





619 North Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790 (719)785-0799(fax)

JOB NO. 1185.00-08  
JUNE 24, 2019  
PAGE 1 OF 2

**LEGAL DESCRIPTION: TEMPORARY TURN-AROUND EASEMENTS**

A (3) THREE PARCELS OF LAND BEING A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR S89°08'28"W A DISTANCE OF 1356.68 FEET.

**PARCEL 1**

A PARCEL OF LAND BEING CIRCULAR IN SHAPE HAVING A RADIUS OF 55.00 FEET WHOSE CENTER POINT BEARS N27°08'40"E, A DISTANCE OF 1557.44 FEET FROM THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28.

CONTAINING A CALCULATED AREA OF 9503 SQUARE FEET.

**PARCEL 2**

A PARCEL OF LAND BEING CIRCULAR IN SHAPE HAVING A RADIUS OF 55.00 FEET WHOSE CENTER POINT BEARS N68°18'33"E, A DISTANCE OF 2040.48 FEET FROM THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28.

CONTAINING A CALCULATED AREA OF 9503 SQUARE FEET.

**PARCEL 3**

A PARCEL OF LAND BEING CIRCULAR IN SHAPE HAVING A RADIUS OF 55.00 FEET WHOSE CENTER POINT BEARS N81°22'27"E, A DISTANCE OF 2311.55 FEET FROM THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28.

CONTAINING A CALCULATED AREA OF 9503 SQUARE FEET.

**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 AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



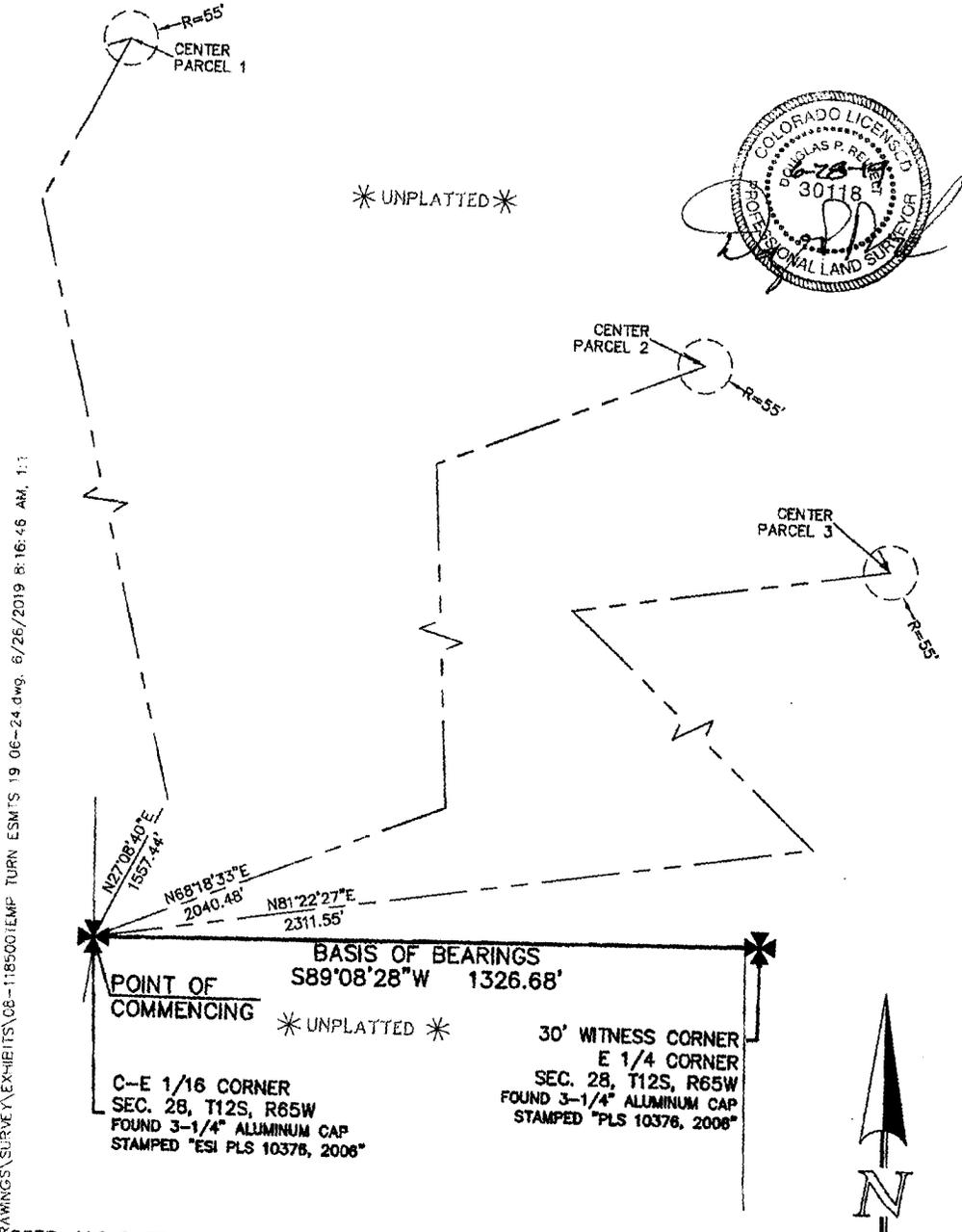
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30718  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS

JUNE 28, 2019  
DATE



619 North Cascade Avenue, Suite 200 (719)785-0790  
 Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

THE RETREAT AT TIMBERRIDGE  
 FIL. NO. 1  
 TEMPORARY TURNAROUND EASEMENTS  
 JOB NO. 1185.00-08  
 JUNE 24, 2019  
 SHEET 2 OF 2



N:\118500\DRAWINGS\SURVEY\EX-HIBITS\08-118500\EMP TURN ESM'S 19 06-24.dwg, 6/26/2019 8:16:46 AM, 1:1

CLASSIC CONSULTING, 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.

