE PROPERTY.

   IN CONSIDERATION OF CITY CODE SECTION 7.7.704.D.9, TEMPORARILY AND UNTIL SUCH TIME AS ONE OR MORE OF THE POWERWOOD 2 OWNERS SELL OR BEGIN DEVELOPMENT OF PROPERTIES AFFECTING THE EXISTING ACCESS TO TRACT 11, WESTVIEW ESTATES, THE OWNERS OF TRACT 11 AND OTHER PROPERTIES MAY CONTINUE TO USE THEIR EXISTING ADDRESSES, THE STREET NAME AND SIGN, "COUNTRY LANE".

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.



LEGEND

- VACATED AREA (AS DESCRIBED)
- LOT LINE
- EASEMENT LINE (AS DESCRIBED)
- SECTION LINE (AS DESCRIBED)
- FOUND MONUMENT (AS DESCRIBED)
- ALIQUOT CORNER (AS DESCRIBED)

CITY APPROVAL

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING VACATION PLAT OF **COUNTRY LANE NO. 2 VACATION**.

_____
MAYOR

ATTEST: _____
CITY CLERK

STATE OF COLORADO
COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20___ BY _____ AS MAYOR, AND BY _____, AS CITY CLERK, OF THE CITY OF COLORADO SPRINGS.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____

_____ _____
CITY PLANNING DIRECTOR DATE

_____ _____
CITY ENGINEER DATE

_____ _____
DATE UTILITIES EXECUTIVE DIRECTOR

SURVEYORS 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 SUBDIVISON THEREON, AND THAT 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.

_____
WILLIAM BROOKS, PLS DATE
COLORADO PLS NO. 37928

FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

CLERK AND RECORDER:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE

AT ____ O' CLOCK ___M.,

THIS _____ DAY OF _____, 20____ A.D., AND IS DULY RECORDED

AT RECEPTION NO. _____

OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

CITY FILE NO.: SUBD-23-0017

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com

VACATION PLAT

PORTION OF COUNTRY LANE, WESTVIEW ESTATES
LOCATED IN SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

#	Date	Issue / Description	Init.
1	03/02/2023	ADDRESS CITY COMMENTS	MNB
2	04/14/2023	ADDRESS CITY COMMENTS	MNB

Project No:	EMP000002.10
Drawn By:	MNB/AAY
Checked By:	BB
Date:	12/29/2022