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**VACATION PLAT OF PORTION OF A ZIRCON DRIVE RIGHT-OF-WAY  
LEGAL DESCRIPTION**

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO. THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 22095", FROM WHICH THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 22095", BEARS N89°48'32"E, A DISTANCE OF 2659.71 FEET.

**LEGAL DESCRIPTION:**

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4, NW 1/4) OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) OF SECTION 28;  
THENCE S00°00'09"E ALONG THE EAST LINE OF AFORESAID NORTHWEST QUARTER A DISTANCE OF 1324.63 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF (N 1/2) OF SAID NORTHWEST QUARTER (NW 1/4), THENCE S89°48'15"W ALONG THE SOUTH LINE OF AFORESAID NORTH HALF (N 1/2) A DISTANCE OF 119.08 FEET TO THE SOUTHEAST CORNER OF THE RIGHT-OF-WAY DEDICATION OF ZIRCON DRIVE AS DESCRIBED IN "ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 218714147 IN THE RECORDS OF EL PASO COUNTY, COLORADO AND THE POINT OF BEGINNING;

THENCE CONTINUING S89°48'15"W ALONG THE SOUTHERLY LINE OF ZIRCON DRIVE RIGHT-OF-WAY, 297.63 FEET;  
THENCE N00°11'45"W A DISTANCE OF 57.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF ZIRCON DRIVE;

THENCE THE FOLLOWING SIX (6) COURSES ALONG ZIRCON DRIVE RIGHT-OF-WAY:

- 1) THENCE N89°48'15"E A DISTANCE OF 189.49 FEET;
- 2) THENCE N32°53'43"E A DISTANCE OF 14.92 FEET;
- 3) THENCE N89°48'15"E A DISTANCE OF 75.00 FEET;
- 4) THENCE S33°17'13"E A DISTANCE OF 14.92 FEET;
- 5) THENCE N89°48'15"E DISTANCE OF 16.85 FEET;
- 6) THENCE S00°11'45"E A DISTANCE OF 57.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 18,004 S.F. (0.413 ACRES MORE OR LESS).