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JOB NO. 2547.00-02R
NOVEMBER 12, 2018
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LEGAL DESCRIPTION: CHURCH FOR ALL NATIONS REZONE

A PARCEL OF LAND BEING A PORTION OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE EASTERLY RIGHT OF WAY LINE OF POWERS BOULEVARD, BEING MONUMENTED AT BOTH ENDS BY A 1 1/2" ALUMINUM SURVEYORS CAP STAMPED "DB CO PLS 22573" IS ASSUMED TO BEAR N00°02'14"W, A DISTANCE OF 281.72 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202129124, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING A POINT ON CURVE, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF POWERS BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON SAID EASTERLY BOUNDARY OF POWERS BOULEVARD THE FOLLOWING (9) NINE COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N00°02'13"W, HAVING A DELTA OF 89°59'56", A RADIUS OF 100.00 FEET AND A DISTANCE OF 157.08 FEET TO A POINT OF TANGENT;
2. N00°02'14"W, A DISTANCE OF 281.72 FEET;
3. N00°02'15"W, A DISTANCE OF 199.33 FEET;
4. N00°03'05"W, A DISTANCE OF 180.68 FEET;
5. N00°07'03"W, A DISTANCE OF 168.08 FEET;
6. N02°35'20"W, A DISTANCE OF 250.35 FEET;
7. N00°22'45"W, A DISTANCE OF 196.80 FEET TO A POINT ON CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S87°46'13"W, HAVING A DELTA OF 05°04'34", A RADIUS OF 2575.00 FEET AND A DISTANCE OF 228.13 FEET TO A POINT OF TANGENT;
9. N07°18'22"W, A DISTANCE OF 72.00 FEET TO THE SOUTHWESTERLY CORNER OF TEMPLETON ANNEXATION NO. 2 RECORDED UNDER RECEPTION NO. 208712804;

THENCE S82°47'10"E, ON THE SOUTHERLY BOUNDARY OF SAID TEMPLETON ANNEXATION NO. 2, A DISTANCE OF 1582.70 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208136391;

THENCE ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208136391, THE FOLLOWING (3) THREE COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N84°40'44"W, HAVING A DELTA OF 24°39'38", A RADIUS OF 651.50 FEET AND A DISTANCE OF 280.41 FEET TO A POINT OF TANGENT;
2. S29°58'55"W, A DISTANCE OF 54.83 FEET;
3. S60°01'05"E, A DISTANCE OF 7.50 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF TEMPLETON GAP ROAD;

THENCE S29°56'56"W, ON SAID WESTERLY RIGHT OF WAY LINE, AND THE WESTERLY BOUNDARY OF TUTT CORNERS RIGHT OF WAY VACATION RECORDED UNDER RECEPTION NO. 216029685, A DISTANCE OF 1389.63 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ANNEXATION PLAT OF STETSON HILLS MASTER PLAN – PHASE II RECORDED UNDER RECEPTION NO. 202004228;

THENCE S89°57'49"W, ON SAID NORTHERLY BOUNDARY, A DISTANCE OF 180.70 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202129124;

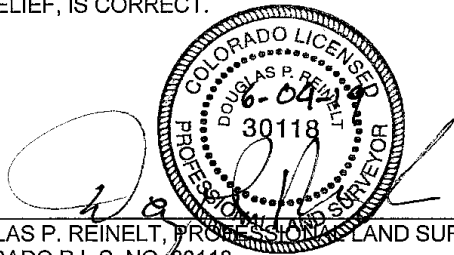
THENCE ON SAID NORTHERLY BOUNDARY, THE FOLLOWING (3) THREE COURSES:

1. N75°21'28"W, A DISTANCE OF 30.53 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 14°40'45", A RADIUS OF 1120.00 FEET AND A DISTANCE OF 286.94 FEET TO A POINT OF TANGENT;
3. S89°57'47"W, A DISTANCE OF 135.47 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 43.717 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, LLC.

JUNE 06, 2019
DATE