

619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

JOB NO. 1071.00-26
SEPTEMBER 8, 2017
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LEGAL DESCRIPTION: FLYING HORSE NO. 4 PALERMO FILING NO. 1 PARK SITE

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;

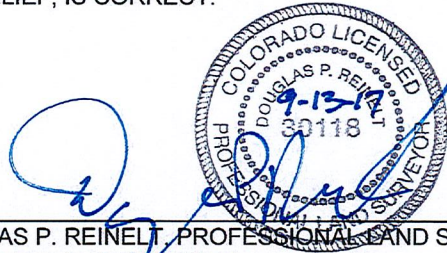
THENCE S26°54'27"W, A DISTANCE OF 126.41 FEET;

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.

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

SEPT 13, 2017
DATE