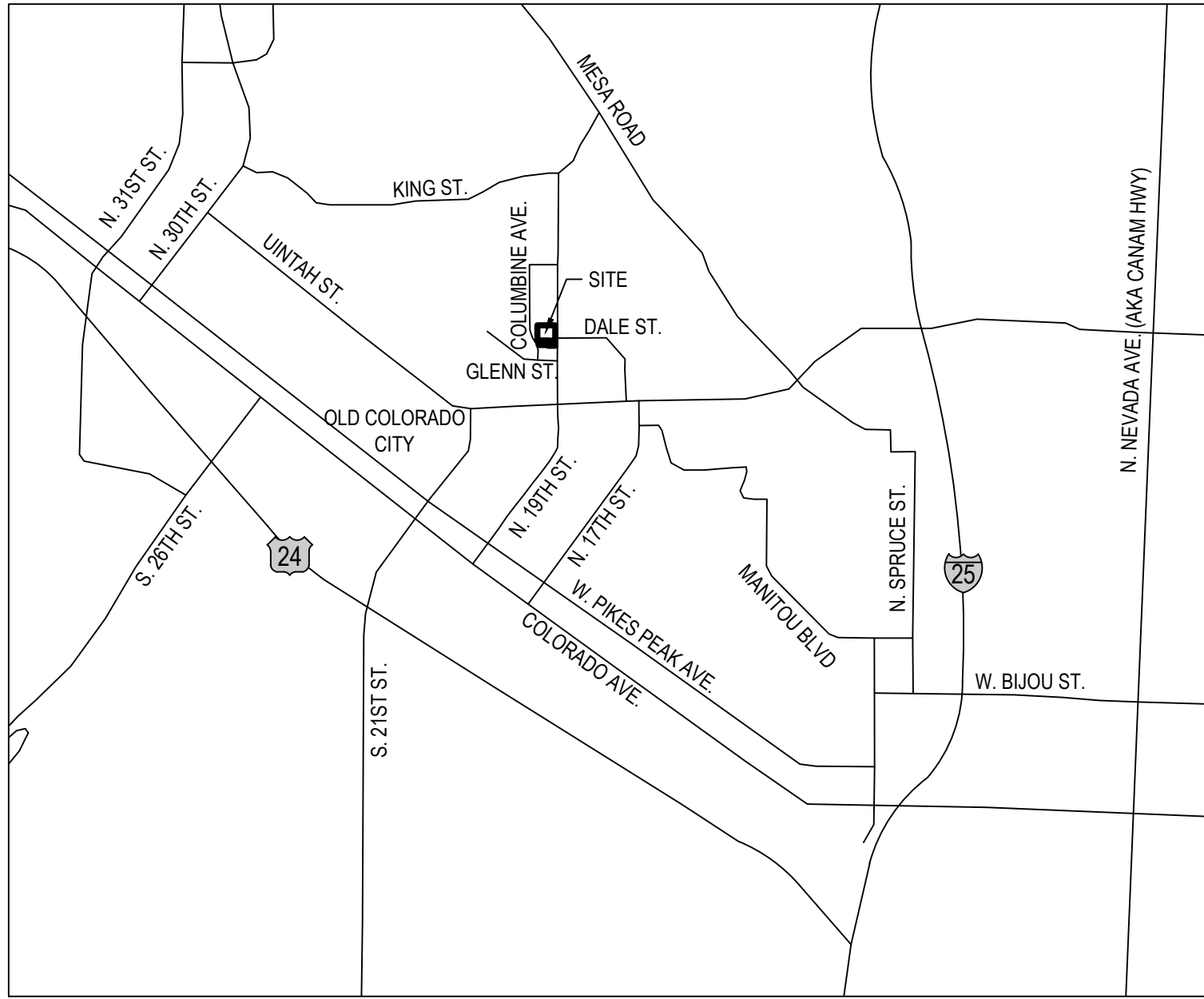


RIGHT-OF-WAY VACATION PLAT
A PORTION OF ALLEY ADJACENT TO LOTS 4 AND 5, L.K. ADAMS ADDITION NO.1

SITUATED IN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL-PASO, STATE OF COLORADO



LEGAL DESCRIPTION

A PORTION OF A 16 FEET WIDE ALLEY LYING ADJACENT TO AND BETWEEN LOTS 4 AND 5, AS SHOWN ON THE PLAT OF L.K. ADAMS ADDITION NO. 1 AS RECORDED IN PLAT BOOK V AT PAGE 3, SITUATED OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 5; THENCE ALONG THE EASTERLY LINES OF SAID LOT 5 THE FOLLOWING TWO (2) COURSES:

1. THENCE NORTH 00°05'05" WEST A DISTANCE OF 25.75 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 31.00 FEET AND AN ARC LENGTH OF 48.69 FEET (CHORD BEARS NORTH 44°54'55" EAST, 43.84 FEET) TO THE NORTHEASTERLY CORNER OF SAID LOT 5 AND A POINT ON THE SOUTHERLY LINE OF TRACT 6, RAMONA ADDITION, AS RECORDED IN PLAT BOOK L AT PAGE 56;
THENCE NORTH 89°54'55" EAST, AND ALONG SAID SOUTHERLY LINE OF TRACT 6, A DISTANCE OF 78.37 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT 6 AND A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 19TH STREET;
THENCE SOUTH 00°04'36" WEST, AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 16.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 4;
THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID LOT 4 THE FOLLOWING THREE (3) COURSES:
1. THENCE SOUTH 89°54'55" WEST A DISTANCE OF 78.33 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 23.56 FEET (CHORD BEARS SOUTH 44°54'55" WEST, 21.21 FEET) TO A POINT;
3. THENCE SOUTH 00°05'05" EAST A DISTANCE OF 25.75 FEET TO A POINT;
THENCE SOUTH 89°54'55" WEST A DISTANCE OF 16.00 FEET TO A POINT TO THE POINT OF BEGINNING.

CONTAINING 2,244 SQ. FT. OR 0.05 ACRES, MORE OR LESS.

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 KNOWN AS "RIGHT-OF-WAY VACATION PLAT, A PORTION OF ALLEY ADJACENT TO LOTS 4 AND 5, L.K. ADAMS ADDITION NO. 1" 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 "RIGHT-OF-WAY VACATION PLAT, A PORTION OF ALLEY ADJACENT TO LOTS 4 AND 5, L.K. ADAMS ADDITION NO. 1".

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

UTILITIES EXECUTIVE DIRECTOR _____ DATE _____

NOTES

1. THE DATE OF PREPARATION IS DECEMBER 19, 2022
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITH 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.
3. BASIS OF BEARING: BEARINGS ARE BASED ON OPS MEASUREMENTS TAKEN ON THE ON THE NORTHERLY LINE OF TRACT 6, RAMONA ADDITION AND BEARS SOUTH 89°55'12" WEST, AS MONUMENTED AT THE NORTHWEST CORNER BY A 1" ORANGE PLASTIC CAP, ILLEGIBLE AND ON THE NORTHEAST CORNER BY A 1" YELLOW PLASTIC CAP, MARKED "PLS 23890".
4. THE UNITS FOR THIS PLAT ARE U.S. SURVEY FEET.
5. THE PROPERTY LIES WITHIN "ZONE X", AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 0841C0726B, EFFECTIVE DATE 12/7/2018.

SURVEYOR'S STATEMENT

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 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.

NAME: JOSEPH EDWARD REIGARD
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO.: 38742
EMAIL: info@surveysystems.net

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 PUBLIC RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, EL PASO COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	48.69	31.00	90.00	N44° 54' 55"E	43.84
C2	23.56	15.00	90.00	S44° 54' 55"W	21.21

LEGEND

	SURVEY CONTROL POINT
	FOUND 18" #5 REBAR FLUSH W/ THE GROUND AND 1 1/4" PINK PLASTIC CAP OR NAIL & WASHER IN ASPHALT. LS 38742
	FOUND PIN & CAP AS NOTED
	FOUND #3 REBAR, NO CAP
	FOUND NAIL & WASHER, AS NOTED
PROPERTY BOUNDARY LINE	
E "E. YY.YY" AS-MEASURED BEARING & DISTANCE	
YY.YY" RECORD DIMENSION PER PLAT/DEED	



05/23/2023
4:21:01 PM
William.Gray

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF SURVEY SYSTEMS INC.

LEPATH M:\2022-196-01-041 CEEL2\03_TECHNICAL-CAD\CEEL2-VACATIONPLAT.DWG LAYOUT: 810 NORTH 19TH AVE - ISP

ISSUE DATE: 12/19/2022		CHECKED BY: JR		DRAWN BY: MW	
		JOB NUMBER: 2022-196-01-411		CLIENT CODE: CCEL2	
		REVISION COMMENTS			
DATE		QTY COMMENTS			
2/2/2023		QTY COMMENTS			
3/22/2023		QTY COMMENTS			
				SHEET NO.	

**RIGHT-OF-WAY VACATION PLAT
A PORTION OF ALLEY ADJACENT TO LOTS 4 AND 5,
L.K. ADAMS ADDITION NO. 1
COLORADO SPRINGS, COLORADO**



SURVEY SYSTEMS

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 Tel: 303.679.8122 - Fax: 303.679.8123
 Info@SurveySystems.net
 www.SurveySystemsInc.com
 A Service-Disabled Veteran-Owned Small Business **SDVOSB | SBE**

Know what's below.

**ALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU
GRADE, OR EXCAVATE FOR THE MARKING OF**

FILE NO.: SUBD-22-0113