

VACATION PLAT OF KENOSHA DRIVE RIGHT-OF-WAY
BEING A VACATION OF THE RIGHT-OF-WAY DEDICATED BY THE PLAT OF
"WOODMEN HEIGHTS COMMERCIAL CENTER FILING NO. 1" AS RECORDED UNDER
RECEPTION NO. 212713216 IN THE RECORDS OF EL PASO COUNTY, COLORADO

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF (SW 1/4) OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4), SW 1/4) OF SECTION 4, T13S, R65W OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 4, T13S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO. THE SECTION CORNER COMMON TO SECTIONS 4,5, 8, AND 9 BEING MONUMENTED WITH A 3" ALUMINUM CAP STAMPED "PLS 38256", FROM WHICH THE QUARTER CORNER COMMON TO SECTIONS 4 AND 9 BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 17664", BEARS N89°18'16"E, A DISTANCE OF 2650.55 FEET.

LEGAL DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4;
THENCE N66°00'11"E A DISTANCE OF 333.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE RIGHT-OF-WAY LINE OF KENOSHA DRIVE AS SHOWN ON "WOODMEN HEIGHTS COMMERCIAL CENTER FILING NO. 1" UNDER RECEPTION NO. 212713216 IN THE RECORDS OF EL PASO COUNTY, COLORADO AND THE POINT OF BEGINNING;

- THENCE ALONG KENOSHA DRIVE RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:
- 1) THENCE N00°42'19"E A DISTANCE OF 210.78 FEET TO A POINT OF CURVE;
 - 2) THENCE 58.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 07°59'51", THE CHORD OF WHICH BEARS N03°17'37"W, 58.58 FEET;
 - 3) THENCE N82°42'27"E A DISTANCE OF 60.00 FEET TO A POINT OF NON-TANGENT CURVE;
 - 4) THENCE 67.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 07°59'51", THE CHORD OF WHICH BEARS S03°17'37"E, 66.95 FEET TO A POINT OF TANGENT;
 - 5) THENCE S00°42'19"W ALONG SAID TANGENT 215.49 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD;
 - 6) THENCE 60.19 FEET ALONG SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 11,991.00 FEET, A CENTRAL ANGLE OF 00°17'15", THE CHORD OF WHICH BEARS N84°48'01"W, 60.19 FEET TO THE POINT OF BEGINNING.

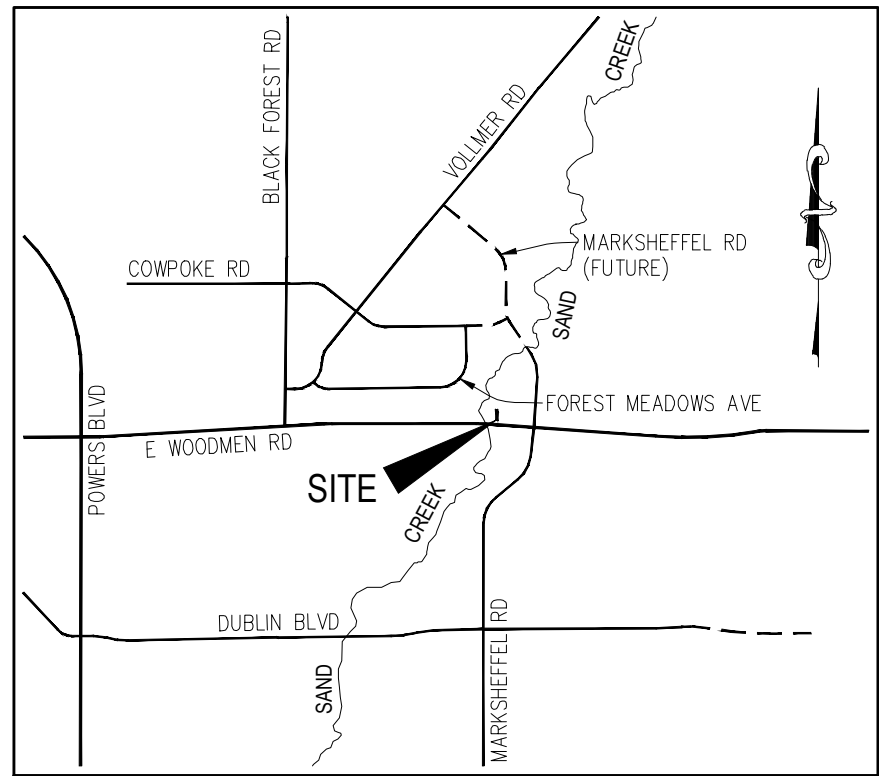
SAID PARCEL CONTAINS A CALCULATED AREA OF 16,555 S.F. (0.380 ACRES) MORE OR LESS.

VACATION PLAT NOTES:

1. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO. THE SECTION CORNER COMMON TO SECTIONS 4,5, 8, AND 9 BEING MONUMENTED WITH A 3" ALUMINUM CAP STAMPED "PLS 38256", FROM WHICH THE QUARTER CORNER COMMON TO SECTIONS 4 AND 9 BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 17664", BEARS N89°18'16"E, A DISTANCE OF 2650.55 U.S. SURVEY FEET.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0533 G, WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING VACATED. THE PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
3. TITLE COMMITMENT?
4. THIS VACATION IS FOR RIGHT-OF-WAY ONLY; ANY EASEMENTS ARE TO REMAIN IN FULL FORCE AND AFFECT.
5. THE PROPERTY AS VACATED IS TO BE VESTED IN _____, PROPERTY RIGHTS FOR LOT 1, WOODMEN HEIGHTS COMMERCIAL CENTER FILING NO. 1 HAVE BEEN RELEASED BY AGREEMENT IN RECEPTION NO. _____.

BE IT KNOWN BY THESE PRESENTS:

PURSUANT TO ORDINANCE NO. _____ MADE AND ADOPTED BY THE CITY COUNCIL ON ____ DAY OF _____, 2019, 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 "VACATION PLAT OF KENOSHA DRIVE RIGHT-OF-WAY" LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



VICINITY MAP
N.T.S.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING VACATION PLAT OF "VACATION PLAT OF A PORTION OF KENOSHA DRIVE RIGHT-OF-WAY".

MAYOR _____

ATTEST:
CITY CLERK _____

STATE OF COLORADO)
SS)
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
2019 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 _____

LEGEND:

- RECORDED PLAT MONUMENT (NOT FOUND)
NO MONUMENTS WERE SET AS A RESULT OF THIS PLAT
- VACATION BOUNDARY LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE

NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

SURVEYORS STATEMENT

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THIS "VACATION PLAT OF A PORTION OF ZIRCON DRIVE RIGHT-OF-WAY" WAS DULY PLATTED ON "ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO. 1" UNDER RECEPTION NO. 218714147 IN THE RECORDS OF EL PASO COUNTY, COLORADO, TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

VERNON P. TAYLOR, COLORADO PLS NO. 25966
FOR AND ON BEHALF OF:
M&S CIVIL CONSULTANTS, INC.
102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO.

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.

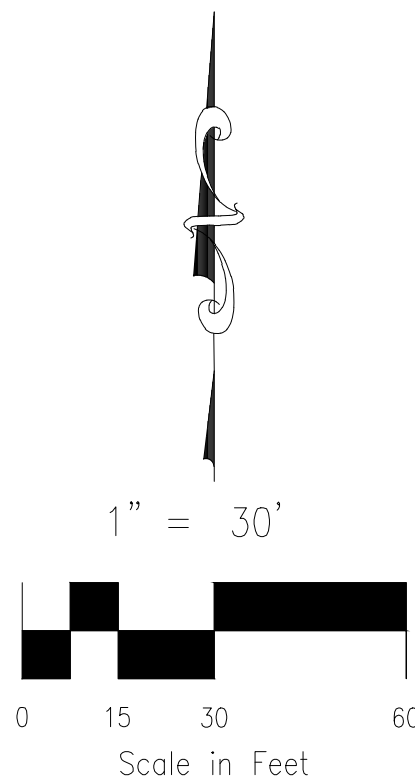
CLERK AND RECORDER:

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 _____, 2019, A.D., AND IS
DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF
EL PASO COUNTY, COLORADO.

FEE: _____ CHUCK BROERMAN, RECORDER

SURCHARGE: _____ BY: _____
DEPUTY



VACATION PLAT
KENOSHA DRIVE RIGHT-OF-WAY
JOB NO. 42-009
DATE PREPARED: 08/16/2019
DATE REVISED:



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465