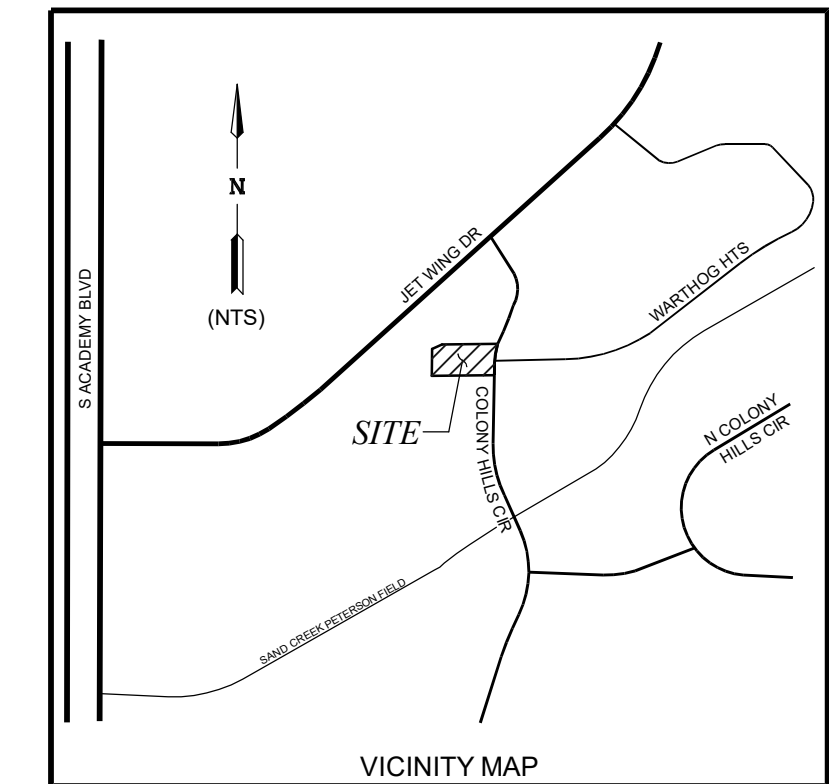


**VACATION PLAT**  
**LAKEHURST DRIVE BETWEEN JET WING AND**  
**COLONY HILLS CIRCLE RIGHT-OF-WAY VACATION**  
 LOCATED IN COLONY HILLS SUBDIVISION,  
 SECTION 35, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



**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 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

**NOTES:**

- THE BASIS OF BEARINGS 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 145.26'.
- UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.
- DATE OF PREPARATION 08/18/23.
- PARCEL IS LOCATED IN A ZONE X FLOOD AREA, INFORMATION FROM FEMA FIRM MAP NUMBER 08041C0742 G, EFFECTIVE DATE DECEMBER 7, 2018.
- UTILITY LINES SHOWN ARE FROM LOCATES DONE ON 08/15/23
- THE VACATED PORTIONS OF RIGHT-OF-WAY ARE SUBJECT TO THE RESERVATION OF EASEMENTS AS SET FORTH IN SECTION 2 OF THE CITY OF COLORADO SPRINGS ORDINANCE NO. \_\_\_\_\_.

**SURVEYOR'S CERTIFICATION:**

I, THOMAS S. MARR, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY STATE AND DECLARE THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER MY RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND PARCEL DELINEATION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES 2020 HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE.

THOMAS S. MARR  
 COLORADO P.L.S. NO. 30106

**BE IT KNOWN BY THESE PRESENTS:**

PURSUANT TO ORDINANCE NO. \_\_\_\_\_, MADE AND ADOPTED BY THE CITY COUNCIL ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, DOES HEREBY VACATE THE LAND SET FORTH ON THIS VACATION PLAT AND SHALL BE KNOWN AS "LAKEHURST DRIVE BETWEEN JET WING DRIVE AND COLONY HILLS CIRCLE RIGHT-OF-WAY VACATION" LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

**CITY APPROVAL:**

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING VACATION PLAT OF LAKEHURST DRIVE BETWEEN JET WING DRIVE AND COLONY HILLS CIRCLE RIGHT-OF-WAY VACATION.

BLESSING A. MOBOLADE, AS MAYOR

ATTEST:  
 SARAH B. JOHNSON, AS CITY CLERK

STATE OF COLORADO  
 COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_ BY BLESSING A. MOBOLADE, AS MAYOR, AND BY SARAH B. JOHNSON, AS CITY CLERK, OF THE CITY OF COLORADO SPRINGS.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

CITY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

UTILITIES EXECUTIVE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**RECORDING CERTIFICATE:**

CLERK AND RECORDER CERTIFICATE:  
 STATE OF COLORADO )  
 ) SS  
 COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORDING IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D. AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

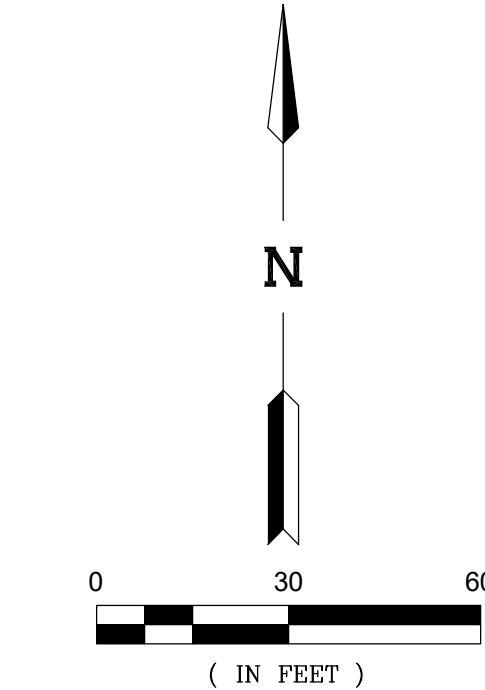
STEVE SCHLEIKER, RECORDER

BY: \_\_\_\_\_

DEPUTY \_\_\_\_\_

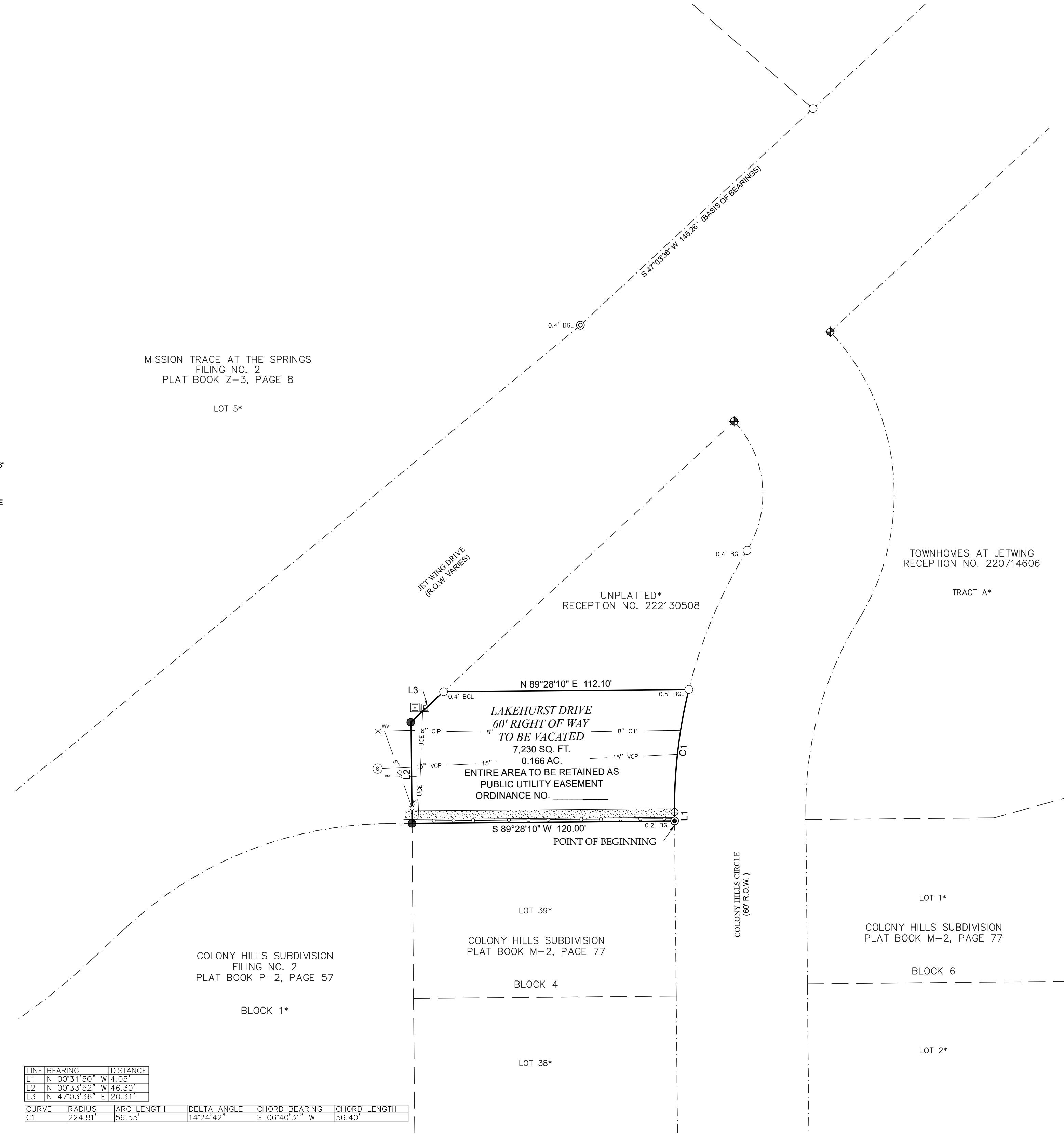
FEE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_



**LEGEND:**

- SET 5/8" X 18" REBAR WITH ORANGE PLASTIC CAP "PLS 30106"
  - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP "PLS 22100"
  - ⊙ FOUND 5/8" REBAR WITH 2" ALUMINUM CAP "PLS 29410"
  - ⊕ FOUND PK NAIL AND 3/12" WASHER "PLS 36560"
  - ⊕ FOUND PK NAIL AND 3/4" DISK IN CHISELED CROSS ILLLEGIBLE
  - FOUND 5/8" REBAR
  - ⊙ SANITARY SEWER MANHOLE
  - ⊕ ELECTRIC VAULT
  - WV WATER VALVE
  - PH FIRE HYDRANT
  - LP LIGHT POLE
  - BOUNDARY LINE
  - - - RIGHT-OF-WAY LINE
  - · - ADJACENT LOT LINE
  - · - EASEMENT LINE
  - 6" CIP WATERLINE 6" CIP
  - 8" CIP WATERLINE 8" CIP
  - UGE UNDERGROUND ELECTRIC
  - 15" VCP SANITARY SEWER LINE 15" VCP
  - GAS GAS
  - GAS LINE
  - WOOD FENCE
  - CONCRETE
- \* NOT A PART OF THIS SURVEY  
 R.O.W. - RIGHT OF WAY  
 S.F. - SQUARE FEET  
 AC. - ACRES
- BGL - BELOW GROUND LEVEL  
 AGL - ABOVE GROUND LEVEL  
 MONUMENTS ARE FLUSH IF NOT NOTED



LINE	BEARING	DISTANCE
L1	N 00°31'50" W	4.05'
L2	N 00°33'52" W	46.30'
L3	N 47°03'36" E	20.31'

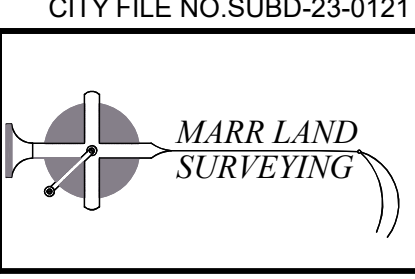
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT	224.81	56.55	14°24'42"	S 06°40'31" W	56.40

**MARR LAND SURVEYING**  
 506 Bonfoy Ave B  
 Colorado Springs, CO 80909  
 Tel: (719)660-8623  
 tmarr@marrlandsurveying.com

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	REVISIONS PER CITY REVIEW	TSM	11/10/23
2	REVISIONS PER CITY REVIEW	TSM	12/10/23
3	REVISIONS PER CITY REVIEW	TSM	02/19/24
4	REVISIONS PER CITY REVIEW	TSM	03/11/24

A PARCEL LOCATED IN SECTION 35,  
 TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
 COUNTY OF EL PASO, STATE OF COLORADO

PROJECT NO. 23-056		Drawn By: TSM	Date: 8/18/23
		Checked By: TSM	Sheet: 1 of 1



CITY FILE NO. SUBD-23-0121