



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

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JOB NO. 1171.33-02  
MARCH 28, 2018  
REV. MARCH 29, 2018  
PAGE 1 OF 2

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN 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:** A PORTION OF THE SOUTHEASTERLY BOUNDARY OF LOT 3 AS PLATTED IN FLYING HORSE PARCEL NO. 18 FILING NO. 1, RECORDED UNDER RECEPTION NO. 213713356, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR WITH ALUMINUM CAP STAMPED "CCES LLC PLS 30118", ASSUMED TO BEAR S54°30'00"E, A DISTANCE OF 264.86 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 3 AS PLATTED IN FLYING HORSE PARCEL NO. 18 FILING NO. 1, RECORDED UNDER RECEPTION NO. 213713356, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF FLYING HORSE CLUB DRIVE AS PLATTED IN FLYING HORSE CLUB DRIVE FILING NO. 1, RECORDED UNDER RECEPTION NO. 206712333, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY BOUNDARY OF SAID FLYING HORSE PARCEL NO. 18 FILING NO. 1, THE FOLLOWING (5) FIVE COURSES:

1. N35°30'00"W, A DISTANCE OF 30.46 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 24°00'05", A RADIUS OF 376.00 FEET AND A DISTANCE OF 157.51 FEET TO A POINT OF TANGENT;
3. N11°29'55"W, A DISTANCE OF 354.03 TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 09°47'34", A RADIUS OF 819.00 FEET AND A DISTANCE OF 139.98 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S58°14'57"W, HAVING A DELTA OF 02°19'52", A RADIUS OF 3320.00 FEET AND A DISTANCE OF 135.08 FEET TO A POINT ON CURVE, SAID POINT BEING THE MOST NORTHERLY CORNER OF LOT 2 AS PLATTED IN SAID FLYING HORSE PARCEL NO. 18 FILING NO. 1;

THENCE N39°15'00"E, A DISTANCE OF 7.53 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S56°11'31"W, HAVING A DELTA OF 13°40'27", A RADIUS OF 3295.00 FEET AND A DISTANCE OF 786.38 FEET TO A POINT ON CURVE, SAID POINT BEING ON SAID NORTHERLY RIGHT OF WAY LINE OF FLYING HORSE CLUB DRIVE;  
THENCE S54°30'00"W, ON SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 119.27 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1.308 ACRES.

**LEGAL DESCRIPTION STATEMENT:**

I, DOUGLAS P. REINELT, A 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, LLC.

MARCH 29, 2018  
DATE



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FLYING HORSE PARCEL NO. 18  
 FILING NO. 2  
 JOB NO. 1171.33-02  
 SHEET 2 OF 2  
 MARCH 28, 2018  
 REV. MARCH 29, 2018

100 50 0 100 200



SCALE: 1" = 100'



\* UNPLATTED \*

LOT 2,  
 FLYING HORSE PARCEL NO. 18  
 FILING NO. 1 RECEPTION NO.  
 213713356

LOT 1,  
 FLYING HORSE PARCEL  
 NO. 18 FILING NO. 1  
 RECEPTION NO. 213713356

LOT 3,  
 FLYING HORSE PARCEL NO. 18  
 FILING NO. 1 RECEPTION NO.  
 213713356

POINT OF  
 COMMENCING  
 POINT OF  
 BEGINNING

1.308 ACRES



N:\117133\DRAWINGS\SURVEY\EXHIBITS\02-REZONE 3-28-18.dwg, 3/29/2018 8:21:00 AM, 1:1

FLYING HORSE CLUB DRIVE  
 (ROW VARIES)  
 FLYING HORSE CLUB DRIVE  
 FILING NO. 1 RECEPTION NO.  
 206712333

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 ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

**EXHIBIT A**