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JOB NO. 1171.38-02R
NOVEMBER 5, 2018
REV. NOVEMBER 20, 2018
PAGE 1 OF 2

LEGAL DESCRIPTION:

(3) THREE PARCELS OF LAND LOCATED IN SECTIONS AND 9, 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 NORTHERLY BOUNDARY OF LOT 1 AS PLATTED IN FLYING HORSE PARCEL NO. 18. FILING NO. 31 A RECORDED UNDER RECEPTION NO. 213713356, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR WITH ALUMINUM CAP STAMPED "CCES LLC PLS 30118", ASSUMED TO BEAR S80°00'00"E, A DISTANCE OF 306.84 FEET.

PARCEL 1

COMMENCING AT AN ANGLE POINT ON THE NORTHERLY BOUNDARY OF LOT 1, AS PLATTED IN FLYING HORSE NO. 31 A, RECORDED UNDER RECEPTION NO. 207712605, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING (2) TWO COURSES;

1. N58°30'00"W, A DISTANCE OF 310.00 FEET;
2. N42°00'00"W, A DISTANCE OF 69.45 FEET;

THENCE S58°37'16"E, A DISTANCE OF 348.94 FEET;
THENCE S22°00'00"E, A DISTANCE OF 34.40 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 6,637 SQUARE FEET (0.152 ACRES)

PARCEL 2

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 1 AS PLATTED IN FLYING HORSE PARCEL 18 FILING NO. 1 RECORDED UNDER RECEPTION NO. 213713356 RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BING THE POINT OF BEGINNING;

THENCE S71°10'02"W, A DISTANCE OF 47.19 FEET;
THENCE N51°06'40"W, A DISTANCE OF 11.10 FEET;
THENCE N63°39'02"W, A DISTANCE OF 77.81 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 18°39'50", A RADIUS OF 271.00 FEET AND A DISTANCE OF 88.28 FEET TO A POINT ON CURVE;
THENCE N20°50'11"W, A DISTANCE OF 177.24 FEET TO A POINT ON CURVE SAID POINT BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF LOT 1, AS PLATTED IN FLYING HORSE NO. 31 A, RECORDED UNDER RECEPTION NO. 207712605, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING (11) ELEVEN COURSES;

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S42°03'38"W, HAVING A DELTA OF 21°31'02", A RADIUS OF 190.00 FEET AND A DISTANCE OF 71.35 FEET TO A POINT ON CURVE;
2. S63°15'27"W, A DISTANCE OF 19.94 FEET;
3. S25°14'37"E, A DISTANCE OF 18.02 FEET;
4. N69°15'13"E, A DISTANCE OF 19.34 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S69°38'00"W, HAVING A DELTA OF 08°15'09", A RADIUS OF 190.00 FEET AND A DISTANCE OF 27.37 FEET TO A POINT ON CURVE;

EXHIBIT A

6. S79°25'00"E, A DISTANCE OF 167.76 FEET;
7. S28°36'40"E, A DISTANCE OF 19.91 FEET;
8. S50°15'24"W, A DISTANCE OF 19.87 FEET;
9. S28°36'40"E, A DISTANCE OF 35.85 FEET;
10. N61°23'20"E, A DISTANCE OF 19.50 FEET;
11. S28°36'40"E, A DISTANCE OF 37.96 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 15,856 SQUARE FEET (0.364 ACRES)

PARCEL 3

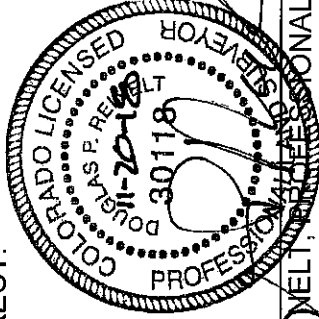
LOT 1 AS PLATTED IN FLYING HORSE NO. 31 A, RECORDED UNDER RECEPTION NO. 207712605, RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 101,016 SQUARE FEET (2.319 ACRES)

CONTAINING A TOTAL CALCULATED AREA OF 123,509 SQUARE FEET (2.835 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 WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.



A handwritten signature in black ink, appearing to read "D. Reinelt", written over the professional seal.

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

Nov 20, 2018
DATE