



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790
(719) 785-0799(Fax)

JOB NO. 1171.19-02R2
MARCH 28, 2016
REV. APRIL 30, 2016
REV. MAY 31, 2016
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LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 16 , 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 SOUTHERLY BOUNDARY OF FLYING HORSE NO. 5 MILAN FILING NO. 2 RECORDED UNDER RECEPTION NO. 214713498 RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE BOTH ENDS BY A NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR S89°00'00"E A DISTANCE OF 217.43 FEET.

COMMENCING AT THE MOST SOUTHERLY POINT OF WOODRUFF DRIVE AS PLATTED IN FLYING HORSE NO. 5 MILAN FILING NO. 2, RECORDED UNDER RECEPTION NO. 214713498, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N40°00'00"E, ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID WOODRUFF DRIVE, A DISTANCE OF 50.00 FEET;
THENCE S50°00'00"E, A DISTANCE OF 483.29 FEET;
THENCE S40°00'00"W, A DISTANCE OF 20.00 FEET;
THENCE S50°00'00"E, A DISTANCE OF 148.27 FEET;
THENCE S15°49'08"E, A DISTANCE OF 93.08 FEET;
THENCE S50°20'12"W, A DISTANCE OF 317.36 FEET;
THENCE S40°00'00"W, A DISTANCE OF 283.27 FEET;
THENCE N90°00'00"W, A DISTANCE OF 63.91 FEET;
THENCE N00°00'00"E, A DISTANCE OF 172.11 FEET
THENCE N50°00'00"W, A DISTANCE OF 456.37 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 04°24'01", A RADIUS OF 225.00 FEET AND A DISTANCE OF 17.28 FEET TO A POINT ON CURVE;
THENCE S69°35'33"W, A DISTANCE OF 290.98 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TRAIL RIDGE AT NORTHGATE FILING NO. 7, RECORDED UNDER RECEPTION NO. 200018930;
THENCE N00°52'01"W, ON SAID EASTERLY BOUNDARY AND THE EASTERLY BOUNDARY OF NORTHGATE FILING NO. 2, RECORDED IN PLAT BOOK D-4 AT PAGE 15 AND THE EASTERLY BOUNDARY OF STONE CROSSING AT MIDDLE CREEK FILING NO. 3 RECORDED UNDER RECEPTION NO. 206712340, A DISTANCE OF 723.65 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF WOODRUFF DRIVE;

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING (5) FIVE COURSES:

- 1. S47°18'27"E, A DISTANCE OF 5.62 FEET TO A POINT OF CURVE;
- 2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 41°41'33", A RADIUS OF 255.00 FEET AND A DISTANCE OF 185.56 FEET TO A POINT OF TANGENT;
- 3. S89°00'00"E, A DISTANCE OF 217.43 FEET TO A POINT OF CURVE;
- 4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 39°00'00", A RADIUS OF 175.00 FEET AND A DISTANCE OF 119.12 FEET TO A POINT OF TANGENT;
- 5. S50°00'00"E, A DISTANCE OF 141.61 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 15.169 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.



MAY 31, 2016
DATE