



CORDERA FILING NO. 6  
JOB NO. 2193.65-01R  
NOVEMBER 20, 2019  
REVISED DECEMBER 5, 2019  
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**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE NORTHERLY BOUNDARY OF CORDERA FILING NO. 2E RECORDED UNDER RECEPTION NO. 207712668, EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY NO. 5 REBAR WITH 1 1/2" ALUMINUM SURVEYORS CAP STAMPED "MATRIX P.L.S. 32822", AND IS ASSUMED TO BEAR N70°08'18"W, A DISTANCE OF 624.57 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF CORDERA FILING NO. 2E RECORDED UNDER RECEPTION NO. 207712668, RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF BEGINNING.

THENCE ON THE NORTHERLY BOUNDARY OF SAID CORDERA FILING NO. 2E THE FOLLOWING (2) TWO COURSES:

1. N70°08'18"W, A DISTANCE OF 624.57 FEET;
2. N70°28'10"W, A DISTANCE OF 140.34 FEET TO THE NORTHWESTERLY CORNER OF SAID CORDERA FILING NO. 2E SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF CORDERA FILING NO. 2C RECORDED UNDER RECEPTION NO. 207712592;

THENCE ON THE NORTHERLY BOUNDARY OF SAID CORDERA FILING NO. 2C THE FOLLOWING (2) TWO COURSES:

1. CONTINUING N70°28'10"W, A DISTANCE OF 254.07 FEET;
2. N69°44'02"W, A DISTANCE OF 174.68 FEET TO THE NORTHWESTERLY CORNER OF SAID CORDERA FILING NO. 2C SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF CORDERA FILING NO. 2B RECORDED UNDER RECEPTION NO. 206712351;

THENCE ON THE NORTHERLY BOUNDARY OF SAID CORDERA FILING NO. 2B THE FOLLOWING (7) SEVEN COURSES:

1. CONTINUING N69°44'02"W, A DISTANCE OF 226.29 FEET;
2. N70°34'39"W, A DISTANCE OF 302.04 FEET;
3. N69°55'00"W, A DISTANCE OF 366.17 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 15°29'25", A RADIUS OF 475.00 FEET AND A DISTANCE OF 128.42 FEET TO A POINT OF TANGENT;
5. N85°24'25"W, A DISTANCE OF 191.77 FEET;
6. N74°08'18"W, A DISTANCE OF 109.95 FEET;
7. N53°24'00"W, A DISTANCE OF 168.35 FEET TO THE NORTHWESTERLY CORNER OF SAID CORDERA FILING NO. 2B SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 4 RECORDED UNDER RECEPTION NO. 208712730;

THENCE CONTINUING N53°24'00"W, ON THE NORTHERLY RIGHT OF WAY LINE OF UNION BOULEVARD AS PLATTED IN SAID BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 4, A DISTANCE OF 7.23 FEET TO THE SOUTHEASTERLY CORNER OF UNION BOULEVARD AS PLATTED CORDERA FILING NO. 5 PHASES II-IV RECORDED UNDER RECEPTION NO. 218714209;

**EXHIBIT A**

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF UNION BOULEVARD AS PLATTED IN SAID CORDERA FILING NO. 5 PHASES II-IV THE FOLLOWING (4) FOUR COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N79°36'43"W, HAVING A DELTA OF 21°34'26", A RADIUS OF 803.50 FEET AND A DISTANCE OF 302.55 FEET TO A POINT OF TANGENT;
2. N11°11'09"W, A DISTANCE OF 271.04 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 10°42'47", A RADIUS OF 946.50 FEET AND A DISTANCE OF 176.97 FEET TO A POINT OF TANGENT;
4. N00°28'22"W, A DISTANCE OF 6.38 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 66 WEST;

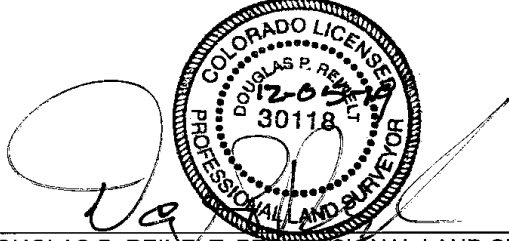
THENCE N89°22'38"E, ON NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 2586.08 FEET TO THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 25;

THENCE S00°28'24"E, ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 25, A DISTANCE OF 1663.57 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 69.973 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 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

DEC 05, 2019  
DATE