



JOB NO. 1195.95-03
FEBRUARY 22, 2022
REV. APRIL 21, 2023
REV. OCT. 30, 2023
PAGE 1 OF 5
ZONE-23-0016

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

LEGAL DESCRIPTION: GREENWAYS NEIGHBORHOOD PARK FILING NO. 1, EXHIBIT A

A PARCEL OF LAND BEING TRACT K AS PLATTED IN GREENWAYS AT SAND CREEK FILING NO. 3 RECORDED UNDER RECEPTION NO. 222714940 AND A PORTION OF THE SOUTH ONE-HALF OF SECTION 30 AND THE NORTH ONE-HALF OF SECTION 31, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHEASTERLY BOUNDARY OF GREENWAYS AT SAND CREEK FIL. NO. 8 RECORDED UNDER RECEPTION NO. 223715093, RECORDS OF EL PASO COUNTY, COLORADO, AND THE SOUTHWESTERLY BOUNDARY OF LOT 1 A PLATTED IN ENCHANTED SPRINGS RECORDED UNDER RECEPTION NO. 217714002 BEING MONUMENTED AT THE NORTHWESTERLY END BY A ONE INCH YELLOW PLASTIC SURVEYORS CAP STAMPED "22577" AND AT THE SOUTHEASTERLY END BY A ONE INCH YELLOW PLASTIC SURVEYORS CAP STAMPED "22577", IS ASSUMED TO BEAR S48°56'29"E, A DISTANCE OF 808.37 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF GREENWAYS AT SAND CREEK FIL. NO. 8 RECORDED UNDER RECEPTION NO. 223715093, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHWESTERLY BOUNDARY OF LOT 1 AS PLATTED IN ENCHANTED SPRINGS RECORDED UNDER RECEPTION NO. 217714002;

THENCE S68°07'12"E, A DISTANCE OF 805.20 FEET TO THE NORTHERLY MOST POINT OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 203030048 SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°06'40"W, A DISTANCE OF 1623.59 FEET;
THENCE S89°53'20"W, A DISTANCE OF 496.34 FEET TO A POINT ON CURVE SAID POINT BEING ON THE EASTERLY BOUNDARY OF GREENWAYS AT SAND CREEK FILING NO. 3 RECORDED UNDER RECEPTION NO. 222714940;

THENCE ON THE EASTERLY BOUNDARY OF SAID GREENWAYS AT SAND CREEK FILING NO. 3 THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S83°59'06"W, HAVING A DELTA OF 47°00'27", A RADIUS OF 362.50 FEET AND A DISTANCE OF 297.41 FEET TO A POINT ON CURVE;
2. N24°41'01"E, A DISTANCE OF 409.10 FEET;
3. N11°28'53"W, A DISTANCE OF 88.79 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF GREENWAYS AT SAND CREEK FILING NO. 4 RECORDED UNDER RECEPTION NO. 222714950;

THENCE ON THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID GREENWAYS AT SAND CREEK FILING NO. 4 THE FOLLOWING FOUR (4) COURSES:

1. N78°31'07"E, A DISTANCE OF 188.13 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S87°59'17"E, HAVING A DELTA OF 151°40'59", A RADIUS OF 60.00 FEET AND A DISTANCE OF 158.84 FEET TO A POINT ON CURVE;
3. N78°31'07"E, A DISTANCE OF 72.28 FEET;
4. N11°28'53"W, A DISTANCE OF 944.19 FEET TO THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218079638;

THENCE ON THE BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER 218079638, THE FOLLOWING (3) THREE COURSES:

1. N84°01'37"E, A DISTANCE OF 62.56 FEET;
2. N74°37'51"E, A DISTANCE OF 16.24 FEET;
3. N11°39'55"W, A DISTANCE OF 73.08 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTH CAREFREE CIRCLE AS PLATTED IN THE COLORADO SPRINGS RANCH FILING NO. 2 AS RECORDED IN PLAT BOOK Z-3 AT PAGE 137;

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE AND ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S11°48'29"E, HAVING A DELTA OF 01°38'23", A RADIUS OF 3740.00 FEET AND A DISTANCE OF 107.03 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF SPRINGS RANCH SUBDIVISION FILING NO. 7 RECORDED IN PLAT BOOK G-5 AT PAGE 87;

THENCE ON THE WESTERLY BOUNDARY OF SAID SPRINGS RANCH FILING NO. 7, THE FOLLOWING (4) FOUR COURSES:

1. S11°28'47"E, A DISTANCE OF 189.74 FEET;
2. S40°20'16"E, A DISTANCE OF 445.00 FEET;
3. S10°13'28"W, A DISTANCE OF 145.00 FEET;
4. S05°45'58"E, A DISTANCE OF 180.61 FEET TO THE NORTHWESTERLY CORNER OF SPRINGS RANCH SUBDIVISION FILING NO. 12 RECORDED UNDER RECEPTION NO. 098097095;

THENCE S19°18'10"E, ON THE WESTERLY BOUNDARY OF SAID SPRINGS RANCH SUBDIVISION FILING NO. 12, A DISTANCE OF 220.14 FEET TO THE SOUTHWESTERLY CORNER OF SAID SPRINGS RANCH SUBDIVISION FILING NO. 12, SAID POINT BEING ON THE NORTHERLY LINE OF A 50 FOOT DRAINAGE AND UTILITY EASEMENT AS RECORDED IN THE SPRINGS RANCH FILING NO. 1 RECORDED IN PLAT BOOK Z-3 AT PAGE 136;

THENCE S68°33'31"W, ON SAID NORTHERLY LINE, A DISTANCE OF 7.95 FEET TO THE NORTHEASTERLY CORNER OF THE 50 FOOT DRAINAGE AND UTILITY EASEMENT VACATED BY VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 095042873;

THENCE ON THE EASTERLY BOUNDARY OF SAID 50 FOOT DRAINAGE AND UTILITY EASEMENT VACATED BY VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3, THE WESTERLY BOUNDARY OF SPRINGS RANCH SUBDIVISION FILING NO. 9 RECORDED UNDER RECEPTION NO. 096096832 AND THE WESTERLY BOUNDARY OF SPRINGS RANCH SUBDIVISION FILING NO. 11 RECORDED UNDER RECEPTION NO. 097136004, THE FOLLOWING (6) SIX COURSES:

1. S21°26'28"E, A DISTANCE OF 830.00 FEET;
2. S05°16'43"E, A DISTANCE OF 56.05 FEET;
3. S13°43'31"W, A DISTANCE OF 325.00 FEET;
4. S16°25'35"W, A DISTANCE OF 55.43 FEET;
5. S31°39'53"W, A DISTANCE OF 60.08 FEET;
6. S57°56'29"E, A DISTANCE OF 120.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID THE COLORADO SPRINGS RANCH FILING NO. 1;

THENCE ON SAID WESTERLY BOUNDARY OF THE COLORADO SPRINGS RANCH FILING NO. 1 AND THE EASTERLY BOUNDARY OF A 60 FOOT DRAINAGE AND UTILITY EASEMENT VACATED BY SAID VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3, THE FOLLOWING (2) TWO COURSES:

1. S32°03'32"W, A DISTANCE OF 168.60 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 58°05'35", A RADIUS OF 270.00 FEET AND A DISTANCE OF 273.76 FEET TO A POINT ON CURVE, SAID POINT BEING THE MOST NORTHERLY CORNER OF SPRINGS RANCH SUBDIVISION FILING NO. 10 RECORDED UNDER RECEPTION NO. 096096833;

THENCE ON THE NORTHWESTERLY AND SOUTHWESTERLY BOUNDARY OF SAID SPRINGS RANCH SUBDIVISION FILING NO. 10, THE FOLLOWING (2) TWO COURSES:

1. S45°18'31"W, A DISTANCE OF 134.18 FEET;
2. S44°41'29"E, A DISTANCE OF 274.56 FEET TO A POINT ON SAID EASTERLY BOUNDARY OF THE 50 FOOT DRAINAGE AND UTILITY EASEMENT VACATED BY VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3;

THENCE ON SAID EASTERLY BOUNDARY, THE FOLLOWING (5) FIVE COURSES:

1. S37°02'03"W, A DISTANCE OF 28.52 FEET;
2. S30°43'23"W, A DISTANCE OF 102.17 FEET;
3. S11°18'10"W, A DISTANCE OF 113.19 FEET;
4. S00°56'35"E, A DISTANCE OF 369.62 FEET
5. S10°54'03"E, A DISTANCE OF 10.01 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF SPRINGS RANCH SUBDIVISION FILING NO. 8 RECORDED UNDER RECEPTION NO. 096081826;

THENCE ON THE NORTHWESTERLY BOUNDARY OF SAID SPRINGS RANCH SUBDIVISION FILING NO. 8, THE FOLLOWING (5) FIVE COURSES:

1. S47°11'56"W, A DISTANCE OF 111.18 FEET
2. S08°16'57"W, A DISTANCE OF 35.00 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S08°16'41"W, HAVING A DELTA OF 170°37'02", A RADIUS OF 50.00 FEET AND A DISTANCE OF 148.89 FEET TO A POINT ON CURVE;
4. S62°03'49"W, A DISTANCE OF 102.62 FEET;
5. S24°56'29"E, A DISTANCE OF 72.31 FEET;

THENCE S89°04'57"W, A DISTANCE OF 434.93 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 203030048;

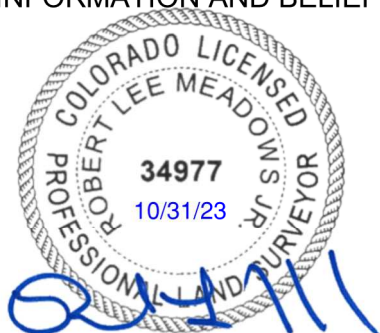
THENCE ON THE BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 203030048, THE FOLLOWING (3) THREE COURSES:

1. N32°21'04"E, A DISTANCE OF 48.10 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 32°27'16", A RADIUS OF 900.00 FEET AND A DISTANCE OF 509.79 FEET TO A POINT OF TANGENT;
3. N00°06'12"W, A DISTANCE OF 89.14 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 45.329 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, ROBERT L. MEADOWS, JR., 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.



10-31-23

ROBERT L. MEADOWS, JR., PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 34977
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS, LLC

DATE

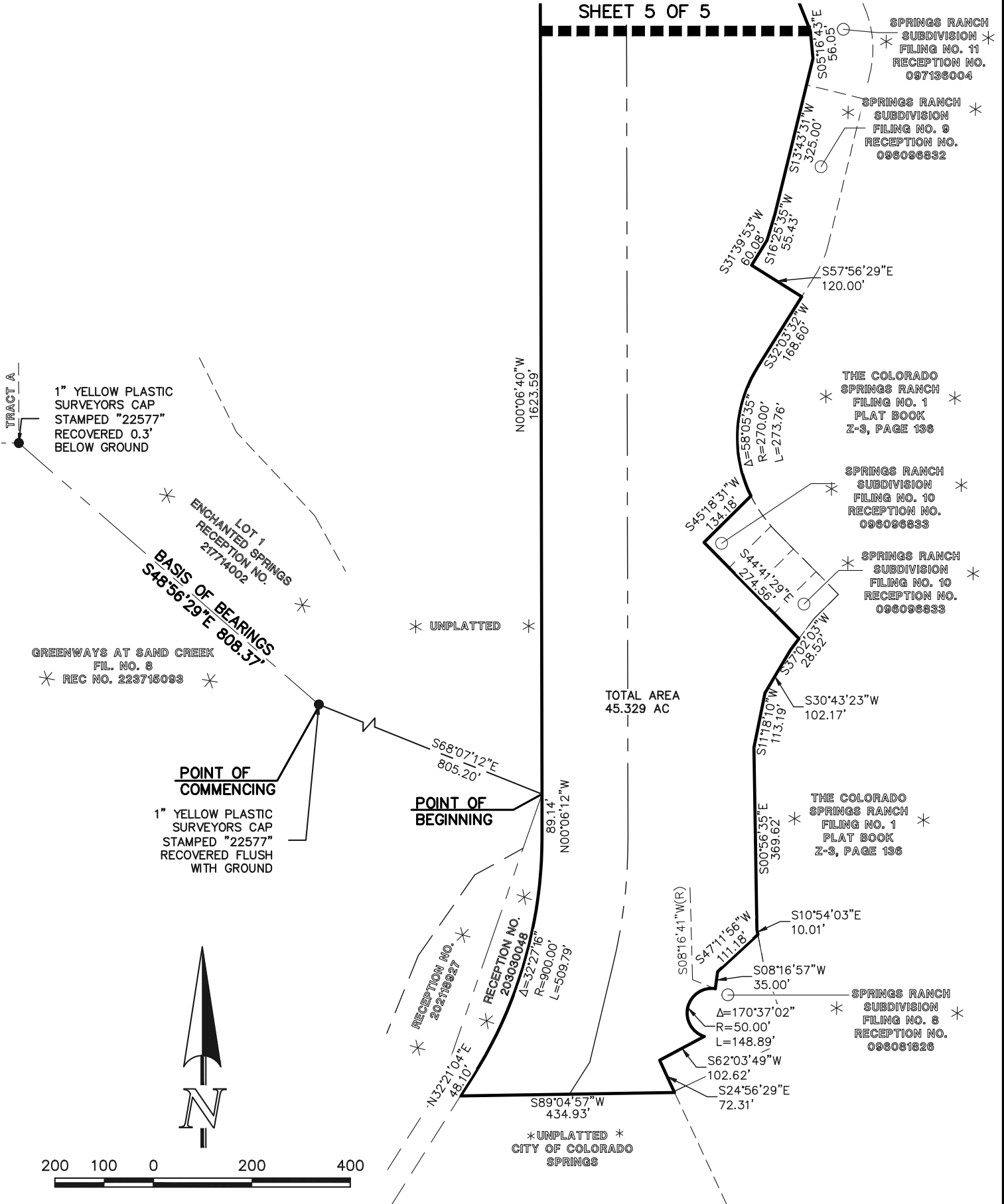


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GREENWAYS NEIGHBORHOOD
PARK FILING NO. 1-EXHIBIT B
JOB NO. 1195.95-03
FEBRUARY 22, 2022
REV. APRIL 21, 2023
REV. OCT. 30, 2023
SHEET 4 OF 5
ZONE-23-0016

MATCHLINE SEE
SHEET 5 OF 5



SCALE: 1" = 200'
U.S. SURVEY FOOT

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.

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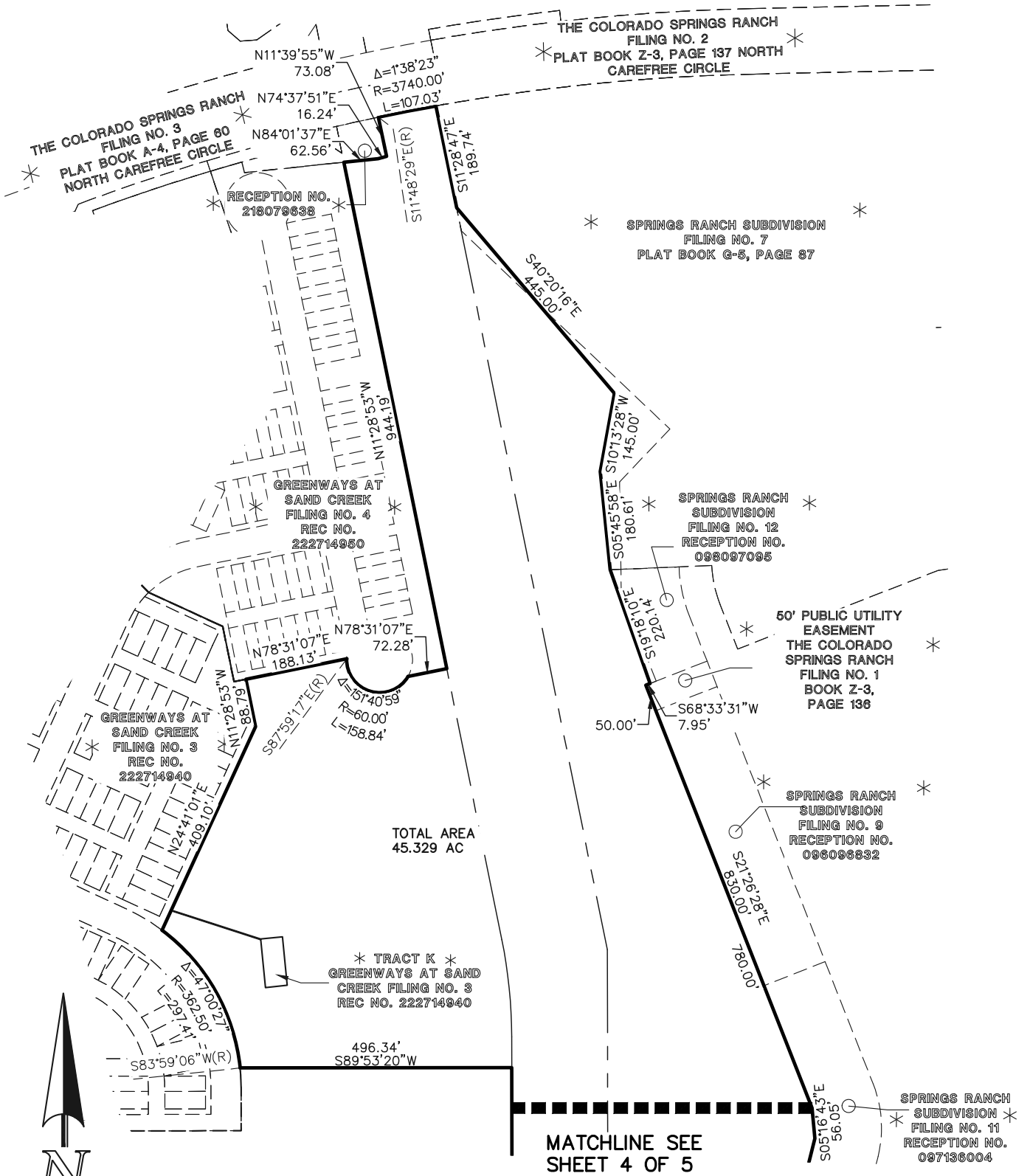
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GREENWAYS NEIGHBORHOOD
PARK FILING NO. 1-EXHIBIT B
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