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JOB NO. 1071.00-27
SEPTEMBER 7, 2017
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LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WESTERLY BOUNDARY OF FLYING HORSE NO. 4 TORINO FILING NO. 1 RECORDED UNDER RECEPTION NO. 217713908, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "CCES LLC PLS 30118" IS ASSUMED TO BEAR S00°52'00"E, A DISTANCE OF 723.65 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF FLYING HORSE NO. 4 TORINO FILING NO. 1 RECORDED UNDER RECEPTION NO. 217713908, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE EASTERLY BOUNDARY OF TRAIL RIDGE AT NORTHGATE FILING NO. 1, RECORDED UNDER RECEPTION NO. 200018930, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON THE BOUNDARY OF SAID FLYING HORSE NO. 4 TORINO NO.1, THE FOLLOWING (11) ELEVEN COURSES:

1. N69°35'33"E, A DISTANCE OF 290.98 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N44°24'01"E HAVING A DELTA OF 04°24'01", A RADIUS OF 225.00 FEET AND A DISTANCE OF 17.28 FEET TO A POINT OF TANGENT;
3. S50°00'00"E, A DISTANCE OF 456.37 FEET;
4. S00°00'00"E, A DISTANCE OF 172.11 FEET;
5. N90°00'00"E, A DISTANCE OF 63.91 FEET;
6. N40°00'00"E, A DISTANCE OF 283.27 FEET;
7. N50°20'12"E, A DISTANCE OF 317.36 FEET;
8. N15°49'08"W, A DISTANCE OF 93.08 FEET;
9. N50°00'00"W, A DISTANCE OF 148.27 FEET;
10. N40°00'00"E, A DISTANCE OF 20.00 FEET;
11. N50°00'00"W, A DISTANCE OF 483.29 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF FLYING HORSE NO. 5 MILAN FILING NO. 2 RECORDED UNDER RECEPTION NO. 214713498;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE NO. 5 MILAN FILING NO. 2 THE FOLLOWING EIGHT (8) COURSES;

1. N40°00'00"E, A DISTANCE OF 21.41 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 30°43'01", A RADIUS OF 375.00 FEET AND A DISTANCE OF 201.04 FEET TO A POINT OF REVERSE CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 21°43'01", A RADIUS OF 725.00 FEET AND A DISTANCE OF 274.80 FEET TO A POINT OF TANGENT;
4. N49°00'00"E, A DISTANCE OF 128.06 FEET;
5. S41°00'00"E, A DISTANCE OF 82.85 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°30'00", A RADIUS OF 525.00 FEET AND A DISTANCE OF 68.72 FEET TO A POINT OF TANGENT;
7. S48°30'00"E, A DISTANCE OF 241.52 FEET;
8. S42°00'00"E, A DISTANCE OF 75.09 FEET TO THE MOST WESTERLY CORNER OF FLYING HORSE NO. 5 MILAN FILING NO. 4 RECORDED UNDER RECEPTION NO. 216713831;

THENCE ON THE WESTERLY BOUNDARY OF SAID FLYING HORSE NO. 5 MILAN FILING NO. 4, THE FOLLOWING (4) FOUR COURSES:

1. S48°30'00"E, A DISTANCE OF 406.60 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 48°30'00", A RADIUS OF 236.50 FEET AND A DISTANCE OF 200.19 FEET TO A POINT OF TANGENT;
3. S00°00'00"E, A DISTANCE OF 325.90 FEET;
4. N90°00'00"E, A DISTANCE OF 8.50 FEET TO THE NORTHWESTERLY CORNER OF FLYING HORSE NO. 3 CORTONA FILING NO. 1, RECORDED UNDER RECEPTION NO. 216713882;

THENCE ON THE WESTERLY, SOUTHERLY AND EASTERLY BOUNDARY OF SAID FLYING HORSE NO. 3 CORTONA FILING NO. 1, THE FOLLOWING (5) FIVE COURSES:

1. S00°00'00"E, A DISTANCE OF 191.50 FEET;
2. N90°00'00"E, A DISTANCE OF 50.00 FEET;
3. S00°00'00"E, A DISTANCE OF 15.55 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 81°03'01", A RADIUS OF 375.00 FEET AND A DISTANCE OF 530.47 FEET TO A POINT OF TANGENT;
5. S81°03'01"E, A DISTANCE OF 26.99 FEET;

THENCE S08°56'59"W, A DISTANCE OF 60.00 FEET;
THENCE S28°51'38"W, A DISTANCE OF 202.20 FEET;
THENCE S42°09'10"W, A DISTANCE OF 247.38 FEET;
THENCE S58°38'05"W, A DISTANCE OF 250.57 FEET TO THE NORTHEASTERLY CORNER OF DEER CREEK AT NORTHGATE FILING NO. 1 RECORDED UNDER RECEPTION NO. 201078881, SAID POINT ALSO BEING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16;
THENCE S89°04'30"W, ON THE NORTHERLY BOUNDARY OF SAID DEER CREEK AT NORTHGATE FILING NO. 1 AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 A DISTANCE OF 1751.96 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 16, SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF LIBERTY HEIGHTS FILING NO. 1 RECORDED IN PLAT BOOK E-4 AT PAGE 99;
THENCE N00°52'00"W, ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16 AND THE EASTERLY BOUNDARY OF SAID LIBERTY HEIGHTS FILING NO. 1 AND THE EASTERLY BOUNDARY OF SAID TRAIL RIDGE AT NORTHGATE FILING NO. 7, A DISTANCE OF 1354.59 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 72.749 ACRES.

EXCEPTING THEREFROM:

A PARCEL OF LAND BEING A PORTION OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WESTERLY BOUNDARY OF FLYING HORSE NO. 4 TORINO FILING NO. 1 RECORDED UNDER RECEPTION NO. 217713908, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "CCES LLC PLS 30118" IS ASSUMED TO BEAR S00°52'00"E, A DISTANCE OF 723.65 FEET.

COMMENCING AT THE MOST NORTHERLY CORNER OF TRACT J AS PLATTED IN FLYING HORSE NO. 4 TORINO FILING NO. 1 RECORDED UNDER RECEPTION NO. 217713908, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF WATTLE CREEK ROAD AS PLATTED IN FLYING HORSE NO. 5 MILAN FILING NO. 2 RECORDED UNDER RECEPTION NO. 214713498 SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE NO. 5 MILAN FILING NO. 2 THE FOLLOWING EIGHT (8) COURSES;

1. N40°00'00"E, A DISTANCE OF 21.41 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 30°43'01", A RADIUS

OF 375.00 FEET AND A DISTANCE OF 201.04 FEET TO A POINT OF REVERSE CURVE;

3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 21°43'01", A RADIUS OF 725.00 FEET AND A DISTANCE OF 274.80 FEET TO A POINT OF TANGENT;
4. N49°00'00"E, A DISTANCE OF 128.06 FEET;
5. S41°00'00"E, A DISTANCE OF 82.85 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°30'00", A RADIUS OF 525.00 FEET AND A DISTANCE OF 68.72 FEET TO A POINT OF TANGENT;
7. S48°30'00"E, A DISTANCE OF 241.52 FEET;
8. S42°00'00"E, A DISTANCE OF 75.09 FEET TO THE MOST WESTERLY CORNER OF FLYING HORSE NO. 5 MILAN FILING NO. 4 RECORDED UNDER RECEPTION NO. 216713831;

THENCE ON THE WESTERLY BOUNDARY OF SAID FLYING HORSE NO. 5 MILAN FILING NO. 4, THE FOLLOWING (2) TWO COURSES:

1. S48°30'00"E, A DISTANCE OF 406.60 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 35°38'56", A RADIUS OF 236.50 FEET AND A DISTANCE OF 147.15 FEET TO A POINT ON CURVE;

THENCE N90°00'00"W, A DISTANCE OF 123.27 FEET TO A POINT OF CURVE;
ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 18°52'58", A RADIUS OF 1200.00 FEET AND A DISTANCE OF 395.48 FEET TO A POINT ON CURVE;

THENCE N04°31'45"W, A DISTANCE OF 89.79 FEET;

THENCE N63°05'33"W, A DISTANCE OF 284.01 FEET;

THENCE S26°54'27"W, A DISTANCE OF 126.41 FEET;

THENCE N50°00'00"W, ON THE EASTERLY BOUNDARY OF SAID FLYING HORSE NO. 4 TORINO FILING NO. 1 AND ITS SOUTHEASTERLY EXTENSION, A DISTANCE OF 513.16 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA 10.244 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 62.505 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 WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.



The seal is circular with the text "COLORADO LICENSED PROFESSIONAL LAND SURVEYOR" around the perimeter. In the center, it reads "DOUGLAS P. REINELT" and "30118". A handwritten number "413-17" is written over the seal.

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

SEPT 13, 2017
DATE