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JOB NO. 1195.00-01Z  
AUGUST 19, 2019  
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#### LEGAL DESCRIPTION: REZONE

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, 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 NORTHERLY BOUNDARY OF THE FAIRWAYS AT SPRINGS RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 200084159, RECORDS OF EL PASO COUNTY, COLORADO, AND THE NORTHERLY BOUNDARY OF THE FAIRWAYS AT SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 201041586 BEING MONUMENTED AT THE WESTERLY END BY A 1-1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "JR ENG LTD RLS 32820" AND AT THE EASTERLY END BY A ONE INCH RED PLASTIC CAP STAMPED "LS 1593" IS ASSUMED TO BEAR N80°11'59"W, A DISTANCE OF 576.78 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF THE FAIRWAYS AT SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 201041586, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF SHOWHORSE COURT AS PLATTED IN THE ISLAND AT SPRINGS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 098162058;

THENCE N26°18'14"W, A DISTANCE OF 1094.39 TO THE NORTHWESTERLY CORNER OF LOT 4 AS PLATTED IN THE ISLAND AT SPRINGS RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 099152700, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LOT 3 AS PLATTED IN SAID THE ISLAND AT SPRINGS RANCH FILING NO. 2, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N79°22'47"W, A DISTANCE OF 371.72 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205110196;

THENCE ON SAID EASTERLY BOUNDARY THE FOLLOWING (5) FIVE COURSES:

1. N24°52'20"E, A DISTANCE OF 300.74 FEET;
2. N17°39'06"W, A DISTANCE OF 104.28 FEET;
3. N26°04'04"E, A DISTANCE OF 263.61 FEET;
4. N40°55'40"E, A DISTANCE OF 132.67 FEET;
5. N50°13'36"E, A DISTANCE OF 221.04 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE N88°43'03"E, ON SAID NORTH LINE, A DISTANCE OF 634.73 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE N00°32'35"W, ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 135.01 FEET TO THE SOUTHWESTERLY CORNER OF GOLF CLUB HEIGHTS AT SPRINGS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 201085369;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID GOLF CLUB HEIGHTS AT SPRINGS RANCH FILING NO. 1, THE FOLLOWING (4) FOUR COURSES:

1. N87°41'27"E, A DISTANCE OF 85.00 FEET;
2. N56°13'45"E, A DISTANCE OF 320.00 FEET;
3. N64°09'56"E, A DISTANCE OF 380.00 FEET;
4. S63°26'42"E, A DISTANCE OF 390.00 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF PETERSON ROAD AS PLATTED IN THE COLORADO SPRINGS RANCH FILING NO. 2 RECORDED IN PLAT BOOK Z-3 AT PAGE 137;

THENCE, ON SAID WESTERLY RIGHT OF WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S87°53'14"E, HAVING A DELTA OF 02°26'38", A RADIUS OF 1055.00 FEET AND A DISTANCE OF 45.00 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF PETERSON ROAD AS PLATTED IN PETERSON ROAD FILING NO. 1 RECORDED UNDER RECEPTION NO. 099187722;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID PETERSON ROAD AS PLATTED IN PETERSON ROAD FILING NO. 1, THE FOLLOWING (2) TWO COURSES:

1. CONTINUING ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N89°40'08"E, HAVING A DELTA OF 02°38'42", A RADIUS OF 1055.00 FEET AND A DISTANCE OF 48.70 FEET TO A POINT OF TANGENT;
2. S02°58'34"E, A DISTANCE OF 158.08 FEET TO THE NORTHEASTERLY CORNER OF GOLF COURSE NORTH FILING NO. 2 RECORDED UNDER RECEPTION NO. 099129507;

THENCE ON THE NORTHERLY BOUNDARY OF SAID GOLF COURSE NORTH FILING NO. 2, THE FOLLOWING (3) THREE COURSES:

1. S67°40'01"W, A DISTANCE OF 319.08 FEET;
2. S52°50'31"W, A DISTANCE OF 405.00 FEET;
3. S20°17'16"W, A DISTANCE OF 30.00 FEET TO THE NORTHEASTERLY CORNER OF THE ISLAND AT SPRINGS RANCH FILING NO. 3, RECORDED UNDER RECEPTION NO. 201031943 SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF GOLF CLUB DRIVE;

THENCE ON THE NORTHERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 3, THE FOLLOWING (5) FIVE COURSES:

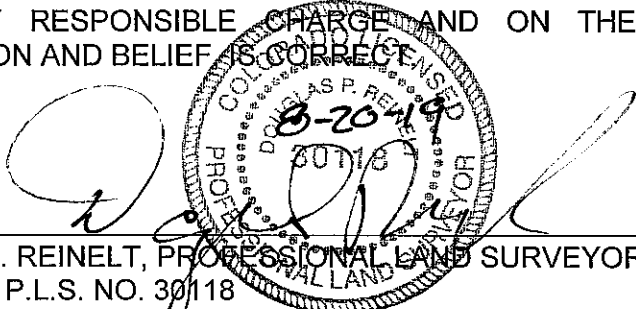
1. N83°07'38"W, A DISTANCE OF 190.17 FEET;
2. N55°07'23"W, A DISTANCE OF 126.42 FEET;
3. S76°09'00"W, A DISTANCE OF 500.00 FEET;
4. S52°00'30"W, A DISTANCE OF 415.00 FEET;
5. S09°30'31"W, A DISTANCE OF 23.91 FEET TO THE NORTHWESTERLY CORNER OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 2;

THENCE S09°30'31"W, ON THE WESTERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 2, A DISTANCE OF 295.75 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 23.531 ACRES, 1,025,010 SQUARE FEET.

**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

August 20, 2019  
DATE