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JOB NO. 1171.19-01
MARCH 25, 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 S41°30'00"W A DISTANCE OF 479.06 FEET.

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


THENCE S26°57'18"E, A DISTANCE OF 866.59 FEET TO THE POINT OF BEGINNING;

THENCE N90°00'00"E, A DISTANCE OF 404.49 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 15°48'12", A RADIUS OF 728.50 FEET AND A DISTANCE OF 200.93 FEET TO A POINT OF TANGENT;
THENCE N74°11'48"E, A DISTANCE OF 300.65 FEET;
THENCE S15°48'12"E, A DISTANCE OF 742.06 FEET;
THENCE S74°11'48"W, A DISTANCE OF 279.21 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S27°41'42"W, HAVING A DELTA OF 18°44'44", A RADIUS OF 575.00 FEET AND A DISTANCE OF 188.12 FEET TO A POINT OF TANGENT;
THENCE N81°03'01"W, A DISTANCE OF 284.62 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 81°03'01", A RADIUS OF 375.00 FEET AND A DISTANCE OF 530.47 FEET TO A POINT OF TANGENT;
THENCE N00°00'00"E, A DISTANCE OF 15.55 FEET;
THENCE N90°00'00"W, A DISTANCE OF 50.00 FEET;
THENCE N00°00'00"E, A DISTANCE OF 191.50 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 13.577 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.

MARCH 25, 2016
DATE