

MCGEHEE SUBDIVISION
Project No. 20018
April 29, 2021
Sheet 1 of 2

EXHIBIT "A"

PROPERTY DESCRIPTION:

A portion of the Southwest Quarter of Section 19, Township 11 South, Range 65 West of the 6th P.M., also being Lot 3, MOUNTAIN SHADOW RANCH SECOND PHASE (Reception No. 200072526, El Paso County, Colorado records), situate in El Paso County, Colorado.

EXHIBIT "B"

LEGAL DESCRIPTION: COMMON PRIVATE ACCESS EASEMENT

A thirty (30) foot wide COMMON PRIVATE ACCESS EASEMENT over and across a portion of the Southwest Quarter of Section 19, Township 11 South, Range 65 West of the 6th P.M., also being a portion of Lot 3, MOUNTAIN SHADOW RANCH SECOND PHASE (Reception No. 200072526, El Paso County, Colorado records) to be known as a portion of "proposed" Lot 2, MCGEHEE SUBDIVISION (recording pending), situate in El Paso County, Colorado, being fifteen (15) feet each side of the following described centerline:

Commencing at the Northeasterly corner of said FILING (all bearings in this description are relative to Northerly line of said FILING, which bears N89°57'00"E "assumed"); thence S14°31'07"W along an Easterly line of said Lot 3, said line also being coincident with the Westerly line of Thompson Road (r.o.w. width varies), 52.52 feet; thence S00°08'10"E along said coincident lines, 20.67 feet to the Point of Beginning of the EASEMENT centerline herein described; thence S89°51'50"W, 120.02 feet; thence Northwesterly on a non-tangent curve to the right, said curve having a central angle of 45°23'47", a radius of 95.00 feet, an arc length of 75.27 feet (the chord to said curve bears N67°17'29"W, a distance of 73.32 feet); thence on a reverse curve to the left, said curve having a central angle of 45°27'24", a radius of 95.00 feet, an arc length of 75.37 feet (the chord to said curve bears N67°19'18"W, a distance of 73.41 feet); thence S89°57'00"W, 297.47 feet to the terminus point of this description, with the side lines of said EASEMENT lengthening and shortening to intersect said Thompson Road's Westerly right-of-way line at its Easterly end and a line bearing S00°00'00"E each way being the common lot line to said proposed Lot 2 and proposed Lot 1, said MCGEHEE SUBDIVISION at its Westerly end;

Containing 0.390 acres (16,987 square feet), more or less.

SURVEYOR'S STATEMENT: I, David V. Hostetler, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the attached LEGAL DESCRIPTION and EXHIBIT were prepared under my direct responsibility, supervision, and checking, and on the basis of my knowledge, information and belief, are correct.

David V. Hostetler, Professional Land Surveyor
Colorado P.L.S. No. 20681
For and on behalf of LDC, Inc.

File: 20018 CPAE Lgl.doc
DVH/dh



LEGAL DESCRIPTION EXHIBIT

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 65
WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO

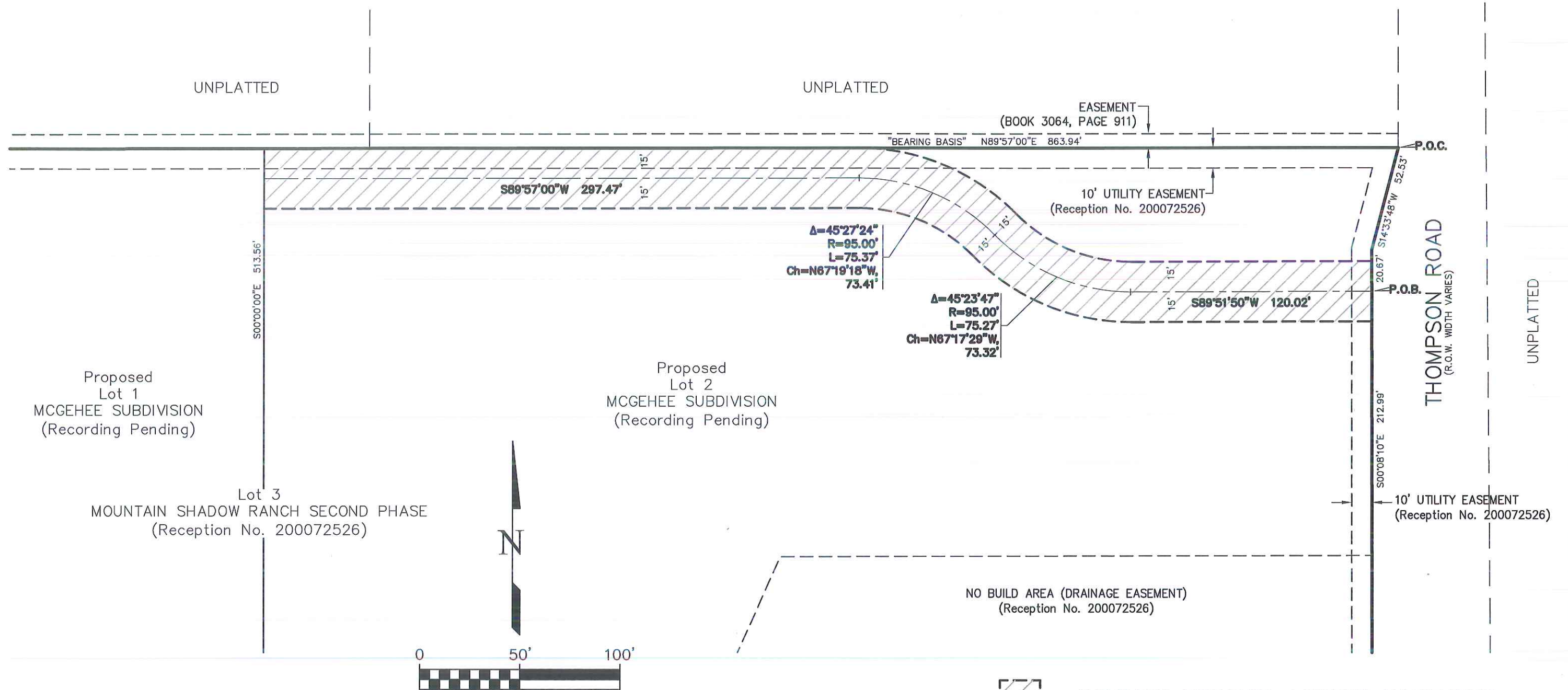


EXHIBIT "B"

SHEET 2 OF 2

SCALE: 1" = 50'



—COMMON PRIVATE ACCESS EASEMENT

0.390 ACRES (16,987 SQUARE FEET)



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REVISIONS

NO.	DESCRIPTION	DATE	BY

NOTE: This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached LEGAL DESCRIPTION.

PROJECT NO. 20018

DRAWN BY: BRH
CHECKED BY: DVH

DATE: 04/29/21
SHEET 1 OF 1