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JOB NO. 2440.00-02
OCTOBER 16, 2014
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LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOT 1 AS PLATTED IN FOCUS ON THE FAMILY FILING NO. 1 RECORDED UNDER RECEPTION NO. 200062489, RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A LINE BETWEEN THE NORTHERLY END OF A TANGENT LINE BEARING N19°29'49"W HAVING A DISTANCE OF 59.41 FEET ON THE WESTERLY BOUNDARY OF LOT 1 AS PLATTED IN FOCUS ON THE FAMILY FILING NO. 1 RECORDED UNDER RECEPTION NO. 200062489, RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION OF THE EASTERLY RIGHT OF WAY LINE OF EXPLORER DRIVE AS PLATTED IN BRIARGATE BUSINESS CAMPUS FILING NO. 10 RECORDED IN PLAT BOOK E-5 AT PAGE 55 AND THE WESTERLY END OF A TANGENT LINE BEARING S89°44'07"W HAVING A DISTANCE OF 733.73 FEET ON THE SOUTHERLY BOUNDARY OF SAID LOT 1 AS PLATTED IN FOCUS ON THE FAMILY FILING NO. 1, BEING A PORTION OF THE NORTHERLY RIGHT OF WAY LINE OF RESEARCH PARKWAY AS PLATTED IN BRIARGATE BUSINESS CAMPUS FILING NO. 1 RECORDED IN PLAT BOOK B-4 AT PAGE 23, BEING MONUMENT AT BOTH ENDS BY A 1 ½ INCH ALUMINUM SURVEYORS CAP WHICH WERE ILLEGIBLE IS ASSUMED TO BEAR N76°23'33"E A DISTANCE OF 1167.74 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 1 AS PLATTED IN FOCUS ON THE FAMILY FILING NO. 1, RECORDED UNDER RECEPTION NO. 200062489, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF CHAPEL HILLS DRIVE AS PLATTED BRIARGATE BUSINESS CAMPUS FILING NO. 21 RECORDED UNDER RECEPTION NO. 099063330, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY BOUNDARY OF SAID LOT 1 AND THE WESTERLY RIGHT OF WAY LINE OF SAID CHAPEL HILLS DRIVE THE FOLLOWING (7) SEVEN COURSES;

1. S00°15'53"E, A DISTANCE OF 612.50 FEET;
2. S02°54'54"W, A DISTANCE OF 180.29 FEET;
3. S00°15'53"E, A DISTANCE OF 295.00 FEET;
4. N89°44'07"E, A DISTANCE OF 10.00 FEET;
5. S00°15'53"E, A DISTANCE OF 567.50 FEET;
6. S02°56'44"W, A DISTANCE OF 180.34 FEET;
7. S00°15'53"E, A DISTANCE OF 234.94 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF RESEARCH PARKWAY AS PLATTED IN BRIARGATE BUSINESS CAMPUS FILING NO. 1 RECORDED IN PLAT BOOK B-4 AT PAGE 23;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID LOT 1 AND THE NORTHERLY RIGHT OF WAY LINE OF SAID RESEARCH PARKWAY THE FOLLOWING (2) COURSES;

1. S89°44'07"W, A DISTANCE OF 733.73 FEET TO A POINT OF CURVE;
2. ON THE AC OF A CURVE TO THE LEFT HAVING A DELTA OF 19°13'56", A RADIUS OF 1082.50 FEET AND A DISTANCE OF 363.36 FEET TO A POINT ON CURVE;

THENCE N19°29'49"W, A DISTANCE OF 66.18 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 31°05'18" A RADIUS OF 200.00 FEET AND A DISTANCE OF 108.52 FEET TO A POINT OF REVERSE CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 63°09'55", A RADIUS OF 210.00 FEET AND A DISTANCE OF 231.51 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N10°50'51"E, HAVING A DELTA OF 37°57'27", A RADIUS OF 445.00 FEET AND A DISTANCE OF 294.81 FEET TO A POINT OF TANGENT;
THENCE N62°53'24"E, A DISTANCE OF 563.65 FEET;
THENCE N29°50'06"W, A DISTANCE OF 1036.34 FEET;
THENCE N73°21'47"W, A DISTANCE OF 56.18 FEET;
THENCE S61°38'13"W, A DISTANCE OF 189.13 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 30°23'40", A RADIUS OF 200.00 FEET AND A DISTANCE OF 106.10 FEET TO A POINT ON CURVE;

THENCE N58°45'27"W, A DISTANCE OF 60.00 FEET;

THENCE N30°24'00"W, A DISTANCE OF 205.75 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF SAID LOT 1, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF BRIARGATE PARKWAY AS PLATTED IN SAID BRIARGATE BUSINESS CAMPUS FILING NO. 10;

THENCE ON THE NORTHERLY BOUNDARY OF SAID LOT 1, THE SOUTHERLY RIGHT OF WAY LINE OF SAID BRIARGATE PARKWAY AS PLATTED IN SAID BRIARGATE BUSINESS CAMPUS FILING NO. 10 AND THE SOUTHERLY RIGHT OF WAY LINE BRIARGATE PARKWAY AS PLATTED IN BRIARGATE PARKWAY NO. 1 RECORDED UNDER RECEPTION NO. 097109850 THE FOLLOWING (4) OUR COURSES;

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER NEARS N24°26'15"W, HAVING A DELTA OF 03°55'32", A RADIUS OF 2082.50 FEET AND A DISTANCE OF 142.68 FEET TO A POINT OF TANGENT;
2. N61°38'13"E, A DISTANCE OF 622.76 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 28°05'54", A RADIUS OF 1317.50 FEET AND A DISTANCE OF 646.11 FEET TO A POINT OF TANGENT;
4. N89°44'07"E, A DISTANCE OF 129.21 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 41.724 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

DATE