



JOB NO. 2550.03-02R
(2549.00-02)
MARCH 29, 2019
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PAGE 1 OF 2

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LEGAL DESCRIPTION: AMARA ADDITION NO. 11 LAPLATA CRUZ HOLDINGS PARCEL

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 27, THE EAST HALF OF SECTION 33 AND SECTION 34, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A 2-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 23044" FLUSH WITH GROUND IS ASSUMED TO BEAR N89°26'56"E, A DISTANCE OF 5294.72 FEET.

COMMENCING AT THE SOUTH ONE-SIXTEENTH CORNER OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO,

THENCE S89°22'35"W, ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN A DISTANCE OF 1533.97 FEET TO A POINT ON CURVE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S63°29'45"W, HAVING A DELTA OF 25°51'08", A RADIUS OF 1080.00 FEET AND A DISTANCE OF 487.30 FEET TO A POINT OF TANGENT;

THENCE S00°39'07"E, A DISTANCE OF 2820.41 FEET;

THENCE N90°00'00"W, A DISTANCE OF 2092.00 FEET;

THENCE S00°00'00"W, A DISTANCE OF 2018.31 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE S89°27'03"W, ON SAID SOUTH LINE, A DISTANCE OF 1726.64 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33;

THENCE S89°22'33"W, ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2001.43 FEET TO THE NORTHWESTERLY CORNER OF THE EASTERLY 20.00 ACRES OF TRACT 26 AS PLATTED IN THE FOUNTAIN VALLEY LAND & IRRIGATION CO.'S SUBDIVISION NO. 1 RECORDED IN BOOK L AT PAGE 42;

THENCE S00°21'47"E, ON THE WESTERLY LINE OF SAID EASTERLY 20.00 ACRES, A DISTANCE OF 248.98 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2419 AT PAGE 800;

THENCE ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED IN BOOK 2419 AT PAGE 800, THE FOLLOWING (3) THREE COURSES:

1. S89°24'22"W, A DISTANCE OF 413.19 FEET;
2. S00°42'35"E, A DISTANCE OF 116.00 FEET;
3. S89°24'22"W, A DISTANCE OF 200.01 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LINK ROAD, ON A LINE 30.00 EASTERLY OF AND PARALLEL TO THE NORTH-SOUTH CENTERLINE OF SECTION 33;

THENCE N00°42'35"W, ON SAID EASTERLY RIGHT OF WAY LINE, ON A LINE 30.00 EASTERLY OF AND PARALLEL TO SAID NORTH-SOUTH CENTERLINE, A DISTANCE OF 1364.13 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N51°46'49"E, HAVING A DELTA OF 82°41'57", A RADIUS OF 285.00 FEET AND A DISTANCE OF 411.36 FEET TO A POINT OF TANGENT;

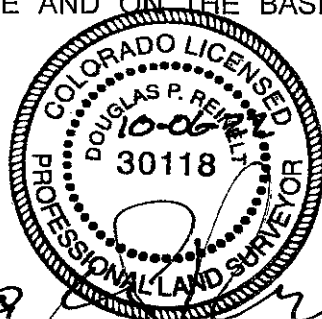
THENCE N59°04'51"E, A DISTANCE OF 105.54 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 38°31'19", A RADIUS OF 550.00 FEET AND A DISTANCE OF 369.79 FEET TO A POINT ON CURVE;
THENCE N38°45'02"E, A DISTANCE OF 1300.08 FEET;
THENCE N55°45'02"E, A DISTANCE OF 277.00 FEET;
THENCE N18°00'02"E, A DISTANCE OF 230.00 FEET;
THENCE N48°45'02"E, A DISTANCE OF 780.00 FEET;
THENCE N52°30'02"E, A DISTANCE OF 368.42 FEET;
THENCE N59°15'02"E, A DISTANCE OF 330.10 FEET;
THENCE N49°30'02"E A DISTANCE OF 133.00 FEET;
THENCE N24°00'02"E, A DISTANCE OF 285.00 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 108°00'00", A RADIUS OF 130.00 FEET AND A DISTANCE OF 245.04 FEET TO A POINT OF TANGENT;
THENCE S47°59'58"E, A DISTANCE OF 257.90 FEET;
THENCE S67°29'58"E, A DISTANCE OF 153.00 FEET;
THENCE S80°14'58"E, A DISTANCE OF 355.00 FEET;
THENCE S85°29'58"E, A DISTANCE OF 330.00 FEET;
THENCE N58°35'21"E, A DISTANCE OF 216.00 FEET;
THENCE N03°30'02"E, A DISTANCE OF 433.24 FEET;
THENCE N19°39'11"E, A DISTANCE OF 267.93 FEET;
THENCE N50°00'02"E, A DISTANCE OF 418.00 FEET;
THENCE S80°59'58"E, A DISTANCE OF 231.00 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 101°15'00", A RADIUS OF 280.00 FEET AND A DISTANCE OF 494.80 FEET TO A POINT OF TANGENT;
THENCE N02°14'58"W, A DISTANCE OF 266.50 FEET;
THENCE N34°45'02"E, A DISTANCE OF 157.22 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF ALMAGRE SUBDIVISION PHASE 1 – FILING 1 RECORDED UNDER RECEPTION NO. 208712906, SAID POINT ALSO BEING ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE N89°22'35"E, ON SAID NORTH LINE, A DISTANCE OF 645.30 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 400.000 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.



[Handwritten signature of Douglas P. Reinelt]

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

[Handwritten date: Oct 06, 2022]
DATE