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**LEGAL DESCRIPTION: BOUNDARY**

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 16 AND THE NORTH HALF OF SECTION 21, ALL IN 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 SOUTHERLY BOUNDARY OF DEER CREEK AT NORTHGATE FILING NO. 1, RECORDED UNDER RECEPTION NO. 201078881, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A 1-1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "JR ENG LTD RLS 32820" AND AT THE EASTERLY END BY A ONE INCH RED PLASTIC CAP "LS 1593" IS ASSUMED TO BEAR S88°58'48"W, A DISTANCE OF 1806.87 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF THE RESERVE AT NORTH CREEK RECORDED UNDER RECEPTION NO. 217713990, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NEW LIFE DRIVE AS DESCRIBED IN BOOK 2105 AT PAGE 820, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°04'57"E, ON THE EASTERLY BOUNDARY OF SAID THE RESERVE AT NORTH CREEK AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 725.95 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 23°47'04", A RADIUS OF 225.00 FEET AND A DISTANCE OF 93.40 FEET TO A POINT ON CURVE;

THENCE N43°43'45"E, A DISTANCE OF 411.87 FEET;

THENCE N34°57'46"E, A DISTANCE OF 526.44 FEET;

THENCE S67°38'36"E, A DISTANCE OF 235.42 FEET;

THENCE N57°20'51"E, A DISTANCE OF 84.61 FEET TO A POINT ON THE EASTERLY BOUNDARY OF FLYING HORSE METROPOLITAN DISTRICT NO. 2 AS RECORDED UNDER RECEPTION NO. 213098577;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE METROPOLITAN DISTRICT NO. 2 THE FOLLOWING FOURTEEN (14) COURSES:

1. CONTINUING N57°20'51"E, A DISTANCE OF 180.15 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 50°23'32", A RADIUS OF 542.70 FEET AND A DISTANCE OF 477.31 FEET TO A POINT OF TANGENT;
3. N06°57'19"E, A DISTANCE OF 318.96 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°09'25", A RADIUS OF 313.30 FEET AND A DISTANCE OF 175.84 FEET TO A POINT OF TANGENT;
5. N39°06'44"E, A DISTANCE OF 24.03 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 21°08'38", A RADIUS OF 513.30 FEET AND A DISTANCE OF 189.42 FEET TO A POINT OF TANGENT;
7. N60°15'21"E, A DISTANCE OF 480.85 FEET;
8. S15°48'12"E, A DISTANCE OF 14.15 FEET TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 42°18'12", A RADIUS OF 472.00 FEET AND A DISTANCE OF 348.49 FEET TO A POINT OF TANGENT;
10. S26°30'00"W, A DISTANCE OF 321.60 FEET TO A POINT OF CURVE;
11. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 45°00'52", A RADIUS OF 528.00 FEET AND A DISTANCE OF 414.82 FEET TO A POINT ON CURVE;
12. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N74°19'35"E, HAVING A DELTA OF 18°44'44", A RADIUS OF 522.40 FEET AND A DISTANCE OF 170.92 FEET TO A POINT ON CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N53°06'04"E, HAVING A DELTA OF 15°14'17", A RADIUS OF 536.00 FEET AND A DISTANCE OF 142.55 FEET TO A POINT OF TANGENT;
14. S52°08'13"E, A DISTANCE OF 151.67 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID COLORADO STATE HIGHWAY 83;

THENCE S20°43'11"W, ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 91.17 FEET TO A POINT ON THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 204057932;  
THENCE S26°11'32"W, ON SAID WESTERLY BOUNDARY, A DISTANCE OF 1008.86 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205019987;  
THENCE ON SAID NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205019987, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N49°04'52"W, HAVING A DELTA OF 29°15'54", A RADIUS OF 1372.50 FEET AND A DISTANCE OF 701.03 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID NEW LIFE DRIVE;

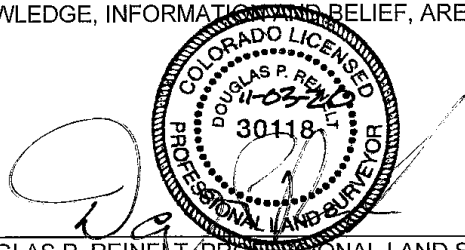
THENCE ON SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING (2) TWO COURSES:

1. CONTINUING ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 09°39'57", A RADIUS OF 1372.50 FEET AND A DISTANCE OF 231.54 FEET TO A POINT OF TANGENT;
2. S89°11'35"W, A DISTANCE OF 756.96 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 67.424 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

NOV 03, 2020  
DATE