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Colorado Springs, Colorado 80903
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JOB NO. 2399.00-73
JANUARY 11, 2019
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LEGAL DESCRIPTION: THE FARM FILING NO. 7

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE EASTERLY BOUNDARY OF THE GATHERING PLACE AT THE FARM FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714206, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR AND 1 ½" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" IS ASSUMED TO BEAR N30°31'35"E, A DISTANCE OF 206.79 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF RIDGELINE DRIVE AS PLATTED IN THE FARM FILING NO. 2, RECORDED UNDER RECEPTION NO. 216713819 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHEASTERLY CORNER OF RIDGELINE DRIVE AS PLATTED IN THE FARM FILING NO. 4 RECORDED UNDER RECEPTION NO. 217713987, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE GATHERING PLACE AT THE FARM FILING NO. 1 RECORDED UNDER RECEPTION NO. 218714206, SAID POINT ALSO BEING A POINT ON CURVE SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF RIDGELINE DRIVE AS PLATTED IN SAID THE FARM FILING NO. 2, THE FOLLOWING (5) FIVE COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N28°02'21"E, HAVING A DELTA OF 14°07'31", A RADIUS OF 463.50 FEET AND A DISTANCE OF 114.27 FEET TO A POINT OF TANGENT;
2. S76°05'10"E, A DISTANCE OF 607.42 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 18°47'36", A RADIUS OF 363.50 FEET AND A DISTANCE OF 119.23 FEET TO A POINT OF REVERSE CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 34°39'07", A RADIUS OF 306.50 FEET AND A DISTANCE OF 185.37 FEET TO A POINT OF COMPOUND CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 23°08'40", A RADIUS OF 471.50 FEET AND A DISTANCE OF 190.46 FEET TO A POINT ON CURVE, SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID RIDGELINE DRIVE AS PLATTED IN THE FARM FILING NO. 2, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF RIDGELINE DRIVE AS PLATTED IN THE FARM FILING NO. 1A RECORDED UNDER RECEPTION NO. 214713494;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID RIDGELINE DRIVE AS PLATTED IN THE FARM FILING NO. 1A AND THE SOUTHWESTERLY BOUNDARY OF SAID THE FARM 1A, THE FOLLOWING (6) SIX COURSES:

1. CONTINUING ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S52°55'00"W, HAVING A DELTA OF 31°52'37", A RADIUS OF 471.50 FEET AND A DISTANCE OF 262.32 FEET TO A POINT OF TANGENT;
2. THENCE S05°12'23"E, A DISTANCE OF 87.39 FEET TO A POINT OF CURVE;
3. THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 49°14'02", A RADIUS OF 363.50 FEET AND A DISTANCE OF 312.35 FEET TO A POINT ON CURVE;
4. S00°00'00"E, A DISTANCE OF 199.83 FEET TO A POINT ON CURVE;

5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S16°24'37"E, HAVING A DELTA OF 147°10'46", A RADIUS OF 50.00 FEET AND A DISTANCE OF 128.44 FEET TO A POINT ON CURVE;
6. S00°00'00"E, A DISTANCE OF 22.59 FEET TO THE MOST NORTHERLY CORNER OF A PARCEL OF LAND DESCRIBED AS THE PEDESTRIAN BRIDGE IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213152280;

THENCE S20°21'01"W, ON THE NORTHWESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED AS THE PEDESTRIAN BRIDGE, A DISTANCE OF 70.25 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 214100431;

THENCE ON SAID NORTHERLY BOUNDARY, THE FOLLOWING (8) EIGHT COURSES:

1. S41°00'00"W, A DISTANCE OF 34.20 FEET;

2. S71°00'00"W, A DISTANCE OF 41.00 FEET;

3. N90°00'00"W, A DISTANCE OF 36.00 FEET;

4. N63°20'00"W, A DISTANCE OF 137.00 FEET;

5. N81°50'00"W, A DISTANCE OF 68.00 FEET;

6. S84°20'00"W, A DISTANCE OF 122.00 FEET;

7. S88°40'00"W, A DISTANCE OF 77.00 FEET;

8. N82°30'00"W, A DISTANCE OF 83.50 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 217062420;

THENCE ON SAID NORTHERLY BOUNDARY, THE FOLLOWING (8) EIGHT COURSES:

1. N79°21'00"W, A DISTANCE OF 156.84 FEET;

2. N68°26'00"W, A DISTANCE OF 49.96 FEET;

3. N50°23'00"W, A DISTANCE OF 38.00 FEET;

4. N32°07'00"W, A DISTANCE OF 47.00 FEET;

5. N19°40'00"W, A DISTANCE OF 65.00 FEET;

6. N22°52'00"W, A DISTANCE OF 61.00 FEET;

7. N43°22'00"W, A DISTANCE OF 68.00 FEET;

8. N60°37'00"W, A DISTANCE OF 169.55 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218083226;

THENCE ON SAID NORTHERLY BOUNDARY, THE FOLLOWING (28) TWENTY-EIGHT COURSES:

1. CONTINUING N60°37'00"W, A DISTANCE OF 92.01 FEET;
2. N71°00'00"W, A DISTANCE OF 24.58 FEET;
3. N83°00'00"W, A DISTANCE OF 15.00 FEET;
4. N63°00'00"W, A DISTANCE OF 19.50 FEET;
5. N67°30'00"W, A DISTANCE OF 25.00 FEET;
6. N89°00'00"W, A DISTANCE OF 45.00 FEET;
7. N78°00'00"W, A DISTANCE OF 21.00 FEET;
8. N50°30'00"W, A DISTANCE OF 51.50 FEET;
9. N33°00'00"W, A DISTANCE OF 67.00 FEET;
10. N49°30'00"W, A DISTANCE OF 82.00 FEET;
11. N01°00'00"E, A DISTANCE OF 53.00 FEET;
12. N16°00'00"E, A DISTANCE OF 43.00 FEET;
13. N37°30'00"E, A DISTANCE OF 55.50 FEET;
14. N26°00'00"E, A DISTANCE OF 85.00 FEET;
15. N10°30'00"W, A DISTANCE OF 92.00 FEET;
16. N48°00'00"W, A DISTANCE OF 45.00 FEET;
17. N79°00'00"W, A DISTANCE OF 66.00 FEET;
18. N52°00'00"W, A DISTANCE OF 27.00 FEET;
19. N70°30'00"W, A DISTANCE OF 57.00 FEET;
20. N82°00'00"W, A DISTANCE OF 15.00 FEET;
21. N39°00'00"E, A DISTANCE OF 20.00 FEET;
22. N53°45'00"E, A DISTANCE OF 122.00 FEET;
23. N46°00'00"E, A DISTANCE OF 33.00 FEET;
24. N66°30'00"E, A DISTANCE OF 58.00 FEET;
25. N49°15'00"E, A DISTANCE OF 35.00 FEET;
26. N11°15'00"W, A DISTANCE OF 44.00 FEET;

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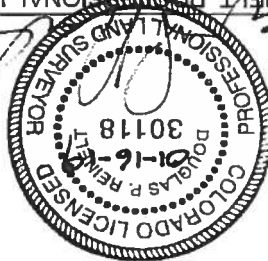
27. S75°00'00"W, A DISTANCE OF 81.00 FEET;
28. S70°00'00"W, A DISTANCE OF 52.00 FEET TO A POINT ON THE EASTERLY
BOUNDARY OF SAID THE GATHERING PLACE AT THE FARM FILING NO. 1;

THENCE N30°31'35"E, ON SAID EASTERLY BOUNDARY, A DISTANCE OF 206.79 FEET TO
THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 29.917 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 ON
ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON
THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

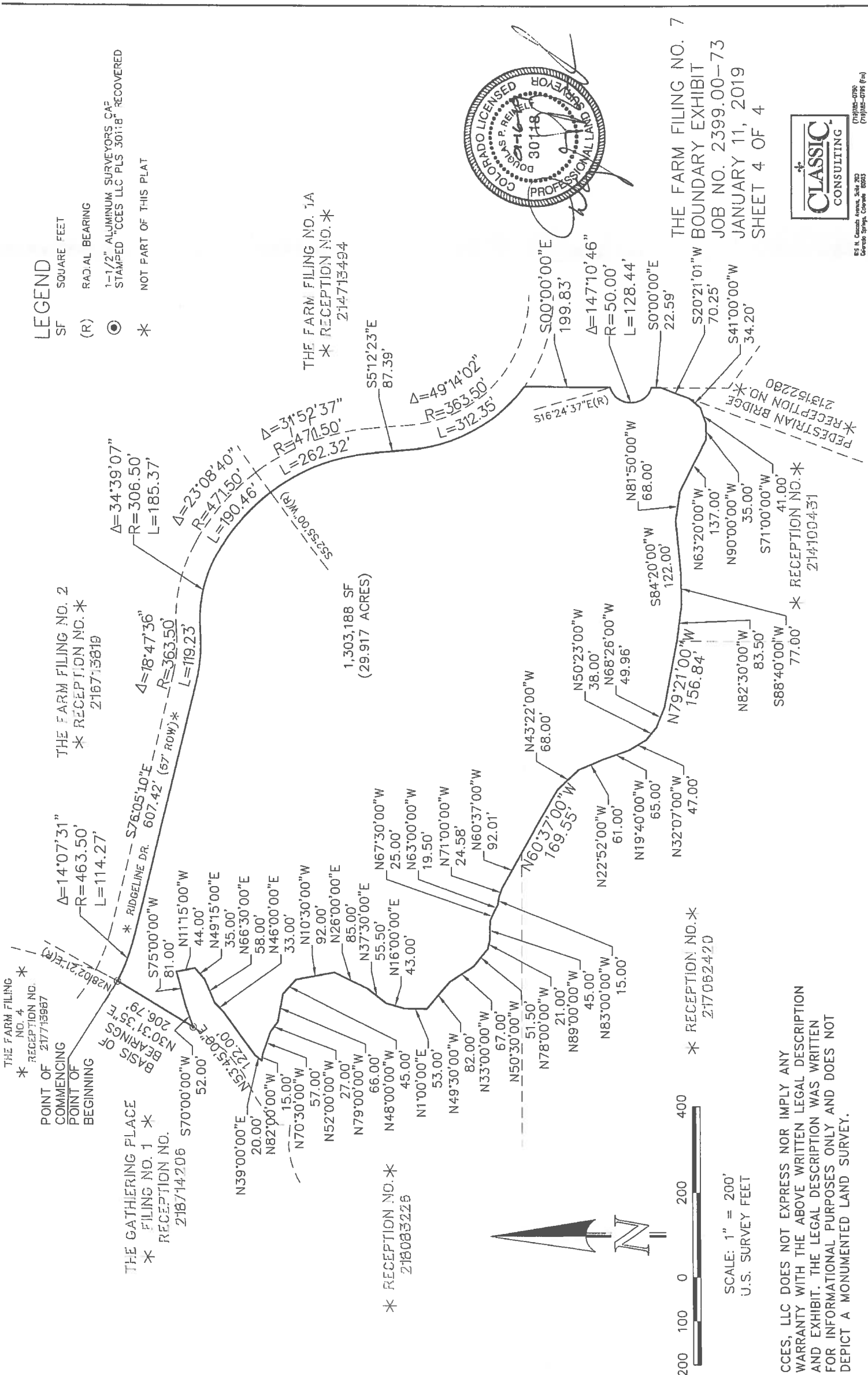


DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

JAN 16, 2019
DATE

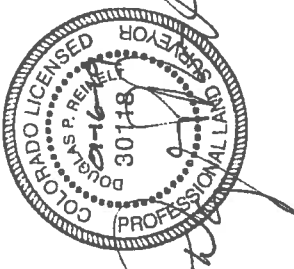
LEGEND

- SF SQUARE FEET
- (R) RADIAL BEARING
- 1-1/2" ALUMINUM SURVEYORS CAP
- STAMPED "CCES LLC PLS 30118" RECOVERED
- * NOT PART OF THIS PLAT



SCALE: 1" = 200'
U.S. SURVEY FEET

CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.



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THE FARM FILING NO. 7
BOUNDARY EXHIBIT
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