

RIGHT-OF-WAY VACATION PLAT

ATWOOD DRIVE AND VOLLMER ROAD VACATION
A VACATION OF A PORTION OF ATWOOD DRIVE AND VOLLMER ROAD AS PLATTED IN SOUTHWOOD SUBDIVISION,
BEING A PORTION OF THE EAST HALF OF SECTION 21 AND THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

KNOWN ALL MEN BY THESE PRESENTS:

That the County of El Paso, State of Colorado, being the owner of the following described tract of land to wit:

LEGAL DESCRIPTION

Those portions of Atwood Drive and Vollmer Road as platted in Southwood Subdivision, recorded in Plat Book J-2 at Page 15 of the records of El Paso County, being a portion of the East 1/2 of Section 21 and the Southwest 1/4 of Section 22, Township 11 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, more particularly described as follows:

BASIS OF BEARINGS: Bearings are based upon the North line of the Southeast Quarter of said Section 21, monumented on the West end with a #6 rebar and 2 1/2" aluminum cap stamped "PLS 16154", and monumented on the East end with a 1" pipe, and is assumed to bear N 89°20'59" E, a measured distance of 2633.31 feet.

BEGINNING at the East Quarter Corner of said Section 21, said point also being the Southwest corner of Lot 3, Rampart View, as recorded under Plat Book P-3, Page 28;
thence N 89°54'52" E, along the South line of said Lot 3, a distance of 30.00 feet to a point on the East right-of-way line of said Vollmer Road;
thence S 00°00'43" E along said East right-of-way line, a distance of 382.58;
thence S 70°16'24" W, a distance of 47.32 feet;
thence S 42°17'00" W, a distance of 22.97 feet to a point on the West right-of-way line of said Vollmer Road;
thence N 00°00'43" W along said West right-of-way line, a distance of 385.15 feet to a point on the South right-of-way line of Atwood Drive;
thence S 89°20'59" W along said South right-of-way line, a distance of 1278.13 feet;
thence N 49°10'40" E, a distance of 93.01 feet to a point on the North right-of-way line of said Atwood Drive;
thence N 89°20'59" E along said North right-of-way line, a distance of 1237.74 feet to a point on the West line of said Lot 3, Rampart View;
thence S 00°00'21" W, along said West line a distance of 30.00 feet to the POINT OF BEGINNING.

Containing a calculated area of 99,158 square feet (2.276 acres) of land, more or less.

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE:

This vacation plat was approved for filing by the El Paso County, Colorado

Board of County Commissioners on the _____ day of _____, 20____.

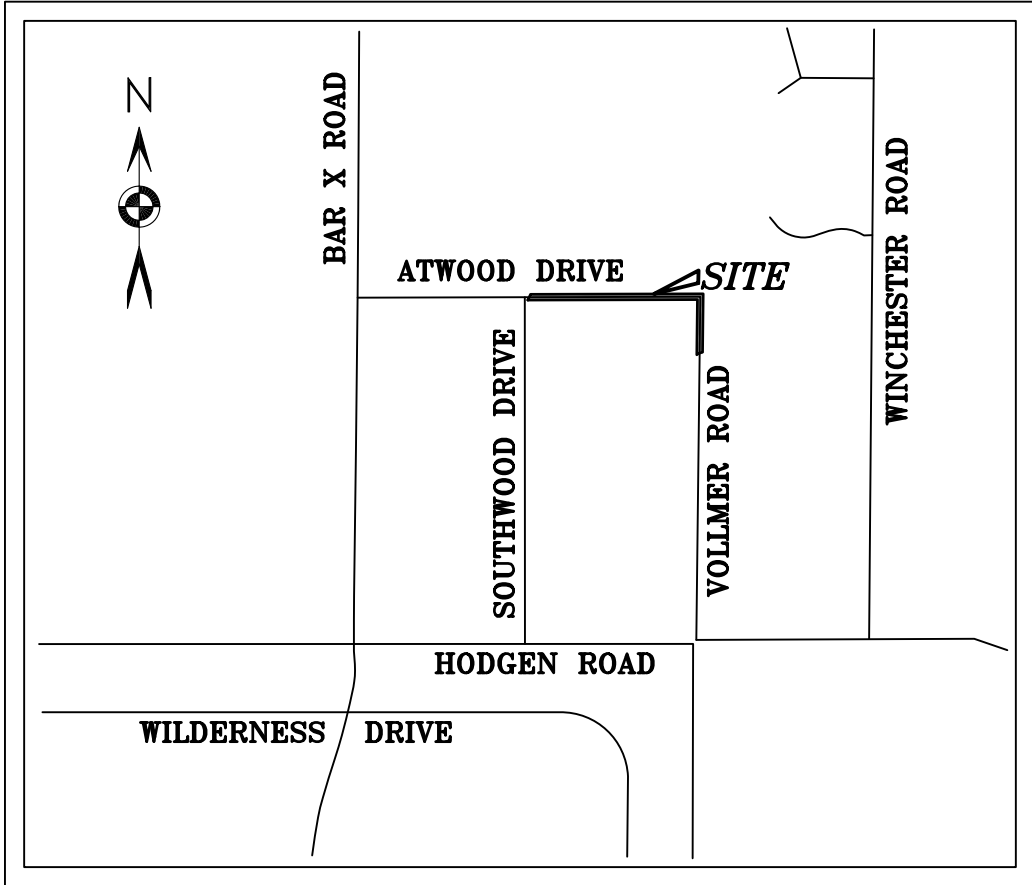
Those portions of Atwood Drive and Vollmer Road as platted in Southwood Subdivision, recorded in the Office of the El Paso County Clerk and Recorder, Plat Book J-2 at Page 15 is hereby

vacated this _____ day of _____, 20____.

Chair, Board of County Commissioners _____ Date _____

Planning and Community Development Director _____ Date _____

Owners certifications and signatures



VICINITY MAP
(NOT TO SCALE)

LEGEND

- FOUND MONUMENT AS NOTED HEREON
- ⦿ FOUND PUBLIC LAND SURVEY SYSTEM MONUMENTS AS NOTED HEREON
- SET No. 5 REBAR AND ORANGE PLASTIC CAP STAMPED "PLS 38141"
- (M) FIELD-MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- (C) CALCULATED DIMENSIONS
- ⊠ ELECTRICAL BOX
- ⊞ ELECTRICAL METER
- ⊞ FIBER OPTIC PEDESTAL
- ⊞ FIBER OPTIC VAULT
- ⊞ LIGHT POLE
- ⊞ MAILBOX
- STORM SEWER CULVERT
- UTILITY GUY WIRE
- UTILITY POLE
- SUBJECT PARCEL LINE(S)
- - - ADJACENT PARCEL LINE(S)
- - - EASEMENT LINE(S)
- OE — OE — OVERHEAD UTILITY LINE(S)
- □ — □ — CHAIN-LINK FENCE
- + — + — SPLIT RAIL FENCE
- ∞ — ∞ — WROUGHT IRON FENCE
- x — x — WIRE STRAND FENCE

SURVEYOR'S NOTES

- 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.
- 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.
- The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
- Any underground or above ground utilities shown hereon have been located from field survey information. Barron Land, LLC does not guaranty said underground utilities to be shown in their exact location and that said underground utilities are shown in their entirety. Barron Land, LLC did not physically enter any manholes or inlets to verify size and material. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- 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.
- This survey was performed in the field on May 18, 2026.
- The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0310G, effective date December 7, 2018, indicates this parcel of land to be located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

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

V261

PCD FILE NO: XXXXX

DATE: 06/12/2026		REVISIONS	
No.	Remarks	Date	By

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