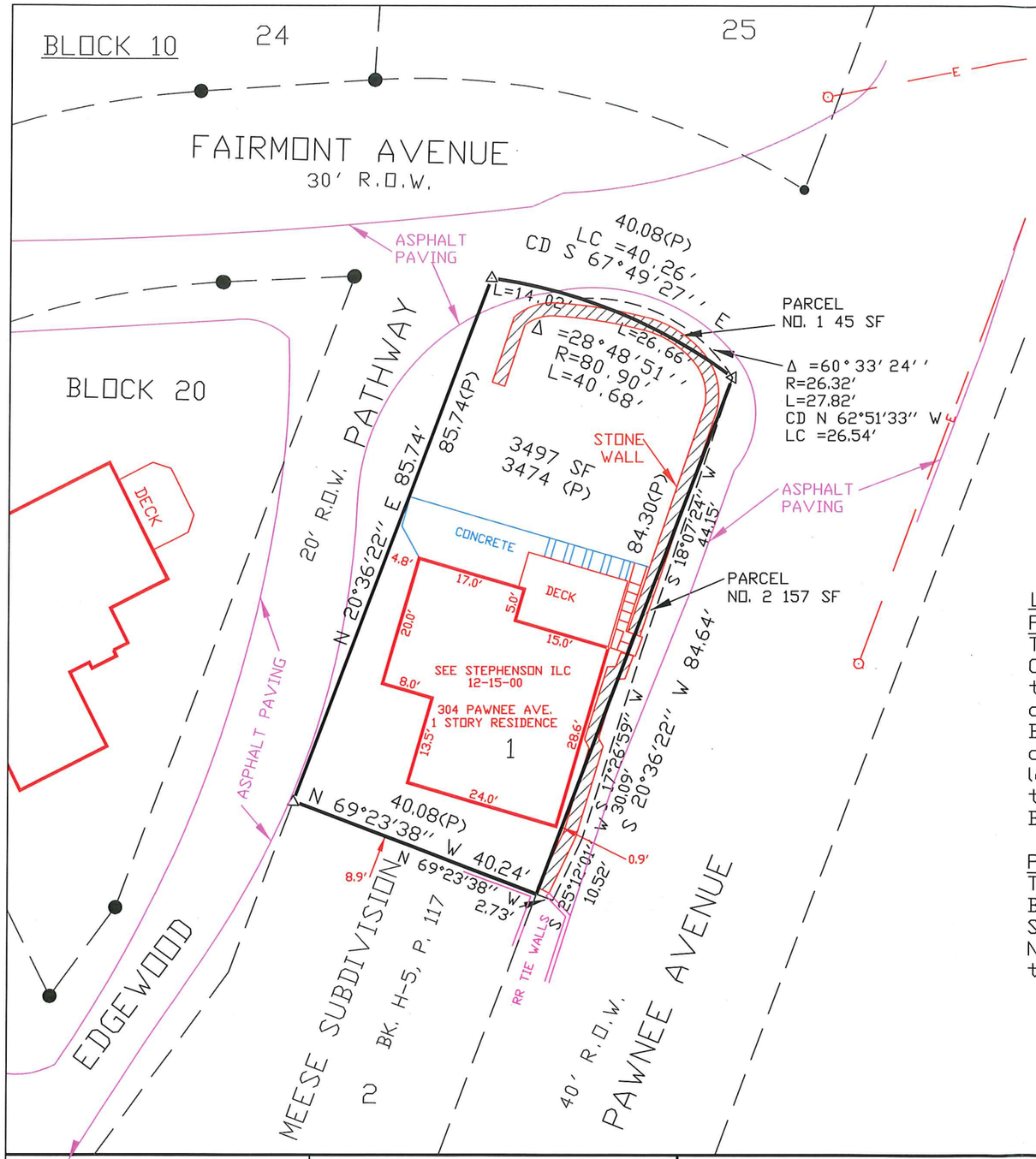

N

20 0 20 40 60

Scale 1" = 20'

LEGEND

- ● FOUND YELLOW #9853 CAP ON #4 REBAR
- • FOUND #9853 WASHER ON CONCRETE NAIL
- ◁ FOUND YELLOW #9477 CAP ON #4 REBAR

LEGAL DESCRIPTION

PARCEL NO. 1

That portion of Fairmont Avenue adjacent to Lot 1, Meese Subdivision, in the City of Manitou Springs, El Paso County, Colorado, according to the Plat thereof recorded in Plat Book H-5 at Page 117 of the records of said county, described as follows:

Beginning at the Northeast corner of said Meese Subdivision; Thence on a curve to the left having a central angle of 60°33'24", a radius of 26.32', a length of 27.82', and whose chord bears N62°51'33"W, 26.54'; Thence on a curve to the right having a radius of 80.90' and a length of 26.66' to the Point of Beginning, and containing 45 square feet.

PARCEL NO. 2

That portion of Pawnee Avenue adjacent to said Lot 1, described as follows:

Beginning at the Northeast corner of said Meese Subdivision; Thence S18°07'24"W, 44.15'; Thence S17°26'59"W, 30.09'; Thence S25°12'01"W, 10.52'; Thence N69°23'38"W, 2.73'; Thence N20°36'22"E along the East line of said Lot 1, 84.64' to the Point of Beginning, and containing 157 square feet.

DRAWN BY: O.E. WATTS DATE: 2-14-17 DWG. NO.: 17-4972-02 SURVEYED BY: OEW, ESW 2-14-17 5-10-01 THRU	REVISIONS	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT 3014 PAWNEE AVE. LOT 1 MEESE SUB. MANITOU SPRINGS	SHT. NAME RIGHT OF WAY VACATION	SHT. NO. 1 OF 1