

FREEDOM SPRINGS
Project No. 18005
March 28, 2018
Sheet 1 of 2

EXHIBIT "A"

PROPERTY DESCRIPTION: 734 WESTERN DRIVE

A tract of land being a portion of the East Half of the West Half of the Southeast Quarter of Section 7, Township 14 South, Range 65 West of the 6th P.M., also being Lot 2, WESTERN HILLS FILING NO. 2 (Plat Book G-5, Page 94, El Paso County, Colorado records), situate in El Paso County, Colorado.

EXHIBIT "B"

LEGAL DESCRIPTION: DETENTION POND EASEMENT

A variable-width DETENTION POND EASEMENT over and across a portion of the East Half of the West Half of the Southeast Quarter of Section 7, Township 14 South, Range 65 West of the 6th P.M., also being a portion of Lot 2, WESTERN HILLS FILING NO. 2 (Plat Book G-5, Page 94, El Paso County, Colorado records), situate in El Paso County, Colorado, more particularly described as follows:

Commencing at the Northeasterly corner of said Lot 2 (all bearings in this description are relative to those platted in said FILING) (the following three (3) courses are along the Southeasterly lines of said Lot 2, said lines also being coincident with the Northwestern right-of-way line of Western Drive (60' public r.o.w.) as platted within AEROSPACE GARDENS (Plat Book T-2, Page 10, said El Paso County records)); 1) S28°00'00"W, 142.56 feet to the Point of Beginning of the EASEMENT herein described; 2) continue S28°00'00"W, 54.64 feet; 3) on a curve to the right, said curve having a central angle of 28°22'31", a radius of 318.00 feet, an arc length of 157.49 feet to the intersection point of Great Western Drive (private r.o.w. width varies) as platted within said FILING (the following three (3) courses are along the Northeasterly lines of said Great Western Drive's right-of-way); 1) N32°00'00"W, 45.00 feet; 2) N77°00'00"W, 14.14 feet; 3) N32°00'00"W, 68.99 feet; thence N41°30'23"E, 138.78 feet; thence N78°41'24"E, 29.52 feet; thence S61°18'35"E, 95.22 feet to the Point of Beginning and the terminus point of this description;

Containing 0.536 acres (23,328 sq. ft.), 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.



LEGAL DESCRIPTION EXHIBIT

A PORTION OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., ELPASO COUNTY, COLORADO

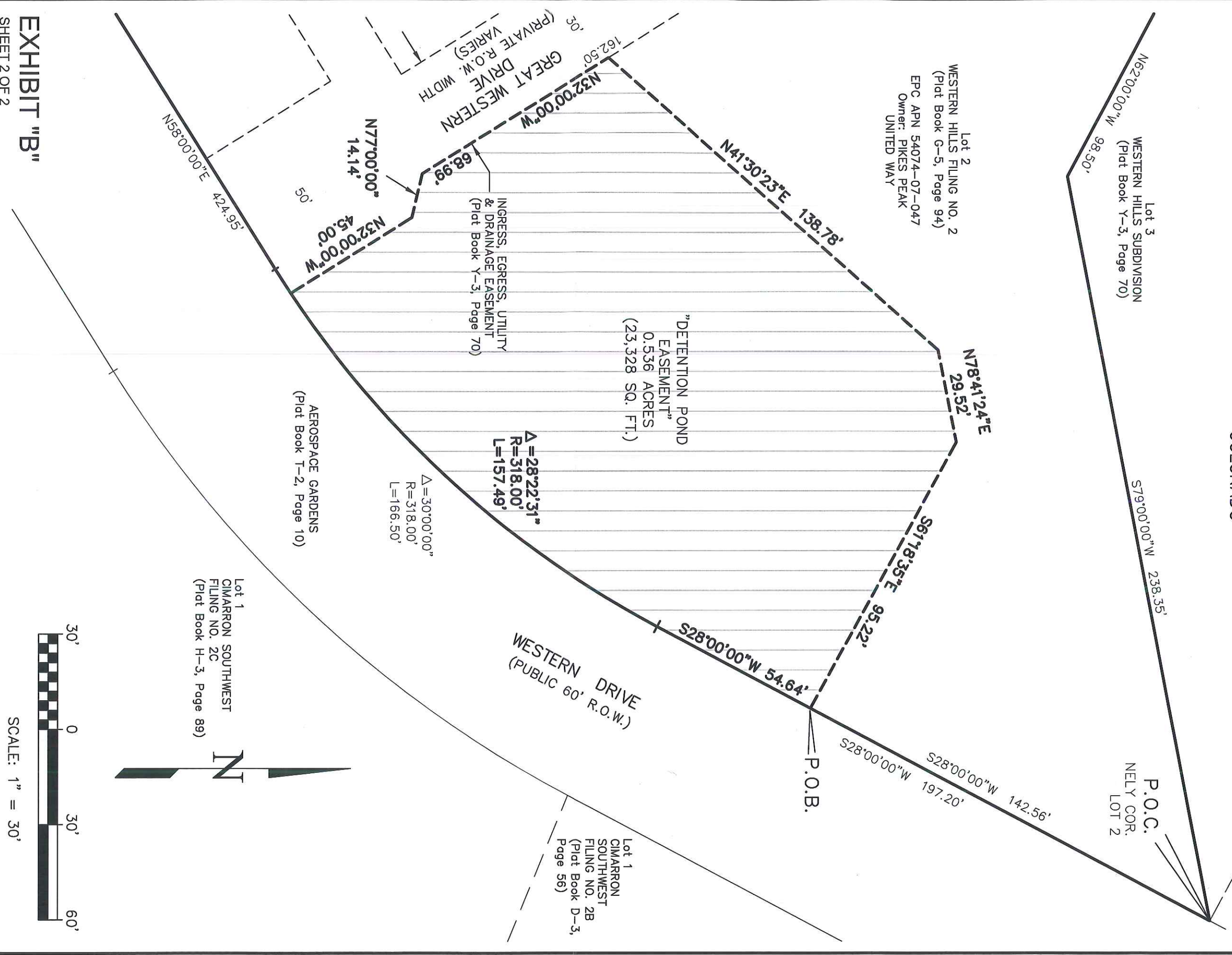


EXHIBIT "B"
SHEET 2 OF 2



Lot 1
CIMARRON SOUTHWEST
FILING NO. 2C
(Plat Book H-3, Page 89)

Lot 1
CIMARRON SOUTHWEST
FILING NO. 2B
(Plat Book D-3, Page 56)

AEROSPACE GARDENS
(Plat Book T-2, Page 10)

"DETENTION POND
EASEMENT"
0.536 ACRES
(23,328 SQ. FT.)

INGRESS, EGRESS, UTILITY
& DRAINAGE EASEMENT
(Plat Book Y-3, Page 70)

Lot 2
WESTERN HILLS FILING NO. 2
(Plat Book G-5, Page 94)
EPC APN 54074-07-047
Owner: PIKES PEAK
UNITED WAY

Lot 3
WESTERN HILLS SUBDIVISION
(Plat Book Y-3, Page 70)

P.O.C.
NELLY COR.
LOT 2

P.O.B.

WESTERN DRIVE
(PUBLIC 60' R.O.W.)



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DWN BY: SLG DATE: 03/22/18
CKD BY: DVH REF. NO.: 18005LEGAL

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

REVISIONS

NO.	DESCRIPTION	DATE	BY

PROJECT NUMBER
08013