

LEGAL DESCRIPTION:

A PORTION OF LAKEHURST DRIVE SHOWN ON THE PLAT OF COLONY HILLS SUBDIVISION RECORDED IN PLAT BOOK M-2 AT PAGE 77, RECORDS OF EL PASO COUNTY AND BEING A PART OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS A PORTION OF THE SOUTHEASTERLY LINE OF LOT 5, MISSION TRACE AT THE SPRINGS FILING NO. 2, BEING MONUMENTED AT THE NORTHERLY END BY A FOUND 5/8" REBAR AND AT THE SOUTHERLY END BY A FOUND 5/8" WITH 2" ALUMINUM CAP "PLS 29410". SHOWN ON THE PLAT OF MISSION TRACE AT THE SPRINGS FILING NO. 2, RECORDED IN PLAT BOOK Z-3 AT PAGE 8, RECORDS OF EL PASO COUNTY, TO BEAR S 47°03'36" W FOR A DISTANCE OF 145.26 FEET.

BEGINNING AT THE NORTH EAST CORNER OF LOT 39, BLOCK 6, COLONY HILLS SUBDIVISION RECORDED IN PLAT BOOK M-2 AT PAGE 77, RECORDS OF EL PASO COUNTY;

THENCE S 89°28'10" W ON THE NORTH LINE OF SAID LOT 39, BLOCK 6, SAID LINE ALSO BEING THE SOUTH RIGHT OF WAY LINE OF LAKEHURST DRIVE, FOR A DISTANCE OF 120.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 39, BLOCK 6;

THENCE N 00°33'52" W ON AN EXTENSION OF THE WEST LINE OF SAID LOT 39, BLOCK 6, FOR A DISTANCE OF 46.30 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF JET WING DRIVE;

THENCE N 47°03'36" E ON SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 20.31 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LAKEHURST DRIVE;

THENCE N 89°28'10" E ON SAID NORTH RIGHT OF WAY LINE FOR A

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DISTANCE OF 112.10 FEET TO A POINT OF CURVE ON THE WEST
RIGHT OF WAY LINE OF COLONY HILLS CIRCLE;
THENCE ON SAID WEST RIGHT OF WAY LINE ON A CURVE TO THE
LEFT HAVING AN ARC LENGTH OF 56.55 FEET, A RADIUS OF 224.81
FEET, A CENTRAL ANGLE OF 14°24'42". AND WHOSE CHORD BEARS
S 06°40'31" E FOR A DISTANCE OF 56.40 FEET TO A POINT OF
TANGENCY;
THENCE CONTINUING ON SAID WEST RIGHT OF WAY LINE
S 00°31'50" E FOR A DISTANCE OF 4.05 FEET TO THE POINT OF
BEGINNING.
CONTAINING 7,230 SQUARE FEET OR 0.166 ACRES MORE OR LESS