



619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

JOB NO. 2429.00-02
JANUARY 29, 2018
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LEGAL DESCRIPTION: ANNEXATION WITHOUT POWERS BOULEVARD

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5307 AT PAGE 1472, EL PASO COUNTY RECORDS, BEING MONUMENTED AT THE NORTHERLY END (A POINT OF TANGENT FROM THE NORTHERLY MOST CURVE DESCRIBED IN SAID DOCUMENT) BY A 1" ORANGE PLASTIC CAP STAMPED "PLS 37928" AND AT THE SOUTHERLY END BY A 1" YELLOW PLASTIC CAP STAMPED "CO REG PLS 12368" IS ASSUMED TO BEAR S00°00'29"W, A DISTANCE OF 3242.82 FEET.

COMMENCING AT A POINT ON THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5307 AT PAGE 1472, RECORDS OF EL PASO COUNTY, COLORADO, BEING THE POINT OF TANGENT FROM THE NORTHERLY MOST CURVE DESCRIBED IN SAID DOCUMENT, MONUMENTED BY A 1" ORANGE PLASTIC CAP STAMPED "CO REG PLS 12368";

THENCE N53°53'02"E, A DISTANCE OF 259.94 FEET TO A POINT ON THE WESTERLY LINE OF LOT 2, COLORADO SPRINGS AIRPORT FILING NO. 1, RECORDED UNDER RECEPTION NUMBER 201029279 OF SAID RECORDS, BEING ALSO A POINT ON THE EAST LINE OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°00'29"W, ON THE EAST LINE OF SAID SECTION 1 AND THE WESTERLY LINE OF SAID LOT 2 AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 3933.79 FEET;

THENCE S74°10'05"W, A DISTANCE OF 135.25' TO A POINT ON THE WESTERLY LINE OF SAID DOCUMENT RECORDED IN BOOK 5307 AT PAGE 1472;

THENCE S89°59'40"W, A DISTANCE OF 909.93 FEET TO A POINT ON THE THE EASTERLY LINE OF A WARRANTY DEED RECORDED UNDER RECEPTION NO. 201110423 OF SAID RECORDS;

THENCE N09°50'33"E ON SAID EASTERLY LINE, A DISTANCE OF 2272.48 FEET TO THE SOUTHEASTERLY CORNER OF A QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. 202068128 OF SAID RECORDS, SAID POINT BEING MONUMENTED BY A 1/2" REBAR;

THENCE N05°45'54"W ON THE EASTERLY LINE OF SAID QUIT CLAIM DEED, A DISTANCE OF 536.32 FEET TO THE SOUTHEASTERLY CORNER OF A WARRANTY DEED RECORDED UNDER RECEPTION NO. 201110417 OF SAID RECORDS, SAID POINT BEING MONUMENTED BY A 1/2" REBAR;

THENCE N25°02'08"W ON THE EASTERLY LINE OF SAID WARRANTY DEED, A DISTANCE OF 438.64 FEET TO THE SOUTHEASTERLY CORNER OF A WARRANTY DEED RECORDED NO. 201110420 OF SAID RECORDS, SAID POINT BEING MONUMENTED BY A 1/2" REBAR;

THENCE ON THE EASTERLY LINE OF SAID WARRANTY DEED THE FOLLOWING (3) THREE COURSES;

1. N06°17'35"W, A DISTANCE OF 209.36 FEET TO A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "LS6169";
2. N26°32'43"W, A DISTANCE OF 535.77 FEET TO A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "LS 6169";
3. N39°01'33"W, A DISTANCE OF 214.27 FEET TO THE SOUTHEASTERLY CORNER OF DRENNAN ROAD AS PLATTED IN CLEAR VIEW ESTATES SUBDIVISION NO. 2, RECORDED IN BOOK M-2 AT PAGE 58 OF SAID RECORDS, SAID POINT BEING A 1" ORANGE PLASTIC CAP STAMPED "37928";

EXHIBIT A

THENCE N03°27'15"E ON THE EASTERLY LINE OF SAID DRENNAN ROAD, A DISTANCE OF 23.54 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MILTON E. PROBY PARKWAY (FORMERLY DRENNAN ROAD), BEING MONUMENTED BY A 1" ORANGE PLASTIC CAP STAMPED "PLS 37928";
THENCE S86°35'37"E, ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MILTON E. PROBY PARKWAY, A DISTANCE OF 1289.81 FEET TO THE POINT OF BEGINNING.

CONTAINING A GROSS CALCULATED AREA OF 78.955 ACRES.

EXCEPTING THEREFROM

ANY PORTION LYING WITHIN THE POWERS BOULEVARD RIGHT OF WAY AS DESCRIBED IN BOOK 5307 AT PAGE 1472 RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 18.745 ACRES.

CONTAINING A NET CALCULATED AREA OF 60.210 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.



The seal is circular with a double-line border. The outer ring contains the text "COLORADO LICENSED" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom. The inner circle contains the name "DOUGLAS P. REINELT" and the number "30118". A handwritten signature in blue ink is written across the seal.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

JAN 29, 2018
DATE