



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80919
(719)785-0790 (719)785-0799(fax)

JOB NO. 1096.11-34
JULY 30, 2018
PAGE 1 OF 6

LEGAL DESCRIPTION: DRAINAGE EASEMENTS

FOUR (4) PARCELS OF LAND BEING PORTIONS OF SECTIONS 34 AND 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED ON BOTH ENDS (NORTHEAST CORNER OF SECTION 34 ON THE WEST END AND NORTH QUARTER CORNER OF SECTION 35 ON THE EAST END) BY A 2-1/2" ALUMINUM CAP STAMPED "22564" WITH APPROPRIATE MARKINGS IS ASSUMED TO BEAR N89°46'13"E, A DISTANCE OF 2660.56 FEET.

PARCEL 1

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S72°59'25"W, A DISTANCE OF 4734.20 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 83, AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2035 AT PAGE 532 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT LYING S01°41'53"E A DISTANCE OF 90.00 FEET FROM THE SOUTHWESTERLY CORNER OF LOT 1, WESCOTT FIRE STATION NO. 3, RECORDED UNDER RECEPTION NO. 212713192, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N88°18'07"E, A DISTANCE OF 27.00 FEET;

THENCE S43°18'07"W, A DISTANCE OF 38.18 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY 83;

THENCE N01°41'53"W ON THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY 83, A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 364 SQUARE FEET.

PARCEL 2

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S78°09'23"W, A DISTANCE OF 2125.87 FEET TO THE POINT OF BEGINNING;

THENCE N64°53'30"E, A DISTANCE OF 25.88 FEET;

THENCE S07°28'17"E, A DISTANCE OF 23.09 FEET;

THENCE S82°31'43"W, A DISTANCE OF 24.66 FEET;

THENCE N07°28'17"W, A DISTANCE OF 15.25 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 473 SQUARE FEET.

PARCEL 3

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S64°15'06"W, A DISTANCE OF 301.76 FEET TO THE POINT OF BEGINNING;

THENCE S26°20'24"W, A DISTANCE OF 50.31 FEET;

THENCE S89°46'13"W, A DISTANCE OF 30.00 FEET;

THENCE N54°08'36"W, A DISTANCE OF 76.40 FEET;

THENCE N89°46'13"E, A DISTANCE OF 114.25 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,246 SQUARE FEET.

PARCEL 4

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S75°36'40"W, A DISTANCE OF 1591.49 FEET TO THE POINT OF BEGINNING;

THENCE S06°38'01"E, A DISTANCE OF 11.35 FEET;

THENCE S83°21'59"W, A DISTANCE OF 22.50 FEET;

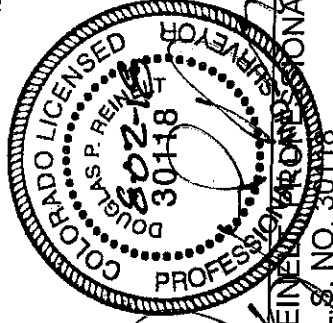
THENCE N06°38'01"W, A DISTANCE OF 16.33 FEET;

THENCE S84°08'58"E, A DISTANCE OF 23.04 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 311 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 AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



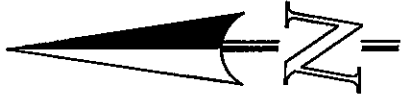
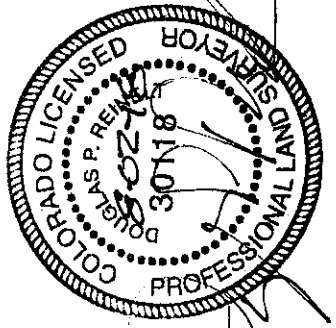
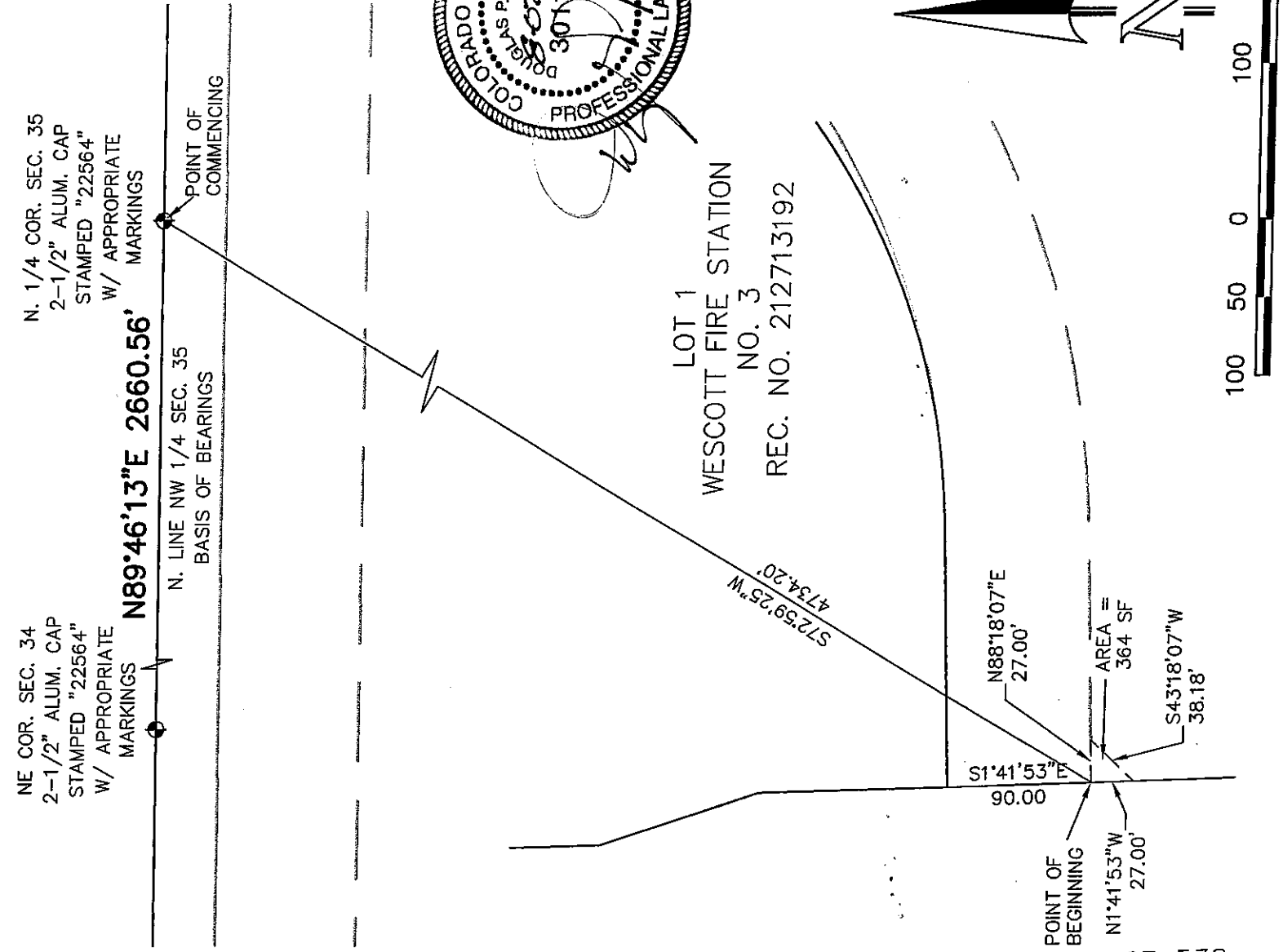
DOUGLAS P. REINELT PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

August 02, 2018
DATE



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

DRAINAGE EASEMENT
JOB NO. 1096.11-34
SHEET 3 OF 6
JULY 30, 2018
PARCEL 1



SCALE: 1" = 100'
U.S. SURVEY FEET

CCES, 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.

PARCEL 1



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DRAINAGE EASEMENT
JOB NO. 1096.11-34
SHEET 4 OF 6
JULY 30, 2018
PARCEL 2

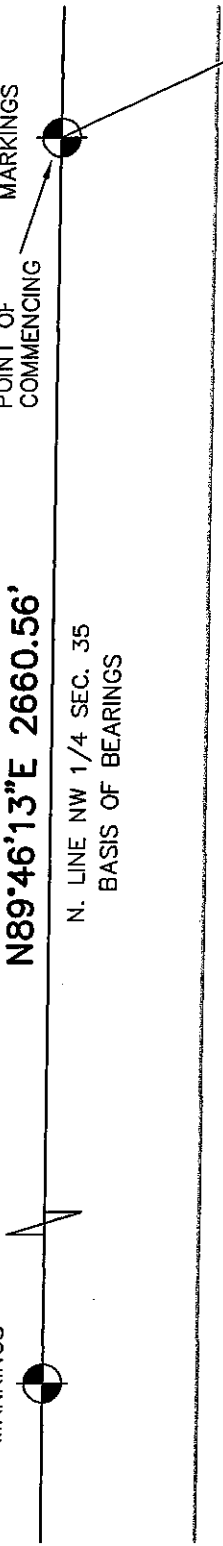
NE COR. SEC. 34
2-1/2" ALUM. CAP
STAMPED "22564"
W/ APPROPRIATE
MARKINGS

N. 1/4 COR. SEC. 35
2-1/2" ALUM. CAP
STAMPED "22564"
W/ APPROPRIATE
MARKINGS

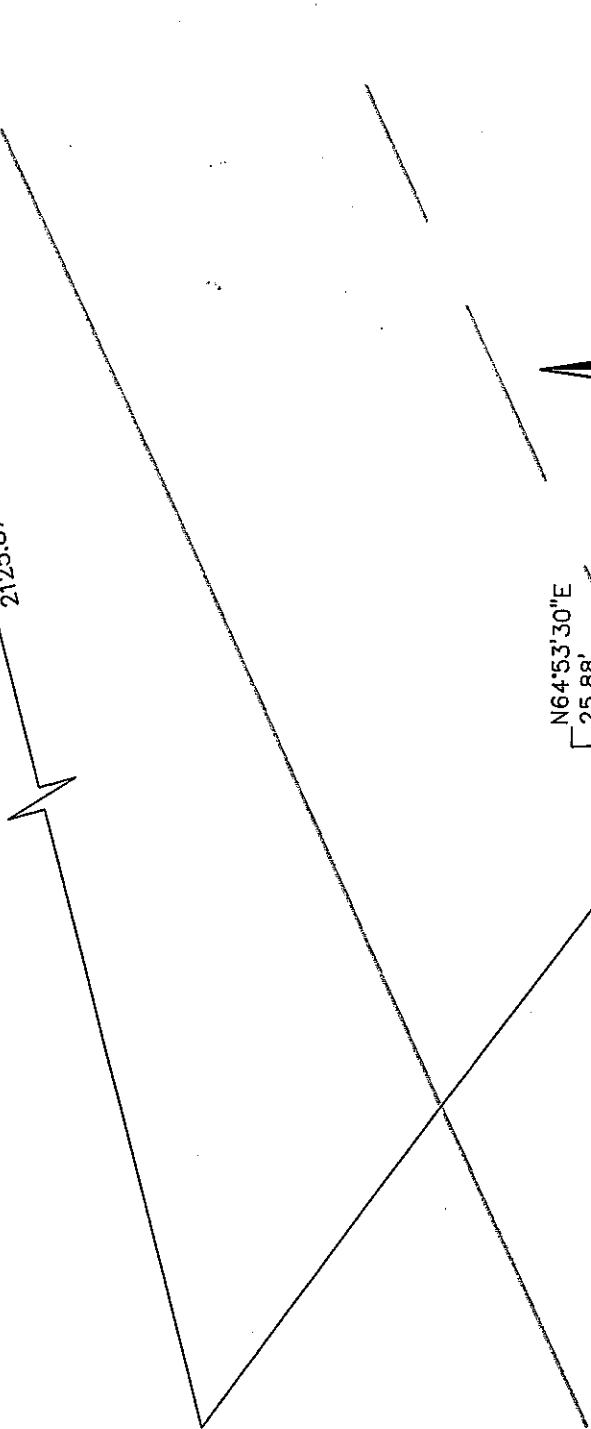
N89°46'13"E 2660.56'

N. LINE NW 1/4 SEC. 35
BASIS OF BEARINGS

POINT OF
COMMENCING

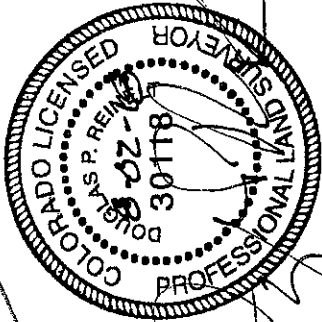


S78°09'23"W
2125.87'



POINT OF
BEGINNING

N64°53'30"E
25.88'
S7°28'17"E
23.09'
S82°31'43"W
24.66'
N7°28'17"W
15.25'
AREA =
473 SF



SCALE: 1" = 50'
U.S. SURVEY FEET

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DRAINAGE EASEMENT
JOB NO. 1096.11-34
SHEET 5 OF 6
JULY 30, 2018
PARCEL 3

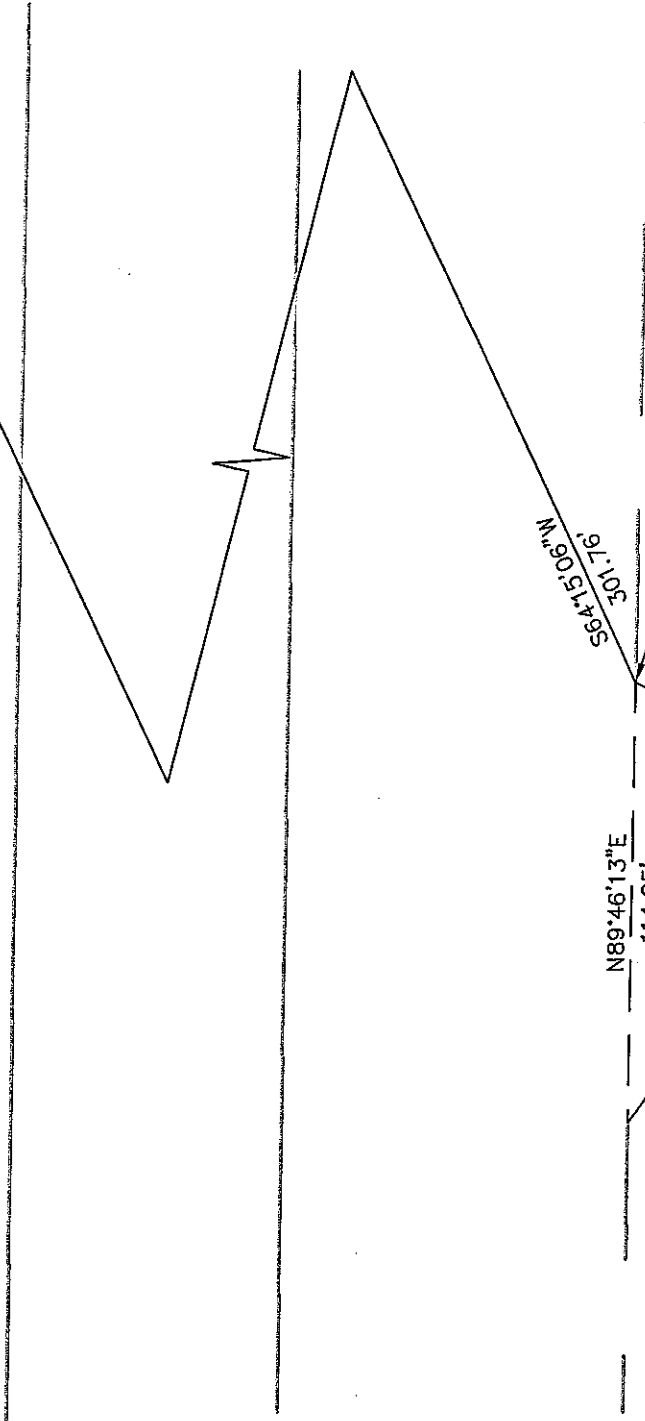
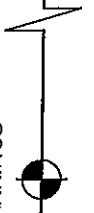
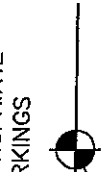
NE COR. SEC. 34
2-1/2" ALUM. CAP
STAMPED "22564"
W/ APPROPRIATE
MARKINGS

N. 1/4 COR. SEC. 35
2-1/2" ALUM. CAP
STAMPED "22564"
W/ APPROPRIATE
MARKINGS

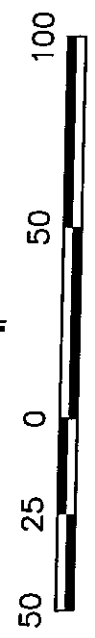
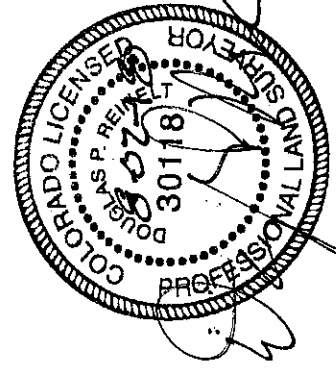
N89°46'13"E 2660.56'

N. LINE NW 1/4 SEC. 35
BASIS OF BEARINGS

POINT OF
COMMENCING



POINT OF
BEGINNING



SCALE: 1" = 50'
U.S. SURVEY FEET

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DRAINAGE EASEMENT
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SHEET 6 OF 6
JULY 30, 2018
PARCEL 4

NE COR. SEC. 34
2-1/2" ALUM. CAP
STAMPED "22564"
W/ APPROPRIATE
MARKINGS

N. 1/4 COR. SEC. 35
2-1/2" ALUM. CAP
STAMPED "22564"
W/ APPROPRIATE
MARKINGS

POINT OF
COMMENCING

N89°46'13"E 2660.56'

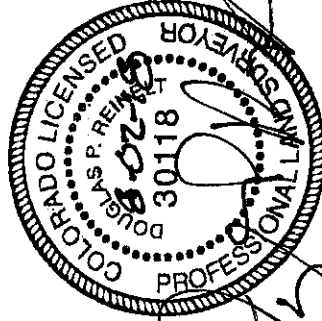
N. LINE NW 1/4 SEC. 35
BASIS OF BEARINGS

S75°36'40"E
151.49

S84°08'58"E
23.04'
POINT OF
BEGINNING
N6°38'01"W
16.33'
S6°38'01"E
11.35'
AREA =
311 SF
S83°21'59"W
22.50'



SCALE: 1" = 50'
U.S. SURVEY FEET



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