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JOB NO. 2204.60-01
APRIL 26, 2019
REVISED APRIL 26, 2022
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LEGAL DESCRIPTION:

A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218033548, RECORDS OF EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST-WEST CENTERLINE OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE EAST END BY A 3-1/2" ALUMINUM SURVEYORS CAP (PLS 30118) WITH APPROPRIATE MARKINGS AND AT THE WEST END BY A 3-1/2" ALUMINUM SURVEYORS CAP (LS 22573) WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR S89°12'26"W, A DISTANCE OF 5247.11 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF VINEYARD COMMERCE PARK ANNEXATION AS RECORDED UNDER RECEPTION NO. 208712867, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S42°04'20"W, A DISTANCE OF 2489.79 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID VINEYARD COMMERCE PARK ANNEXATION, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213129060, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213129060, THE FOLLOWING (3) THREE COURSES:

1. S81°31'07"W, A DISTANCE OF 49.17 FEET;
2. S71°35'14"W, A DISTANCE OF 167.86 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 28°22'32", A RADIUS OF 70.00 FEET AND A DISTANCE OF 34.67 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SAID SOUTHERLY BOUNDARY OF VINEYARD COMMERCE PARK ANNEXATION;

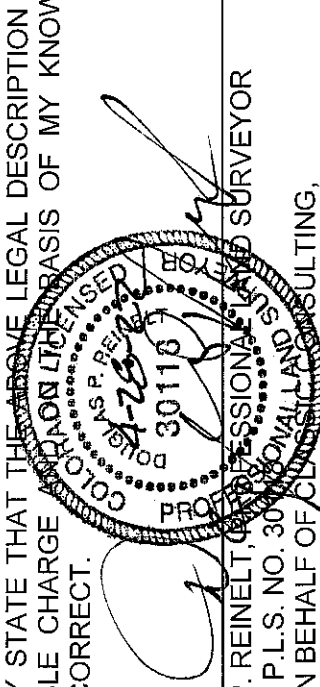
THENCE ON SAID SOUTHERLY BOUNDARY, THE FOLLOWING (5) FIVE COURSES:

1. N49°46'33"E, A DISTANCE OF 162.91 FEET;
2. N45°03'22"W, A DISTANCE OF 36.85 FEET;
3. N44°56'38"E, A DISTANCE OF 107.37 FEET;
4. S45°03'22"E, A DISTANCE OF 77.07 FEET;
5. S08°29'00"E, A DISTANCE OF 90.98 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 20,064 SQUARE FEET.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A 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

APRIL 28, 2022
DATE