

LEGAL DESCRIPTION – TEMPORARY TURNAROUND EASEMENT:

AN EASEMENT FOR TEMPORARY TURNAROUND PURPOSES LYING OVER AND ACROSS A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 213109361 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (SE1/4 SE1/4) OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF TRACT B, WALDEN PRESERVE 2, FILING NO. 4, AS RECORDED UNDER RECEPTION NO. _____ OF SAID COUNTY RECORDS, SAID POINT ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF TRACT 10, WALDEN III, AS RECORDED IN PLAT BOOK H-2 AT PAGE 19 UNDER RECEPTION NO. 000417849 OF SAID COUNTY RECORDS, AS MONUMENTED BY A REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560", FROM WHICH AN ANGLE POINT ON THE NORTHERLY LINE OF TRACT A OF SAID WALDEN PRESERVE 2, FILING NO. 4, AS MONUMENTED BY A REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560" BEARS N44°28'12"E (PER SAID PLAT OF WALDEN PRESERVE 2, FILING NO. 4), A DISTANCE OF 844.52 FEET (OF RECORD) AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N44°28'12"E ALONG THE NORTHWESTERLY LINE OF SAID TRACT B, A DISTANCE OF 347.24 FEET TO THE MOST NORTHERLY CORNER THEREOF, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF THE PINEHURST CIRCLE RIGHT-OF-WAY, AS SHOWN ON SAID PLAT OF WALDEN PRESERVE 2, FILING NO. 4, AND THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED;

THENCE N46°50'11"W, A DISTANCE OF 7.12 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A 85.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°23'44", AN ARC LENGTH OF 59.93 FEET (THE LONG CHORD OF WHICH BEARS N67°02'03"W, A LONG CHORD DISTANCE OF 58.69 FEET) TO A POINT OF REVERSE CURVE;
THENCE ALONG THE ARC OF A 66.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 260°47'27", AN ARC LENGTH OF 300.41 FEET (THE LONG CHORD OF WHICH BEARS N43°09'49"E, A LONG CHORD DISTANCE OF 100.53 FEET) TO A POINT OF REVERSE CURVE;
THENCE ALONG THE ARC OF A 85.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°23'44", AN ARC LENGTH OF 59.93 FEET (THE LONG CHORD OF WHICH BEARS S26°38'20"E, A LONG CHORD DISTANCE OF 58.69 FEET) TO A POINT OF TANGENCY;
THENCE S46°50'11"E, A DISTANCE OF 8.49 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT A, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF SAID PINEHURST CIRCLE RIGHT-OF-WAY;
THENCE S44°28'12"W ALONG THE NORTHWESTERLY LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 60.02 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 16,541 SQUARE FEET (0.38 ACRES) OF LAND, MORE OR LESS.

PREPARED BY:
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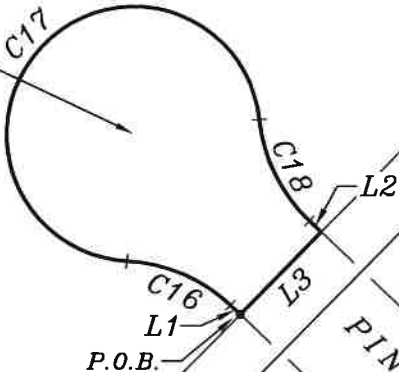
EXHIBIT

LEGEND:

- FOUND REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"

UNPLATTED
REC. NO. 213109361

TEMPORARY
TURNAROUND
EASEMENT
16,541 S.F.
(0.38 ACRES±)



N44°28'12" E 844.52'
ASSUMED BASIS OF BEARINGS

TRACT A

N44°28'12" E 347.24'

PINEHURST CIRCLE
(60' R.O.W.)

WALDEN PRESERVE 2, FILING NO. 4
REC. NO. _____

P.O.C.

TRACT B

TRACT 10
WALDEN III
PLAT BK H-2, PAGE 19
REC. NO. 000417849



SCALE: 1" = 100'
JOB NO.: 17094
FEBRUARY 27, 2019

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**RAMPART
SURVEYS**

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EXHIBIT

<i>LINE TABLE</i>		
<i>LINE #</i>	<i>BEARING</i>	<i>DISTANCE</i>
<i>L1</i>	<i>N46°50'11" W</i>	<i>7.12'</i>
<i>L2</i>	<i>S46°50'11" E</i>	<i>8.49'</i>
<i>L3</i>	<i>S44°28'12" W</i>	<i>60.02'</i>

<i>CURVE TABLE</i>					
<i>CURVE #</i>	<i>ARC LENGTH</i>	<i>RADIUS</i>	<i>DELTA ANGLE</i>	<i>ChD BEARING</i>	<i>ChD LENGTH</i>
<i>C16</i>	<i>59.93'</i>	<i>85.00'</i>	<i>40°23'44"</i>	<i>N67°02'03" W</i>	<i>58.69'</i>
<i>C17</i>	<i>300.41'</i>	<i>66.00'</i>	<i>260°47'27"</i>	<i>N43°09'49" E</i>	<i>100.53'</i>
<i>C18</i>	<i>59.93'</i>	<i>85.00'</i>	<i>40°23'44"</i>	<i>S26°38'20" E</i>	<i>58.69'</i>

**RAMPART
SURVEYS**

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