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JOB NO. 2467.40-01
DECEMBER 3 2015
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LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE WESTERLY BOUNDARY OF LOT 2, AA SUBDIVISION RECORDED IN PLAT BOOK W-2 AT PAGE 94, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHERLY END AT THE NORTHWESTERLY CORNER OF SAID LOT 2, BY NAIL AND DISK STAMPED "PLS #2692" AND AT THE SOUTHERLY END, AT THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202065921, BY A NO. 4 REBAR AND SURVEYORS CAP STAMPED PLS #18465, AND IS ASSUMED TO BEAR S30°11'05"W, A DISTANCE OF 466.73 FEET.

THAT PORTION OF TEMPLETON GAP ROAD, ALSO KNOW AS STATE HIGHWAY NO. 189 BEING MORE PARTICULARLY FOLLOWS;

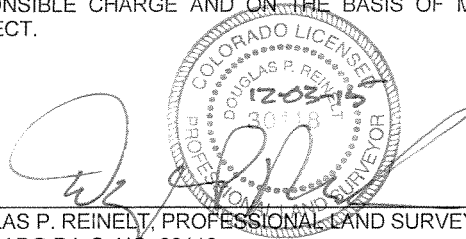
COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 2, AA SUBDIVISION RECORDED IN PLAT BOOK W-2 AT PAGE 94, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF TEMPLETON GAP ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE S30°11'05"W, ON THE WESTERLY BOUNDARY OF SAID LOT 2 AND THE EASTERLY RIGHT OF WAY LINE OF SAID TEMPLETON GAP ROAD A DISTANCE OF 466.73 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202065921, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202127724;
THENCE N75°07'18"W, ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202127724, A DISTANCE OF 82.94 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID TEMPLETON GAP ROAD;
THENCE N30°11'05"E, ON THE WESTERLY RIGHT OF WAY LINE OF SAID TEMPLETON GAP ROAD A DISTANCE OF 488.63 FEET;
THENCE S59°48'55"E, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.877 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.

DEC 03, 2015
DATE