



JOB NO. 2547.00-01R2
NOVEMBER 12, 2018
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LEGAL DESCRIPTION: CHURCH FOR ALL NATIONS ANNEXATION

A PARCEL OF LAND BEING A PORTION OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 AND SECTION 12, TOWNSHIP 13 SOUTH RANGE 66, ALL WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE EASTERLY BOUNDARY OF KUM & GO STORES 685 ANNEXATION, RECORDED UNDER RECEPTION NO. 216713828, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A 1 1/2" ALUMINUM SURVEYORS CAP STAMPED "DB CO PLS 22573" IS ASSUMED TO BEAR N00°02'14"W, A DISTANCE OF 281.72 FEET.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT BEING ON THE EASTERLY BOUNDARY OF ANNEXATION PLAT OF NORWOOD ADDITION NO. 6, RECORDED UNDER RECEPTION NO. 098193066, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE S89°34'51"E, A DISTANCE OF 28.39 FEET TO THE NORTHWESTERLY CORNER OF TEMPLETON ANNEXATION NO. 1 RECORDED UNDER RECEPTION NO. 208712803;
THENCE S00°00'36"E, ON THE WESTERLY BOUNDARY OF SAID TEMPLETON ANNEXATION NO. 1, A DISTANCE OF 294.51 FEET TO THE SOUTHWESTERLY CORNER OF SAID TEMPLETON ANNEXATION NO. 1, SAID POINT BEING THE NORTHWESTERLY CORNER OF TEMPLETON ANNEXATION NO. 2, RECORDED UNDER RECEPTION NO. 208712804;

THENCE ON THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID TEMPLETON ANNEXATION NO. 2, THE FOLLOWING (3) THREE COURSES:

1. S00°00'37"E, A DISTANCE OF 100.00 FEET;
2. S06°53'46"E, A DISTANCE OF 384.27 FEET;
3. S82°47'10"E, A DISTANCE OF 1582.70 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY BOUNDARY OF A TRACT OF LAND DESCRIBED AS TUTT BOULEVARD RECORDED UNDER RECEPTION NO. 208136391 (PURPORTED AS THE WESTERLY BOUNDARY OF VILLANI ANNEXATION RECORDED UNDER RECEPTION NO. 219714275);

THENCE ON SAID WESTERLY BOUNDARY, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N84°40'44"W, HAVING A DELTA OF 15°19'23", A RADIUS OF 651.50 FEET AND A DISTANCE OF 174.24 FEET;

THENCE S60°03'04"E, A DISTANCE OF 16.04 FEET TO A POINT ON THE WESTERLY BOUNDARY OF DUBLIN NORTH 3A ANNEXATION PLAT RECORDED UNDER RECEPTION NO. 207712723;

THENCE ON THE BOUNDARY OF SAID DUBLIN NORTH 3A ANNEXATION PLAT THE FOLLOWING (2) TWO COURSES:

1. S29°56'56"W, ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 66.63 FEET;
2. S60°03'04"E, A DISTANCE OF 80.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF TEMPLETON GAP ROAD, SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT 15 AS PLATTED IN A.A. SUBDIVISION RECORDED IN PLAT BOOK W-2 AT PAGE 94;

THENCE S29°56'56"W, ON SAID EASTERLY RIGHT OF WAY LINE OF TEMPLETON GAP ROAD AND THE WESTERLY BOUNDARY OF SAID LOT 15, A DISTANCE OF 443.38 FEET;

THENCE CONTINUING S29°56'56"W, ON SAID EASTERLY RIGHT OF WAY LINE OF TEMPLETON GAP ROAD, A DISTANCE OF 157.30 FEET TO THE NORTHWESTERLY CORNER OF LOT 1 AS PLATTED IN SAID A.A. SUBDIVISION;

THENCE CONTINUING S29°56'56"W, ON SAID EASTERLY RIGHT OF WAY LINE AND THE WESTERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 391.08 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF TUTT CORNERS ADDITION RECORDED UNDER RECEPTION NO. 215713657;

THENCE ON THE BOUNDARY OF SAID TUTT CORNERS ADDITION, THE FOLLOWING (2) TWO COURSES:

1. N60°03'04"W, A DISTANCE OF 80.00 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF TEMPLETON GAP ROAD;
2. S29°56'56"W, A DISTANCE OF 491.78 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ANNEXATION PLAT OF STETSON HILLS MASTER PLAN – PHASE II RECORDED UNDER RECEPTION NO. 202004228;

THENCE S89°57'49"W, ON SAID NORTHERLY BOUNDARY, A DISTANCE OF 629.52 FEET TO A POINT ON THE EASTERLY BOUNDARY OF KUM & GO STORE 685 ANNEXATION RECORDED UNDER RECEPTION NO. 216713828;

THENCE ON THE EASTERLY AND NORTHERLY BOUNDARY OF SAID KUM & GO STORE 685 ANNEXATION, THE FOLLOWING (5) FIVE COURSES:

1. N00°02'04"W, A DISTANCE OF 44.29 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N00°02'13"W, HAVING A DELTA OF 89°59'56", A RADIUS OF 100.00 FEET AND A DISTANCE OF 157.08 FEET TO A POINT OF TANGENT;
3. N00°02'14"W, A DISTANCE OF 281.72 FEET;
4. N00°02'15"W, A DISTANCE OF 199.33 FEET;
5. S89°57'45"W, A DISTANCE OF 173.78 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 6809 AT PAGE 634;

THENCE N00°06'28"W, ON SAID EASTERLY BOUNDARY, A DISTANCE OF 23.20 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 6809 AT PAGE 634, SAID POINT BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 6809 AT PAGE 632;

THENCE N00°06'28"W, ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED IN BOOK 6809 AT PAGE 632, A DISTANCE OF 436.21 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN BOOK 6809 AT PAGE 632, SAID POINT BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 6809 AT PAGE 639, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF TEMPLETON GAP HEIGHTS FILING NO. 4 RECORDED IN PLAT BOOK L-2 AT PAGE 17;

THENCE ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 6809 AT PAGE 639, THE FOLLOWING (4) FOUR COURSES:

1. N00°07'19"W, ON THE EASTERLY BOUNDARY OF SAID TEMPLETON GAP HEIGHTS FILING NO. 4, A DISTANCE OF 498.90 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHERLY CORNER OF THE FIRST PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 6541 AT PAGE 928;
2. ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 6541 AT PAGE 928, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S84°18'00"W, HAVING A DELTA OF 00°29'05", A RADIUS OF 2425.00 FEET AND A DISTANCE OF 20.51 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID FIRST PARCEL OF LAND DESCRIBED IN BOOK 6541 AT PAGE 928, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE SECOND PARCEL OF LAND DESCRIBED IN BOOK 6541 AT PAGE 928;
3. ON THE WESTERLY BOUNDARY OF SAID SECOND PARCEL OF LAND DESCRIBED IN BOOK 6541 AT PAGE 928 ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S83°48'56"W, HAVING A DELTA OF 00°38'55", A RADIUS OF 2425.00 FEET AND A DISTANCE OF 27.45 FEET TO A POINT OF TANGENT;
4. N06°49'59"W ON THE WESTERLY BOUNDARY OF SAID SECOND PARCEL OF LAND DESCRIBED IN BOOK 6541 AT PAGE 928, A DISTANCE OF 267.40 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN BOOK 6809 AT PAGE 639 AND THE NORTHWESTERLY CORNER OF SAID SECOND PARCEL OF LAND DESCRIBED IN BOOK 6541 AT PAGE 928, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF THE GREENBELT TRACT AS PLATTED IN SAID TEMPLETON GAP HEIGHTS FILING NO. 4;

THENCE N06°33'29"W, A DISTANCE OF 86.52 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID GREENBELT TRACT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF ANNEXATION PLAT OF NORWOOD ADDITION NO. 10 RECORDED UNDER RECEPTION NO. 203233274, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 5425 AT PAGE 1308, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 5409 AT PAGE 1021;

THENCE ON THE EASTERLY BOUNDARY OF SAID ANNEXATION PLAT OF NORWOOD ADDITION NO. 10, THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN BOOK 5425 AT PAGE 1308 AND THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN BOOK 5425 AT PAGE 1308, THE FOLLOWING (2) TWO COURSES:

1. N06°52'19"W, A DISTANCE OF 212.97 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N83°07'24"E, HAVING A DELTA OF 05°47'59", A RADIUS OF 2575.00 FEET AND A DISTANCE OF 260.65 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHEASTERLY CORNER OF SAID ANNEXATION PLAT OF NORWOOD ADDITION NO. 10, THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5425 AT PAGE 1308 AND ON THE SOUTHERLY BOUNDARY OF SAID ANNEXATION PLAT OF NORWOOD ADDITION NO. 6;

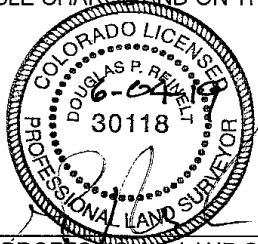
THENCE ON THE BOUNDARY OF SAID ANNEXATION PLAT OF NORWOOD ADDITION NO. 6, THE FOLLOWING (3) THREE COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S11°04'14"E, HAVING A DELTA OF 11°00'14", A RADIUS OF 70.00 FEET AND A DISTANCE OF 13.44 FEET TO A POINT ON CURVE;
2. N89°58'50"E, ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN BOOK 5425 AT PAGE 1308 AND IT'S EASTERLY EXTENSION, A DISTANCE OF 137.04 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12;
3. N00°03'42"W, ON SAID EAST LINE, A DISTANCE OF 40.51 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 52.779 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.



D. Reinelt

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

JUNE 06 2019
DATE