



JOB NO. 2130.38-01
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ZONE-22-0011

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LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE SOUTHERLY RIGHT OF WAY LINE OF FEDERAL DRIVE AS PLATTED IN FAIRLANE TECHNOLOGY PARK FILING NO. 1 RECORDED IN PLAT BOOK E-5 AT PAGE 216 RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A 1" YELLOW PLASTIC SURVEYORS CAP STAMPED "PLS 13225" AND AT THE EASTERLY END BY A 1 1/2" ALUMINUM SURVEYORS CAP STAMPED "R.G. OBERING PLS 13226" AND IS ASSUMED TO BEAR S86°01'18"E, A DISTANCE OF 286.97 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF FAIRLANE TECHNOLOGY PARK FILING NO. 3 RECORDED IN PLAT BOOK H-6 AT PAGE 35 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT OF WAY LINE OF FEDERAL DRIVE AS PLATTED IN FAIRLANE TECHNOLOGY PARK FILING NO. 1 RECORDED IN PLAT BOOK E-5 AT PAGE 216 SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°52'22"E, A DISTANCE OF 535.50 FEET TO THE NORTHEASTERLY CORNER OF TROPICAL SUN IMPORTS RECORDED UNDER RECEPTION NO. 205159017;
THENCE S89°07'38"W, ON THE NORTHERLY BOUNDARY OF SAID TROPICAL SUN IMPORTS, A DISTANCE OF 451.92 FEET;
THENCE N00°52'22"W, A DISTANCE OF 243.67 FEET;
THENCE N10°38'26"E, A DISTANCE OF 327.72 FEET TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID FEDERAL DRIVE;

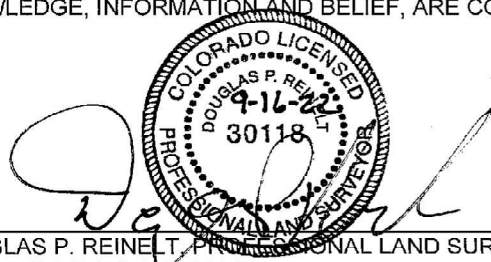
THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID FEDERAL DRIVE THE FOLLOWING TWO (2) COURSES:

- 1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S00°00'00"W, HAVING A DELTA OF 03°58'42", A RADIUS OF 1450.50 FEET AND A DISTANCE OF 100.72 FEET TO A POINT OF TANGENT;
- 2. S86°01'18"E, A DISTANCE OF 286.97 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5.501 ACRES (239,638 SF).

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, LLC

SEP 16, 2022
DATE