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JOB NO. 1185.00-07  
JUNE 24, 2019  
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### **LEGAL DESCRIPTION: TEMPORARY ACCESS EASEMENT**

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 STRIP OF LAND 50.00 FEET IN WIDTH LYING 25.00 EACH SIDE THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N69°03'05"E, A DISTANCE OF 1999.40 FEET TO THE POINT OF BEGINNING;

THENCE N36°37'30"E, A DISTANCE OF 270.38 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 18°37'30", A RADIUS OF 800.00 FEET AND A DISTANCE OF 260.05 TO A POINT OF TANGENT;  
THENCE N18°00'00"E, A DISTANCE OF 211.15 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 25°58'19", A RADIUS OF 500.00 FEET AND A DISTANCE OF 226.65 FEET TO A POINT OF REVERSE CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 24°48'19", A RADIUS OF 300.00 FEET AND A DISTANCE OF 129.88 FEET TO A POINT OF TANGENT;  
THENCE N16°50'00"E, A DISTANCE OF 266.24 FEET TO THE POINT OF TERMINUS;

FROM WHENCE THE POINT OF BEGINNING BEARS S19°48'30"W, A DISTANCE OF 1333.94 FEET.

CONTAINING A CALCULATED AREA OF 1.566 ACRES.

#### **PARCEL 2**

A STRIP OF LAND 60.00 FEET IN WIDTH LYING 30.00 EACH SIDE THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCING AT THE POINT OF TERMINUS PARCEL 1 HEREIN DESCRIBED;

THENCE S73°10'00"E, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

THENCE N73°10'00"W, A DISTANCE OF 99.40 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 71°50'00", A RADIUS OF 400.00 FEET AND A DISTANCE OF 501.49 FEET TO A POINT OF TANGENT; THENCE N01°20'00"W, A DISTANCE OF 292.28 FEET TO THE POINT OF TERMINUS;

FROM WHENCE THE POINT OF COMMENCING BEARS S27°15'01"E, A DISTANCE OF 769.84 FEET;

EXCEPTING ANY PORTION LYING WITHIN PARCEL 1.

CONTAINING A CALCULATED AREA OF 1.196 ACRES.

**PARCEL 3**

A STRIP OF LAND 30.00 FEET IN WIDTH LYING 15.00 EACH SIDE THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCING AT THE POINT OF TERMINUS PARCEL 2, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S88°38'55"W, A DISTANCE OF 680.50 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF VOLLMER ROAD AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431, SAID POINT BEING THE POINT OF TERMINUS;

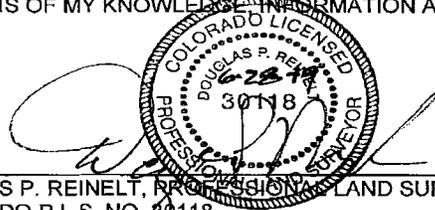
EXTENDING AND/OR SHORTENING THE SIDELINES TO COMMENCE ON THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF PARCEL 2 HEREIN DESCRIBED AND TO TERMINATE ON SAID EASTERLY RIGHT OF WAY LINE OF VOLLMER ROAD;

EXCEPTING ANY PORTION LYING WITHIN PARCEL 2 HEREIN DESCRIBED.

CONTAINING A CALCULATED AREA OF 0.469 ACRES.

**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 OF THE INFORMATION AND BELIEF, ARE CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS

JUNE 28, 2019  
DATE

