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JOB NO. 2550.03-13R2
OCTOBER 11, 2021
REVISED NOVEMBER 4, 2021
REVISED OCTOBER 6, 2022
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LEGAL DESCRIPTION: AMARA ADDITION NO. 11 TEE CROSS RANCH PARCEL

A PARCEL OF LAND BEING A PORTION OF SECTION 27, SECTION 33 AND SECTION 34, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A 2-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 23044" FLUSH WITH GROUND IS ASSUMED TO BEAR N89°26'56"E, A DISTANCE OF 5294.72 FEET.

COMMENCING AT THE SOUTH ONE-SIXTEENTH CORNER OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°41'45"E, ON THE WEST LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 26, A DISTANCE OF 1319.32 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26;

THENCE S00°31'22"E, ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, A DISTANCE OF 2635.82 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 35;

THENCE S01°07'56"E, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35 A DISTANCE OF 2629.96 FEET TO A POINT 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 15 SOUTH RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE S89°28'18"W, ON SAID LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 2632.36 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE N00°53'08"W, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1292.77 TO THE NORTHEAST CORNER OF FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 RECORDED IN PLAT BOOK L AT PAGE 42, SAID POINT BEING THE CENTER-SOUTH 1/16 CORNER OF SAID SECTION 34;

THENCE S89°27'03"W, ON THE NORTHERLY BOUNDARY OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 BEING ALSO ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 2646.84 FEET TO THE SOUTH 1/16 CORNER OF SAID SECTION 34;

THENCE S89°22'33"W, ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTHERLY BOUNDARY OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO.'S SUBDIVISION NO. 1 A DISTANCE OF 2001.34 FEET TO THE NORTHWESTERLY CORNER OF THE EASTERLY 20.00 ACRES OF TRACT 26 AS PLATTED IN SAID FOUNTAIN VALLEY LAND & IRRIGATION CO.'S SUBDIVISION NO. 1;

THENCE S00°21'47"E, ON THE WESTERLY LINE OF SAID EASTERLY 20.00 ACRES, A DISTANCE OF 248.98 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2419 AT PAGE 800;

THENCE ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED IN BOOK 2419 AT PAGE 800, THE FOLLOWING (3) THREE COURSES:

1. S89°24'22"W, A DISTANCE OF 413.19 FEET;
2. S00°42'35"E, A DISTANCE OF 116.00 FEET;
3. S89°24'22"W, A DISTANCE OF 200.01 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LINK ROAD SAID POINT BEING ON A LINE 30.00 FEET EAST OF AND PARALLEL TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 33;

THENCE N00°42'35"W, ON SAID EASTERLY RIGHT OF WAY LINE OF LINK ROAD AND ON SAID LINE 30.00 EAST OF AND PARALLEL TO SAID NORTH-SOUTH CENTERLINE, A DISTANCE OF 3002.03 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33;

THENCE ON THE SOUTH AND EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33 THE FOLLOWING TWO (2) COURSES:

1. N89°15'11"E, A DISTANCE OF 1292.26 FEET;
2. N00°43'50"W, A DISTANCE OF 1290.05 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MARKSHEFFEL ROAD SAID POINT BEING A POINT ON THE SOUTHERLY BOUNDARY OF FOUNTAIN ELECTRIC SUBSTATION ADDITION ANNEXATION PLAT RECORDED UNDER RECEPTION NO. 220714648;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MARKSHEFFEL ROAD AND THE SOUTHERLY BOUNDARY OF SAID FOUNTAIN ELECTRIC SUBSTATION ADDITION ANNEXATION PLAT THE FOLLOWING TWO (2) COURSES

1. N89°11'35"E, A DISTANCE OF 194.69 FEET
2. N42°40'21"E, A DISTANCE OF 12.78 FEET TO A POINT ON THE WESTERLY BOUNDARY OF FOOTHILLS SUBDIVISION RECORDED IN PLAT BOOK S-2 AT PAGE 33;

THENCE ON THE SOUTHWESTERLY AND SOUTHEASTERLY BOUNDARY OF SAID FOOTHILLS SUBDIVISION THE FOLLOWING NINE (9) COURSES:

1. S47°20'44"E, A DISTANCE OF 960.00 FEET;
2. N42°39'40"E, A DISTANCE OF 1454.70 FEET;
3. S82°32'26"E, A DISTANCE OF 397.85 FEET;
4. S67°09'06"E, A DISTANCE OF 760.76 FEET;
5. N65°50'47"E, A DISTANCE OF 163.60 FEET;
6. N10°36'26"E, A DISTANCE OF 385.00 FEET;
7. N26°36'26"E, A DISTANCE OF 200.00 FEET;
8. N42°36'26"E, A DISTANCE OF 300.00 FEET;
9. N47°23'31"W, A DISTANCE OF 676.09 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF ALMAGRE SUBDIVISION PHASE 1 - FILING 1 RECORDED UNDER RECEPTION NO. 208712906 SAID POINT BEING ALSO ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE N89°22'35"E, ON THE SOUTHERLY BOUNDARY OF SAID ALMAGRE SUBDIVISION PHASE 1 - FILING 1 AND THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 27, A DISTANCE OF 1574.31 FEET;

THENCE CONTINUING N89°22'35"E, ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 27, A DISTANCE OF 1999.83 FEET TO THE POINT OF BEGINNING.

CONTAINING A GROSS CALCULATED AREA OF 858.642 ACRES

EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 27, THE EAST HALF OF SECTION 33 AND SECTION 34, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A 2-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 23044" FLUSH WITH GROUND IS ASSUMED TO BEAR N89°26'56"E, A DISTANCE OF 5294.72 FEET.

COMMENCING AT THE SOUTH ONE-SIXTEENTH CORNER OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO,

THENCE S89°22'35"W, ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN A DISTANCE OF 1533.97 FEET TO A POINT ON CURVE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S63°29'45"W, HAVING A DELTA OF 25°51'08", A RADIUS OF 1080.00 FEET AND A DISTANCE OF 487.30 FEET TO A POINT OF TANGENT;

THENCE S00°39'07"E, A DISTANCE OF 2820.41 FEET;

THENCE N90°00'00"W, A DISTANCE OF 2092.00 FEET;

THENCE S00°00'00"W, A DISTANCE OF 2018.31 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE S89°27'03"W, ON SAID SOUTH LINE, A DISTANCE OF 1726.64 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33;

THENCE S89°22'33"W, ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2001.43 FEET TO THE NORTHWESTERLY CORNER OF THE EASTERLY 20.00 ACRES OF TRACT 26 AS PLATTED IN THE FOUNTAIN VALLEY LAND & IRRIGATION CO.'S SUBDIVISION NO. 1 RECORDED IN BOOK L AT PAGE 42;

THENCE S00°21'47"E, ON THE WESTERLY LINE OF SAID EASTERLY 20.00 ACRES, A DISTANCE OF 248.98 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2419 AT PAGE 800;

THENCE ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED IN BOOK 2419 AT PAGE 800, THE FOLLOWING (3) THREE COURSES:

1. S89°24'22"W, A DISTANCE OF 413.19 FEET;
2. S00°42'35"E, A DISTANCE OF 116.00 FEET;
3. S89°24'22"W, A DISTANCE OF 200.01 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LINK ROAD, ON A LINE 30.00 EASTERLY OF AND PARALLEL TO THE NORTH-SOUTH CENTERLINE OF SECTION 33;

THENCE N00°42'35"W, ON SAID EASTERLY RIGHT OF WAY LINE, ON A LINE 30.00 EASTERLY OF AND PARALLEL TO SAID NORTH-SOUTH CENTERLINE, A DISTANCE OF 1364.13 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N51°46'49"E, HAVING A DELTA OF 82°41'57", A RADIUS OF 285.00 FEET AND A DISTANCE OF 411.36 FEET TO A POINT OF TANGENT;

THENCE N59°04'51"E, A DISTANCE OF 105.54 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 38°31'19", A RADIUS OF 550.00 FEET AND A DISTANCE OF 369.79 FEET TO A POINT ON CURVE;

THENCE N38°45'02"E, A DISTANCE OF 1300.08 FEET;

THENCE N55°45'02"E, A DISTANCE OF 277.00 FEET;

THENCE N18°00'02"E, A DISTANCE OF 230.00 FEET;

THENCE N48°45'02"E, A DISTANCE OF 780.00 FEET;

THENCE N52°30'02"E, A DISTANCE OF 368.42 FEET;

THENCE N59°15'02"E, A DISTANCE OF 330.10 FEET;

THENCE N49°30'02"E, A DISTANCE OF 133.00 FEET;

THENCE N24°00'02"E, A DISTANCE OF 285.00 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 108°00'00", A RADIUS OF 130.00 FEET AND A DISTANCE OF 245.04 FEET TO A POINT OF TANGENT;

THENCE S47°59'58"E, A DISTANCE OF 257.90 FEET;

THENCE S67°29'58"E, A DISTANCE OF 153.00 FEET;

THENCE S80°14'58"E, A DISTANCE OF 355.00 FEET;

THENCE S85°29'58"E, A DISTANCE OF 330.00 FEET;

THENCE N58°35'21"E, A DISTANCE OF 216.00 FEET;

THENCE N03°30'02"E, A DISTANCE OF 433.24 FEET;

THENCE N19°39'11"E, A DISTANCE OF 267.93 FEET;

THENCE N50°00'02"E, A DISTANCE OF 418.00 FEET;

THENCE S80°59'58"E, A DISTANCE OF 231.00 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 101°15'00", A RADIUS OF 280.00 FEET AND A DISTANCE OF 494.80 FEET TO A POINT OF TANGENT;

THENCE N02°14'58"W, A DISTANCE OF 266.50 FEET;

THENCE N34°45'02"E, A DISTANCE OF 157.22 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF ALMAGRE SUBDIVISION PHASE 1 – FILING 1 RECORDED UNDER RECEPTION NO. 208712906, SAID POINT ALSO BEING ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

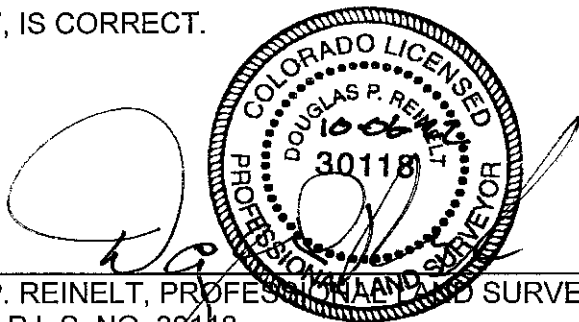
THENCE N89°22'35"E, ON SAID NORTH LINE, A DISTANCE OF 645.30 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 400.000 ACRES.

CONTAINING A NET CALCULATED AREA OF 458.642 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 WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.



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

OCT 06, 2022
DATE