



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

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, 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 EASTERLY BOUNDARY OF LOT 1 AS PLATTED IN FLYING HORSE NO. 22 FILING NO. 3, RECORDED UNDER RECEPTION NO. 219714351, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR AND 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118", ASSUMED TO BEAR N24°46'51"E, A DISTANCE OF 439.49 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 1 AS PLATTED IN FLYING HORSE NO. 22 FILING NO. 3, RECORDED UNDER RECEPTION NO. 219714351, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHEASTERLY CORNER OF SILVERSMITH ROAD AS PLATTED IN SAID FLYING HORSE NO. 22 FILING NO. 3 SAID POINT BEING THE POINT OF BEGINNING;

THENCE N36°50'00"E, ON THE EASTERLY RIGHT OF WAY LINE OF SAID SILVERSMITH ROAD A DISTANCE OF 60.00 FEET TO THE NORTHEASTERLY CORNER OF SAID SILVERSMITH ROAD SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED AS THE EAST CONVEYANCE PARCEL IN A DOCUMENT RECORDED UNDER RECEPTION NO. 219021358;

THENCE ON SAID SOUTHERLY BOUNDARY THE FOLLOWING (3) THREE COURSES;

1. S53°10'00"E, A DISTANCE OF 351.74 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 33°42'22", A RADIUS OF 330.00 FEET AND A DISTANCE OF 194.13 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S07°14'51"W, HAVING A DELTA OF 116°45'09", A RADIUS OF 60.00 FEET AND A DISTANCE OF 122.26 FEET TO A POINT OF TANGENT SAID POINT BEING ON THE WESTERLY BOUNDARY OF LOT 3 AS PLATTED IN FLYING HORSE NO. 30A RECORDED UNDER RECEPTION NO. 206712314;

THENCE S34°00'00"W, ON SAID WESTERLY BOUNDARY A DISTANCE OF 313.89 FEET TO A POINT ON CURVE;

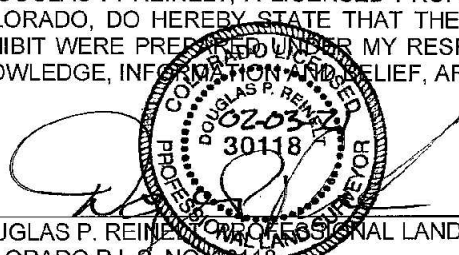
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S33°52'56"W, HAVING A DELTA OF 08°58'55", A RADIUS OF 3530.00 FEET AND A DISTANCE OF 553.39 FEET TO THE SOUTHEASTERLY CORNER OF LOT 1 AS PLATTED IN SAID FLYING HORSE NO. 22 FILING NO. 3;

THENCE N24°46'51"E, ON THE EASTERLY BOUNDARY OF SAID LOT 1 A DISTANCE OF 439.49 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5.915 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 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 03, 2021  
DATE

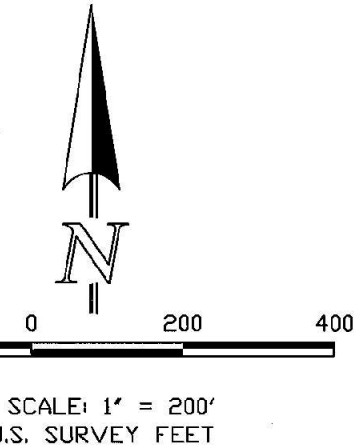
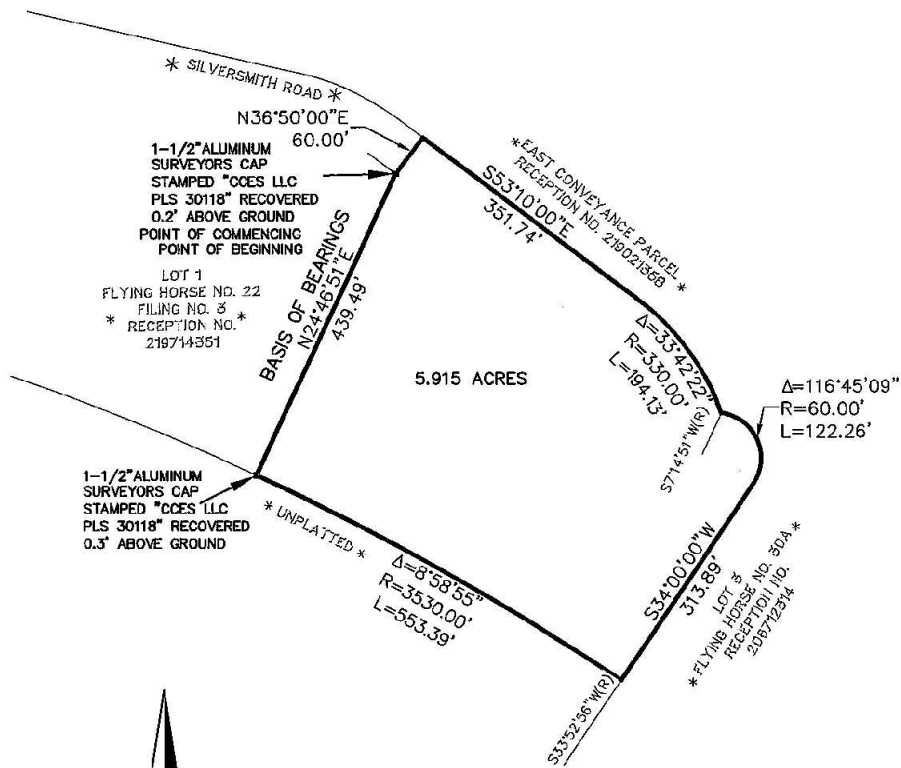


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ZONE CHANGE LEGAL DESCRIPTION-EXHIBIT A

FLYING HORSE NO. 22  
 REMAINDER  
 JOB NO. 1171.39-07  
 SHEET 2 OF 2  
 FEBRUARY 3, 2021

N:\117139\DRAWINGS\SURVEY\EXHIBITS\07-FLYING HORSE NO.22 02-02-21.dwg, 2/3/2021 8:39:49 AM, 1:1



CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES OF A ZONE CHANGE. THIS MAP DEPICT A MONUMENTED LAND SURVEY. CPC PUZ 22-00024