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JOB NO. 2206.88-01
FEBRUARY 13, 2014
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LEGAL DESCRIPTION:

(2) TWO PARCELS OF LAND BEING A PORTION THAT PARCEL OF LAND CONVEYED FROM STOUT PARTNERS, LLC TO THE CITY OF COLORADO SPRINGS, DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 098091345, LOCATED IN SECTION 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A TANGENT PORTION OF NEW LIFE DRIVE AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 2, RECORDED UNDER RECEPTION NO 208712786, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENT AT BOTH ENDS BY A NO. 5 REBAR AND 1 ½" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR N85°41'01"W A DISTANCE OF 470.48 FEET.

PARCEL 1

COMMENCING AT THE WESTERLY END OF A TANGENT LINE ON THE NORTHERLY RIGHT OF WAY LINE OF NEW LIFE DRIVE AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 2 RECORDED UNDER RECEPTION NO 208712786, RECORDS OF EL PASO COUNTY, COLORADO, WHICH BEARS N85°41'01"W, A DISTANCE OF 470.48 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N85°41'01"W, A DISTANCE OF 11.76 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 00°24'34", A RADIUS OF 740.00 FEET AND A DISTANCE OF 5.29 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY BOUNDARY OF THAT PARCEL OF LAND CONVEYED FROM STOUT PARTNERS, LLC TO THE CITY OF COLORADO SPRINGS, DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 098091345;

THENCE N00°15'11"W, ON SAID WESTERLY BOUNDARY A DISTANCE OF 60.71 FEET, TO A POINT BEING ON THE SOUTHERLY BOUNDARY OF A PARCEL OF LAND CONVEYED FROM RICHARD F. AND ANN A. LEACH TO THE CITY OF COLORADO SPRINGS, DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5896 AT PAGE 462, SAID POINT BEING POINT A;

THENCE N89°16'06"E, ON THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 5896 AT PAGE 462, A DISTANCE OF 991.27 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S08°49'20"E, HAVING A DELTA OF 15°04'00", A RADIUS OF 740.00 FEET AND A DISTANCE OF 194.59 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED THE DOCUMENT RECORDED UNDER RECEPTION NO. 098091345;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED THE DOCUMENT RECORDED UNDER RECEPTION NO. 098091345 THE FOLLOWING (2) TWO COURSES;

1. S89°57'47"W, A DISTANCE OF 687.81 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S00°06'54"E, HAVING A DELTA OF 21°54'11", A RADIUS OF 268.00 FEET AND A DISTANCE OF 102.45 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 43,138 SQUARE FEET

EXHIBIT A

1 of 2

PARCEL 2

COMMENCING AT POINT A, HEREIN DESCRIBED, SAID POINT BEING ON THE WESTERLY BOUNDARY OF THAT PARCEL OF LAND CONVEYED FROM STOUT PARTNERS, LLC TO THE CITY OF COLORADO SPRINGS, DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 098091345 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°15'11"W, ON SAID WESTERLY BOUNDARY A DISTANCE OF 21.50 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 098091345;

THENCE N89°57'47"E, ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 098091345, A DISTANCE OF 117.16 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND CONVEYED FROM RICHARD F. AND ANN A. LEACH TO THE CITY OF COLORADO SPRINGS, DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5896 AT PAGE 462 ;

THENCE ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 5896 AT PAGE 462, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S00°06'54"E, HAVING A DELTA OF 20°39'20", A RADIUS OF 332.00 FEET AND A DISTANCE OF 119.69 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 833 SQUARE FEET

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

FEB 13, 2014
DATE