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JOB NO. 1115.65-01
JANUARY 18, 2018
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LEGAL DESCRIPTION: ZONE CHANGE

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17 AND THE SOUTHEAST QUARTER OF SECTION 8, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WESTERLY BOUNDARY OF THE RESERVE AT INDIGO RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 213713386, RECORDS OF EL PASO COUNTY, COLORADO AND THE WESTERLY BOUNDARY OF INDIGO RANCH AT STETSON RIDGE FILING NO. 7 RECORDED UNDER RECEPTION NO. 212713187, BEING MONUMENTED AT BOTH ENDS BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR S00°00'00"E, A DISTANCE OF 1171.06 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF MUSTANG RIM DRIVE AS PLATTED IN INDIGO RANCH AT STETSON RIDGE FILING NO. 4 RECORDED UNDER RECEPTION NO. 206712308, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN PETERSON ROAD AT INDIGO RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712290, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AND THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN INDIGO RANCH NORTH AT STETSON RIDGE FILING NO. 9, RECORDED UNDER RECEPTION NO. 213713297, THE FOLLOWING (2) TWO COURSES:

1. N82°30'36"E, A DISTANCE OF 732.93 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 04°34'51", A RADIUS OF 1940.00 FEET AND A DISTANCE OF 155.10 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF THE RESERVE AT INDIGO RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 213713386;

THENCE S00°00'00"E, ON THE WESTERLY BOUNDARY OF SAID THE RESERVE AT INDIGO RANCH FILING NO. 1 AND INDIGO RANCH AT STETSON RIDGE FILING NO. 7 RECORDED UNDER RECEPTION NO. 212713187, A DISTANCE OF 1171.06 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF HAWK WIND BOULEVARD AS PLATTED IN SAID INDIGO RANCH AT STETSON RIDGE FILING NO. 4;

THENCE ON SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING (2) TWO COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N11°12'50"E, HAVING A DELTA OF 05°47'10", A RADIUS OF 1470.00 FEET AND A DISTANCE OF 148.45 FEET TO A POINT OF TANGENT;
2. N73°00'00"W, A DISTANCE OF 798.76 FEET TO THE SOUTHEASTERLY CORNER OF SAID MUSTANG RIM DRIVE;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID MUSTANG RIM DRIVE, THE FOLLOWING (5) FIVE COURSES:

1. N17°00'00"E, A DISTANCE OF 46.80 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°00'00", A RADIUS OF 430.00 FEET AND A DISTANCE OF 127.58 FEET TO A POINT OF TANGENT;
3. N00°00'00"E, A DISTANCE OF 548.98 FEET TO A POINT OF CURVE;

EXHIBIT A

4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF $07^{\circ}29'24''$, A RADIUS OF 430.00 FEET AND A DISTANCE OF 56.21 FEET TO A POINT OF TANGENT;
5. $N07^{\circ}29'24''W$, A DISTANCE OF 16.40 TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 20.005 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING,
ENGINEERS AND SURVEYORS, LLC.

JUNE 04, 2018
DATE