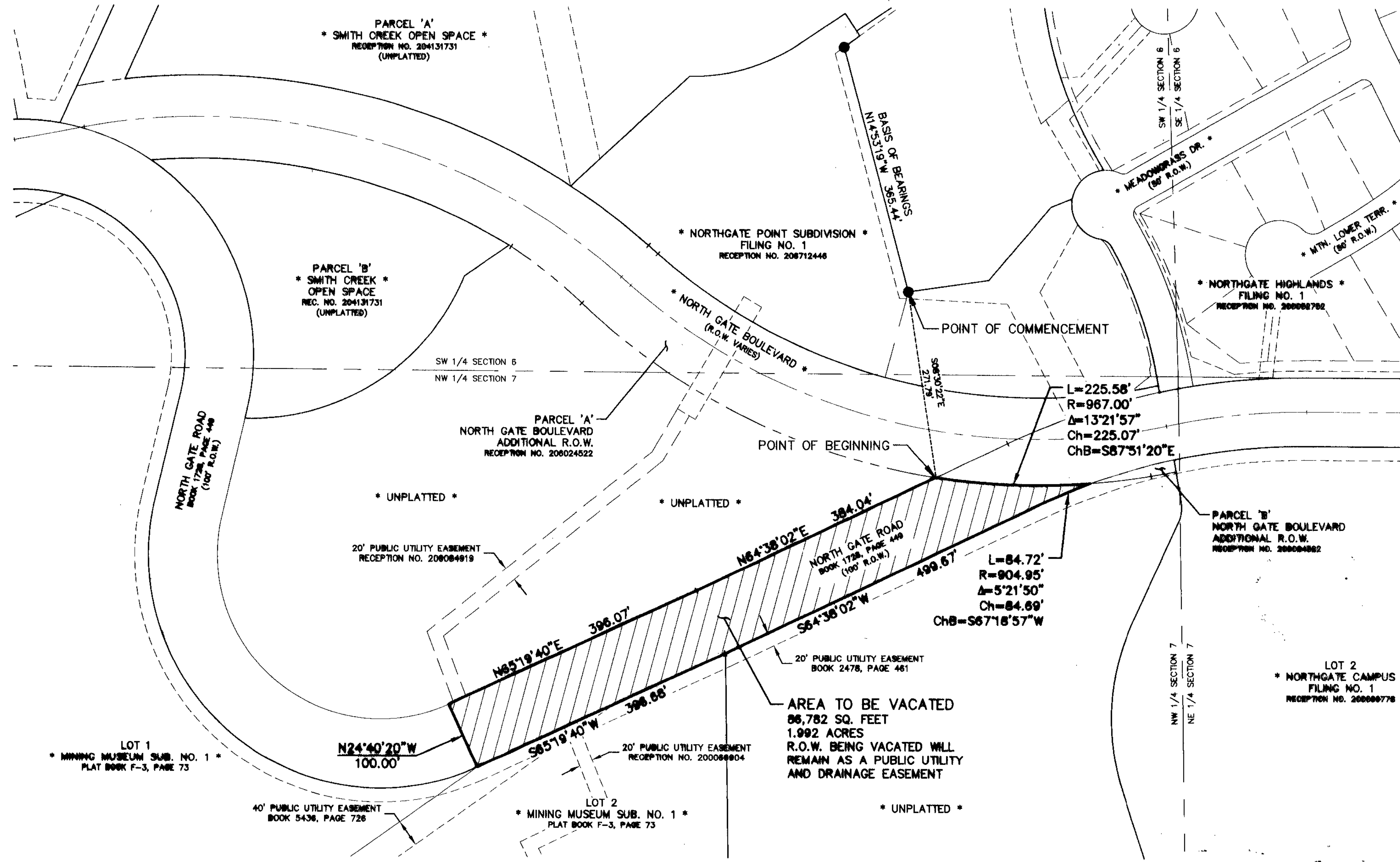


A VACATION OF A PORTION OF NORTH GATE ROAD

VACATION PLAT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 7 TOWNSHIP 12 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 THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A SEGMENT OF THE NORTHEASTERLY BOUNDARY LINE OF "NORTHGATE POINT FILING NO. 1", RECORDED UNDER RECEPTION NO. 206712446 OF THE RECORDS OF SAID EL PASO COUNTY, ASSUMED TO BEAR N14°53'19"W A DISTANCE OF 365.44 FEET.

COMMENCING AT SOUTHEAST END OF SAID NORTHEASTERLY BOUNDARY LINE OF "NORTHGATE POINT FILING NO. 1", THENCE S08°30'22"E A DISTANCE OF 271.79 FEET TO THE SOUTHERLY CORNER OF AN ADDITIONAL NORTH GATE BOULEVARD RIGHT-OF-WAY DEDICATION, AS DESCRIBED IN "PARCEL A" OF A DEED RECORDED UNDER RECEPTION NO. 206024522 OF THE RECORDS OF SAID EL PASO COUNTY, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON A NONTANGENT ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 967.00 FEET, A DELTA ANGLE OF 13°21'57", AN ARC LENGTH OF 225.58 FEET, AND WHOSE LONG CHORD BEARS S87°51'20"E A DISTANCE OF 225.07 FEET TO THE WESTERLY CORNER OF AN ADDITIONAL NORTH GATE BOULEVARD RIGHT-OF-WAY DEDICATION, AS DESCRIBED IN "PARCEL B" OF A DEED RECORDED UNDER RECEPTION NO. 206024522 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE ON A NONTANGENT ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 904.95 FEET, A DELTA ANGLE OF 05°21'50", AN ARC LENGTH OF 84.72 FEET, AND WHOSE LONG CHORD BEARS S67°18'57"W A DISTANCE OF 84.69 FEET;

THENCE S64°38'02"W A DISTANCE OF 499.67 FEET TO THE NORTHEAST CORNER OF LOT 2 OF "MINING MUSEUM SUBDIVISION NO. 1", RECORDED IN PLAT BOOK F-3 AT PAGE 73 IN THE RECORDS OF SAID EL PASO COUNTY;

THENCE ON THE NORTHERLY BOUNDARY OF SAID LOT 2, S65°19'40"W A DISTANCE OF 396.68 FEET;

THENCE N24°40'20"W A DISTANCE OF 100.00 FEET;

THENCE N85°19'40"E A DISTANCE OF 396.07 FEET;

THENCE N64°38'02"E A DISTANCE OF 384.04 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 86,782 SQ. FEET, OR 1.992 ACRES, MORE OR LESS.

SURVEYOR'S STATEMENT:

I, JAMES L. SIMCOVEC, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AS AMENDED, AND THAT THIS PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACT OF LAND AND THE VACATION PLAT THEREOF, AND THAT THE REQUIREMENTS OF TITLE 31 AND 38 OF THE COLORADO REVISED STATUTES, AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

James L. Simcovec

 JAMES L. SIMCOVEC, PROFESSIONAL SURVEYOR
 COLORADO P.L.S. NO. 17502
 FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT FOR "A VACATION OF A PORTION OF NORTH GATE ROAD" IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO.

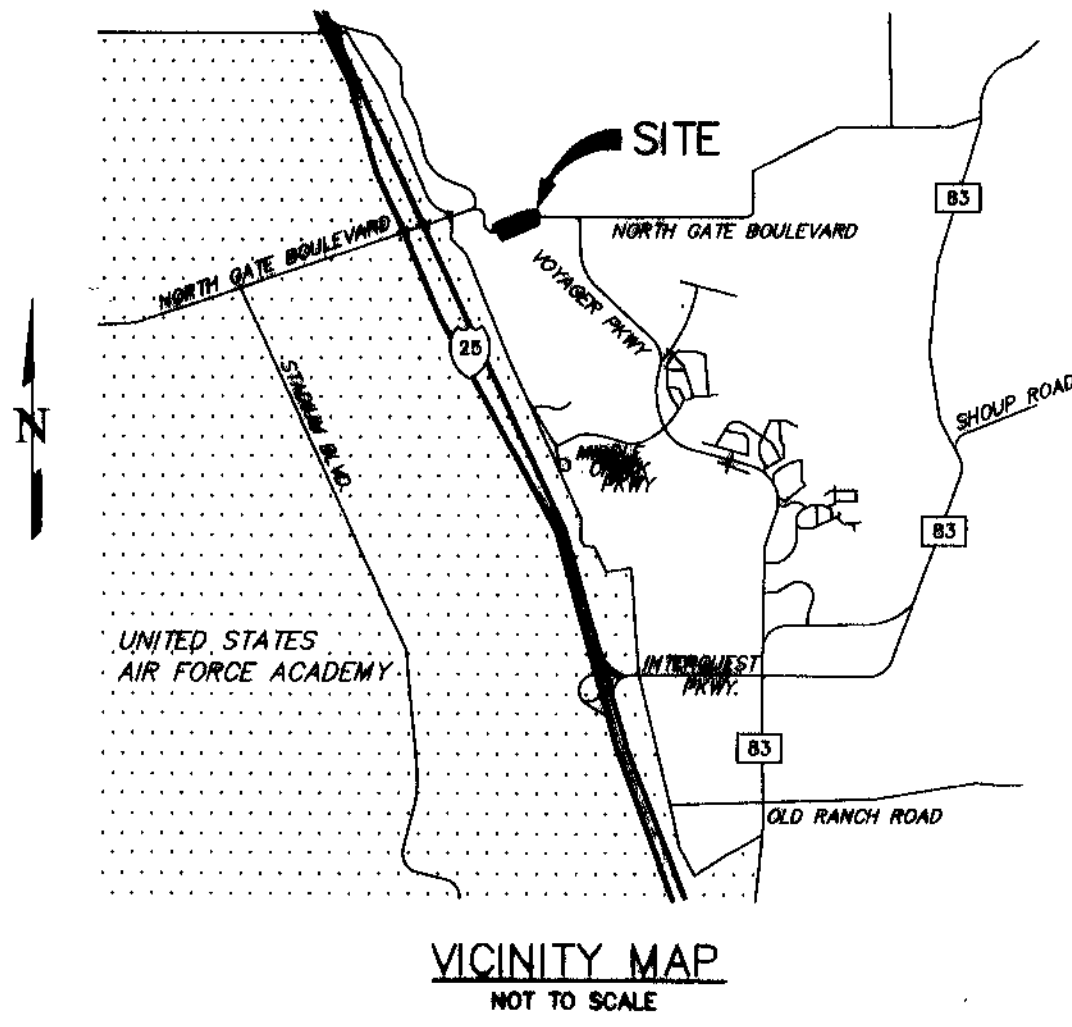
<i>[Signature]</i> PLANNING AND DEVELOPMENT	2/14/08 DATE
<i>[Signature]</i> CITY ENGINEER	2-1-08 DATE
<i>[Signature]</i> MAYOR	2-14-08 DATE
<i>[Signature]</i> UTILITIES EXECUTIVE DIRECTOR	2/19/08 DATE
<i>[Signature]</i> Deputy CITY CLERK	

STATE OF COLORADO)
 COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 11:57 O'CLOCK A.M., THIS 19th DAY OF February, 2008 A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 2081127526 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

SURCHARGE: \$1 ROBERT C. BALINK, RECORDER

FEES: \$10
 BY: *[Signature]* DEPUTY

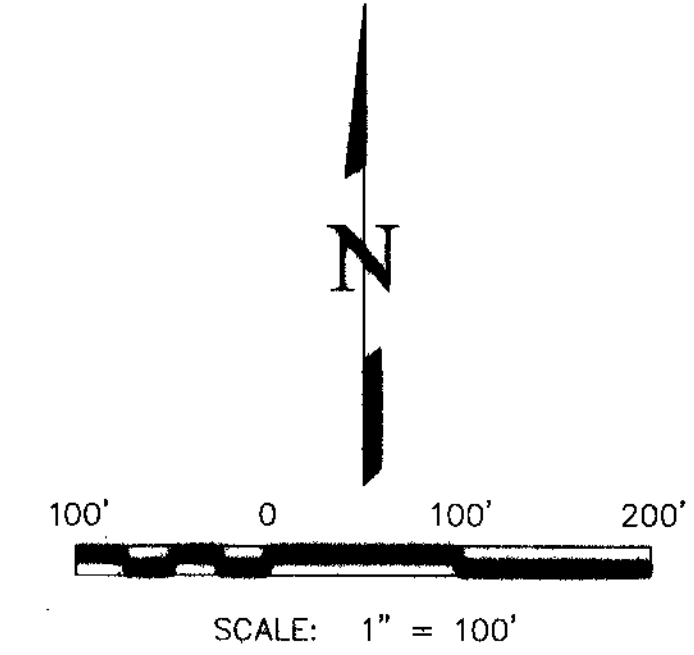


LEGEND:

- FOUND 1 1/2" ALUMINUM CAP STAMPED "JR ENG PLS 32820"
- * INDICATES AREA NOT PART OF THIS PLAT

NOTE:

1. RETAINED EASEMENT SUBJECT TO THE TERMS AND CONDITIONS PURSUANT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 207044873 OF THE RECORDS OF EL PASO COUNTY, COLORADO (EXCEPT FOR DUAL EASEMENTS) AS DEFINED IN 7.7.607 OF THE CITY CODE.



REVISIONS NO.	DESCRIPTION	DATE
1	REVISED PER CITY COMMENTS	10/18/07

EDWARD-JAMES SURVEYING, INC.
 2764 JANITELL ROAD
 COLORADO SPRINGS, COLORADO 80906
 PHONE: (719) 576-1216 FAX: (719) 576-1206



A VACATION OF A PORTION OF NORTH GATE ROAD VACATION PLAT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 7 TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	RJS
CHECKED BY	JLS
H-SCALE	1" = 100'
JOB NO.	511.01
DATE CREATED	8/31/07
DATE ISSUED	10/18/07
SHEET NO.	1 OF 1