



JOB NO. 1115.60-02
OCTOBER 4, 2017

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Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

LEGAL DESCRIPTION: PARK REZONE

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

BASIS OF BEARINGS: A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ISSAQUAH DRIVE, AS PLATTED IN INDIGO RANCH AT STETSON RIDGE FILING NO. 3, RECORDED UNDER RECEPTION NUMBER 204192330, RECORDS OF EL PASO COUNTY COLORADO, BEING MONUMENTED ON BOTH ENDS BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118", AND IS ASSUMED TO BEAR N62°40'00"E, A DISTANCE OF 650.00 FEET.

COMMENCING AT A POINT ON CURVE AT THE SOUTHWESTERLY CORNER OF ISSAQUAH DRIVE, AS PLATTED IN SAID INDIGO RANCH AT STETSON RIDGE FILING NO. 3, RECORDED UNDER RECEPTION NUMBER 204192330, RECORDS OF EL PASO COUNTY COLORADO, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF SONESTA DRIVE AS PLATTED IN INDIGO RANCH AT STETSON RIDGE FILING NO. 2, RECORDED UNDER RECEPTION NO. 202031996, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ISSAQUAH DRIVE THE FOLLOWING (2) TWO COURSES;

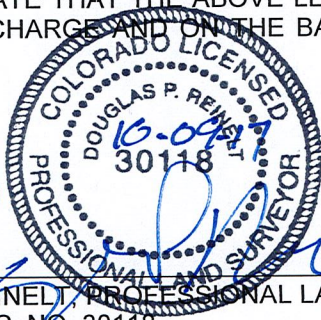
1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N20°50'51"W, HAVING A DELTA OF 06°29'09", A RADIUS OF 630.00 FEET AND A DISTANCE OF 71.32 FEET TO A POINT OF TANGENT;
2. N62°40'00"E, A DISTANCE OF 330.46 FEET;

THENCE S33°03'00"E, A DISTANCE OF 203.34 FEET;
THENCE S59°28'00"E, A DISTANCE OF 158.79 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N59°28'00"W, HAVING A DELTA OF 03°44'24", A RADIUS OF 197.00 FEET AND A DISTANCE OF 12.86 FEET TO A POINT OF TANGENT;
THENCE S34°16'24"W, A DISTANCE OF 15.01 FEET;
THENCE N55°43'36"W, A DISTANCE OF 120.00 FEET;
THENCE S34°16'24"W, A DISTANCE OF 94.65 FEET;
THENCE S84°33'00"W, A DISTANCE OF 258.76 FEET;
THENCE S16°15'00"W, A DISTANCE OF 120.46 FEET;
THENCE N73°45'00"W, A DISTANCE OF 40.00 FEET;
THENCE N16°15'00"E, A DISTANCE OF 110.00 FEET;
THENCE N73°45'00"W, A DISTANCE OF 131.28 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF SONESTA DRIVE;
THENCE ON SAID EASTERLY RIGHT OF WAY LINE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S87°43'46"W, HAVING A DELTA OF 12°24'36", A RADIUS OF 425.00 FEET AND A DISTANCE OF 92.05 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2.365 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 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

09 09, 2017
DATE