

**EXHIBIT B**  
**EXISTING - EASEMENT VACATION EXHIBIT #1**

**LEGAL DESCRIPTION – UTILITY EASEMENT TO BE VACATED:**

A TEN FOOT (10') WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES LYING OVER, UNDER AND ACROSS A PORTION OF LOT 1, CHAMBERS SUBDIVISION, AS RECORDED UNDER RECEPTION NO. 201160588 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER (W1/2 NW1/4) OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF MANITOU SPRINGS, EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, FROM WHICH THE NORTHEAST CORNER OF SAID LOT 1 BEARS N00°00'00"W (PER THE RECORDED PLAT), A DISTANCE OF 105.50 FEET (OF RECORD) AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N86°43'46"W ALONG THE SOUTHERLY LINE OF SAID LOT 1, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF PARK AVE., AS SHOWN ON SAID PLAT OF CHAMBERS SUBDIVISION, A DISTANCE OF 78.29 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED;

THENCE N86°43'46"W CONTINUING ALONG SAID SOUTHERLY LINE AND SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 11.98 FEET;

THENCE N30°10'25"W, A DISTANCE OF 110.30 FEET;

THENCE S90°00'00"E, A DISTANCE OF 120.84 FEET;

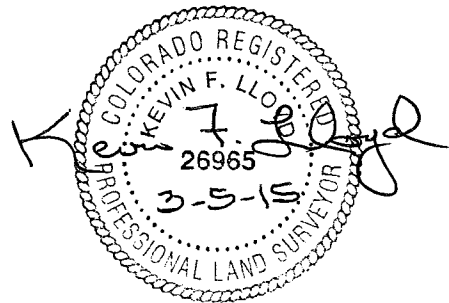
THENCE S22°06'53"W, A DISTANCE OF 10.79 FEET;

THENCE N90°00'00"W, A DISTANCE OF 99.40 FEET;

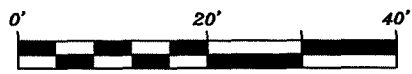
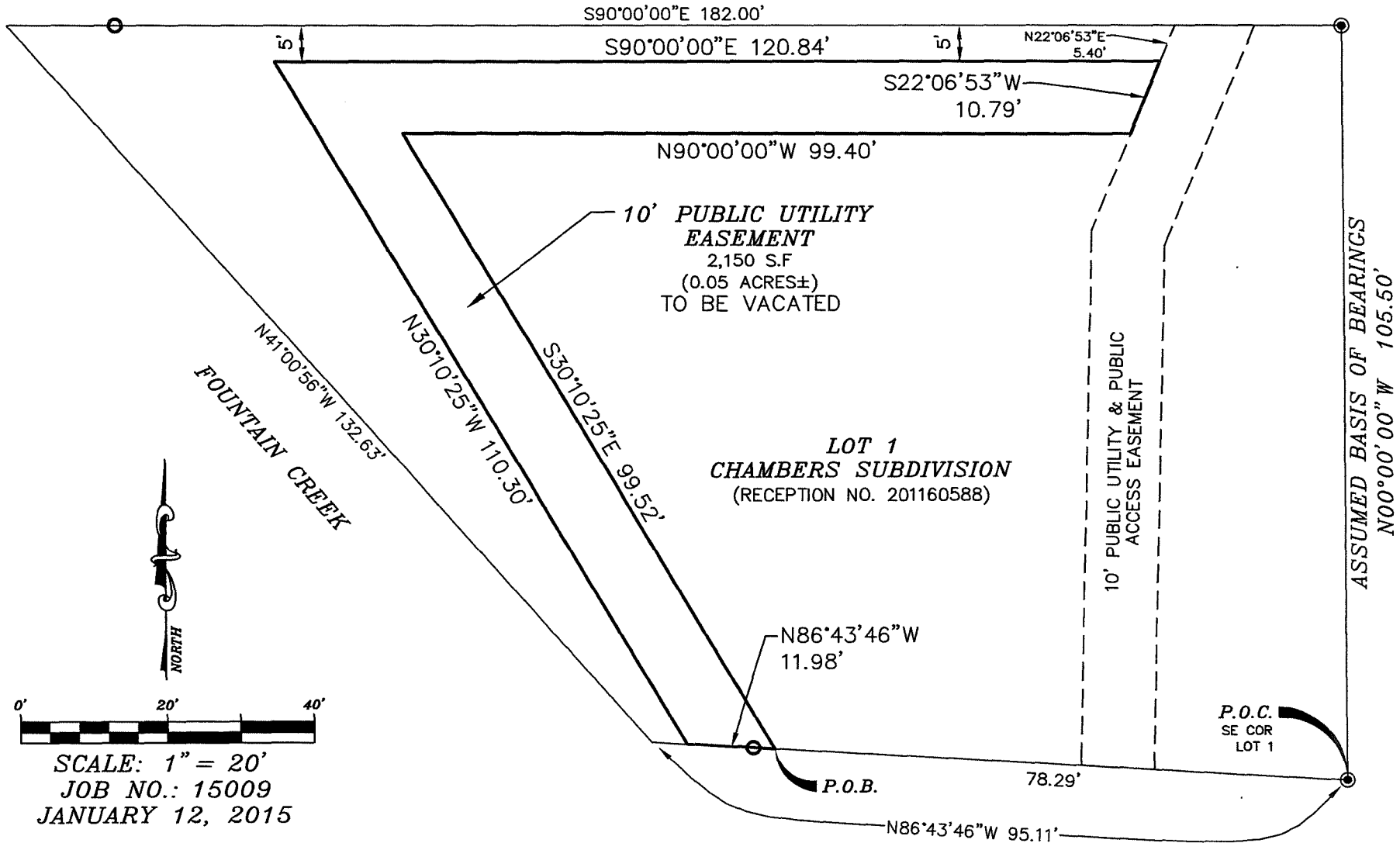
THENCE S30°10'25"E, A DISTANCE OF 99.52 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 2,150 SQUARE FEET (0.05 ACRES) OF LAND, MORE OR LESS.

PREPARED BY:  
KEVIN F. LLOYD, COLORADO P.L.S. NO. 26965  
FOR AND ON BEHALF OF RAMPART SURVEYS, INC.  
P.O. BOX 5101  
WOODLAND PARK, COLORADO 80866  
719-687-0920



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SCALE: 1" = 20'  
 JOB NO.: 15009  
 JANUARY 12, 2015

**LEGEND:**

- FOUND PROPERTY CORNER
- FOUND PROPERTY CORNER (WITNESS CORNER)

**EXHIBIT C**

EXISTING – EASEMENT VACATION EXHIBIT #1

**RAMPART SURVEYS**

P.O. Box 5101  
 Woodland Park, CO. 80866  
 (719) 687-0920

**EXHIBIT B**  
**EXISTING - EASEMENT VACATION EXHIBIT #2**

**LEGAL DESCRIPTION – UTILITY & ACCESS EASEMENT TO BE VACATED:**

A TEN FOOT (10') WIDE EASEMENT FOR PUBLIC UTILITY AND PUBLIC ACCESS PURPOSES LYING OVER, UNDER AND ACROSS A PORTION OF LOT 1, CHAMBERS SUBDIVISION, AS RECORDED UNDER RECEPTION NO. 201160588 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER (W1/2 NW1/4) OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF MANITOU SPRINGS, EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, FROM WHICH THE NORTHEAST CORNER OF SAID LOT 1 BEARS N00°00'00"W (PER THE RECORDED PLAT), A DISTANCE OF 105.50 FEET (OF RECORD) AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N86°43'46"W ALONG THE SOUTHERLY LINE OF SAID LOT 1, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF PARK AVE., AS SHOWN ON SAID PLAT OF CHAMBERS SUBDIVISION, A DISTANCE OF 26.40 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED;

THENCE N86°43'46"W CONTINUING ALONG SAID SOUTHERLY LINE AND SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET;

THENCE N01°35'17"E, A DISTANCE OF 74.95 FEET;

THENCE N22°06'53"E, A DISTANCE OF 30.77 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1;

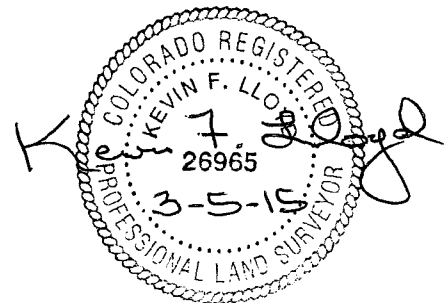
THENCE S90°00'00"E ALONG SAID NORTH LINE, A DISTANCE OF 10.79 FEET;

THENCE S22°06'53"W, A DISTANCE OF 33.03 FEET;

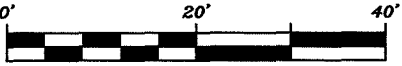
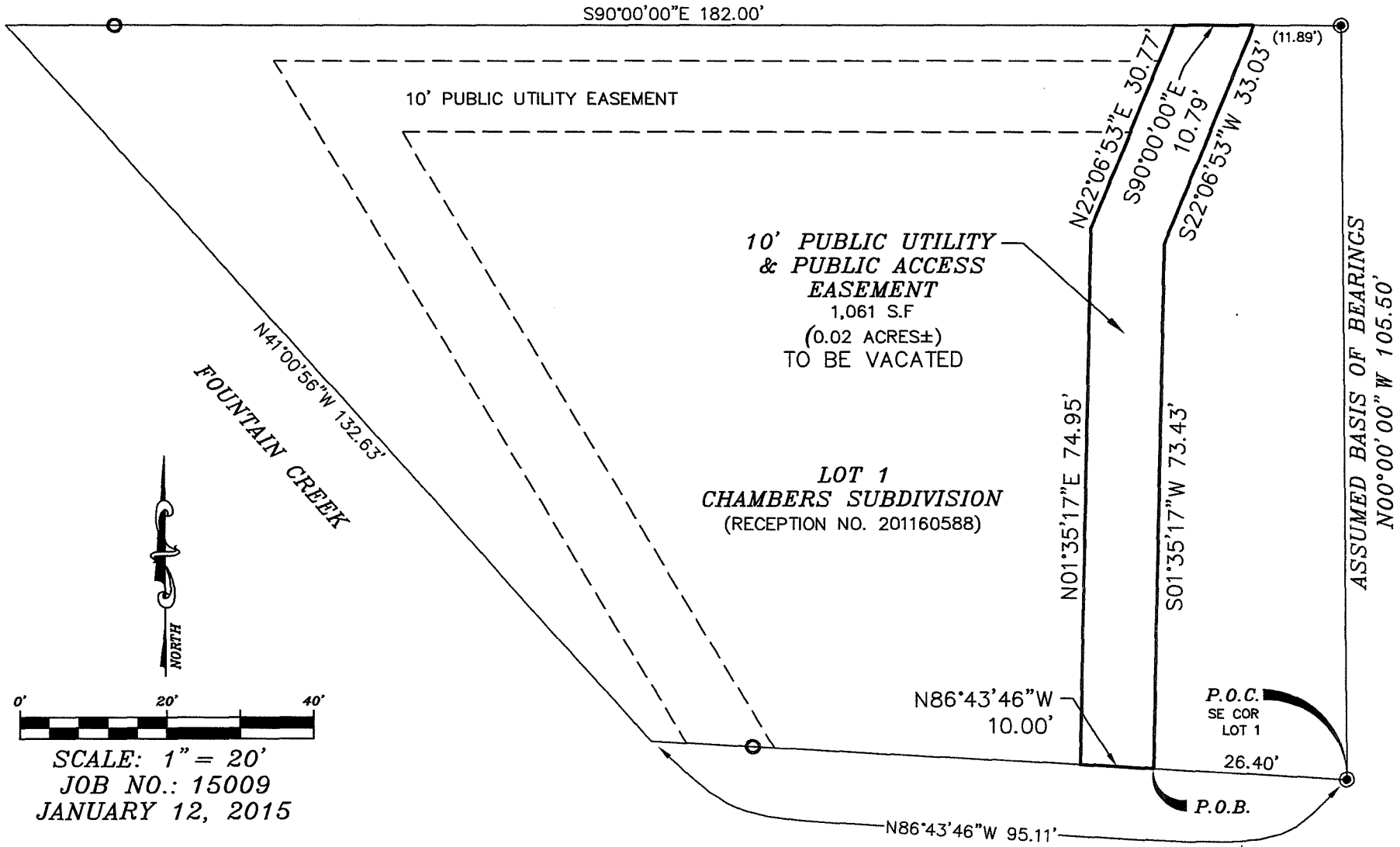
THENCE S01°35'17"W, A DISTANCE OF 73.43 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 1,061 SQUARE FEET (0.02 ACRES) OF LAND, MORE OR LESS.

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KEVIN F. LLOYD, COLORADO P.L.S. NO. 26965  
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P.O. BOX 5101  
WOODLAND PARK, COLORADO 80866  
719-687-0920



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SCALE: 1" = 20'  
 JOB NO.: 15009  
 JANUARY 12, 2015

**LEGEND:**

- FOUND PROPERTY CORNER
- FOUND PROPERTY CORNER (WITNESS CORNER)

PARK AVE.  
 (R.O.W. VARIES)

**RAMPART  
 SURVEYS**

P.O. Box 5101  
 Woodland Park, CO. 80866  
 (719) 687-0920

*EXHIBIT C*

EXISTING - EASEMENT VACATION EXHIBIT #2