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JOB NO. 2333.95-03
JUNE 19, 2015
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LEGAL DESCRIPTION: REZONE

A PARCEL OF LAND BEING A PORTION OF LOTS 1 AND 2, BLOCK A, SCHOLZ' SUBDIVISION RECORDED IN PLAT BOOK J AT PAGE 48, RECORDS OF EL PASO COUNTY COLORADO, ALL OF LOT 3, BLOCK A, OF SAID SCHOLZ' SUBDIVISION, AND A PORTION OF LOTS 9 AND 10 HARRISON'S SUBDIVISION RECORDED IN PLAT BOOK J AT PAGE 20, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF LOT 1 THE COLORADO COLLEGE NORTHWEST CAMPUS FILING NO. 1 RECORDED UNDER RECEPTION NO. 211713145 RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH END BY AN IRON PIPE AND IS ASSUMED TO BEAR N88°00'10"W, A DISTANCE OF 93.56 FEET.

COMMENCING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF GLEN AVENUE PLATTED AS UNIVERSITY PLACE ACCORDING TO THE PLAT OF SCHOLZ' AND HINCKLEY'S SUBDIVISION AS RECORDED IN PLAT BOOK J AT PAGE 48, RECORDS OF EL PASO COUNTY, COLORADO, WITH THE NORTHERLY RIGHT OF WAY LINE OF SAN MIGUEL STREET PLATTED AS SAN MAGUEL STREET ACCORDING TO THE PLAT OF HARRISON'S SUBDIVISION, RECORDED IN PLAT BOOK J AT PAGE 20, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N07°07'35"W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID GLEN AVENUE, A DISTANCE OF 435.36 FEET, TO THE NORTHWESTERLY CORNER OF LOT 1, BLOCK A, AS PLATTED IN SAID SCHOLZ' SUBDIVISION;
THENCE N87°08'25"E, ON THE NORTHERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 122.10 FEET TO A POINT WHICH IS 132.12 FEET WESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 1;
THENCE S26°08'16"E, A DISTANCE OF 53.85 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 1, WHICH IS 117.42 FEET WESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT 1, BEING ALSO A POINT ON THE NORTHERLY BOUNDARY OF LOT 2, BLOCK A, AS PLATTED SAID SCHLOTZ' SUBDIVISION;
THENCE N82°52'25"E ON SAID SOUTHERLY BOUNDARY AND SAID NORTHERLY BOUNDARY, A DISTANCE OF 14.41 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 375 AT PAGE 112;
THENCE S28°56'02"E, ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 375 AT PAGE 112, A DISTANCE OF 124.13 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 375 AT PAGE 112, SAID POINT BEING A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 2, SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY OF LOT 3, BLOCK A, OF SAID SCHOLZ' SUBDIVISION;
THENCE S27°16'00"E, A DISTANCE OF 81.46 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 3, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 1 AS PLATTED IN THE COLORADO COLLEGE NORTHWEST CAMPUS FILING NO. 1 RECORDED UNDER RECEPTION NO. 211713145;

THENCE ON THE BOUNDARY OF SAID LOT 1, THE COLORADO COLLEGE NORTHWEST CAMPUS FILING NO. 1 THE FOLLOWING (4) FOUR COURSES;

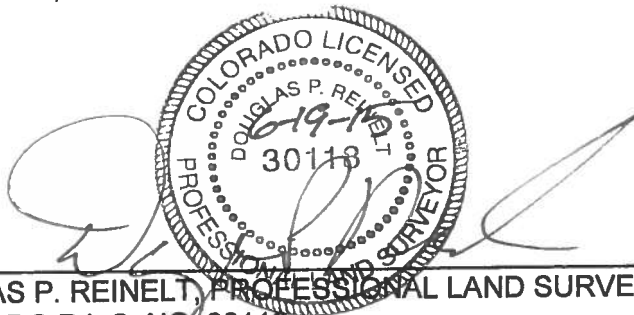
1. N88°00'10"W, A DISTANCE OF 93.56 FEET;
2. S07°07'35"E, A DISTANCE OF 48.43 FEET;
3. S82°52'23"W, A DISTANCE OF 56.51 FEET;
4. S07°07'35"E, A DISTANCE OF 162.72 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID SAN MIGUEL STREET;

THENCE N88°00'51"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID SAN MIGUEL STREET
A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1.381 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

JUNE 19, 2015
DATE