



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

JOB NO. 1096.11-32
JUNE 13, 2018
PAGE 1 OF 2

LEGAL DESCRIPTION: PRIVATE ACCESS EASEMENT

A PARCEL OF LAND BEING A PORTION OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 83, RECORDED IN BOOK 2035 AT PAGE 532, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED ON BOTH ENDS BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" IS ASSUMED TO BEAR N01°41'53"W, A DISTANCE OF 446.49 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 1, WESTCOTT FIRE STATION NO. 3, RECORDED UNDER RECEPTION NUMBER 212713192, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO ON THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 83 AS RECORDED IN BOOK 2035 AT PAGE 532;

THENCE N76°18'02"E, A DISTANCE OF 1355.00 FEET TO THE POINT OF BEGINNING;

THENCE N03°44'03"W, A DISTANCE OF 113.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N26°15'57"E,
HAVING A DELTA OF 300°00'00", A RADIUS OF 60.00 FEET AND A DISTANCE OF 314.16 FEET TO A POINT ON CURVE;

THENCE S03°44'03"W, A DISTANCE OF 113.00 FEET;

THENCE S86°15'57"W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 17763 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

JUNE 14, 2018
DATE



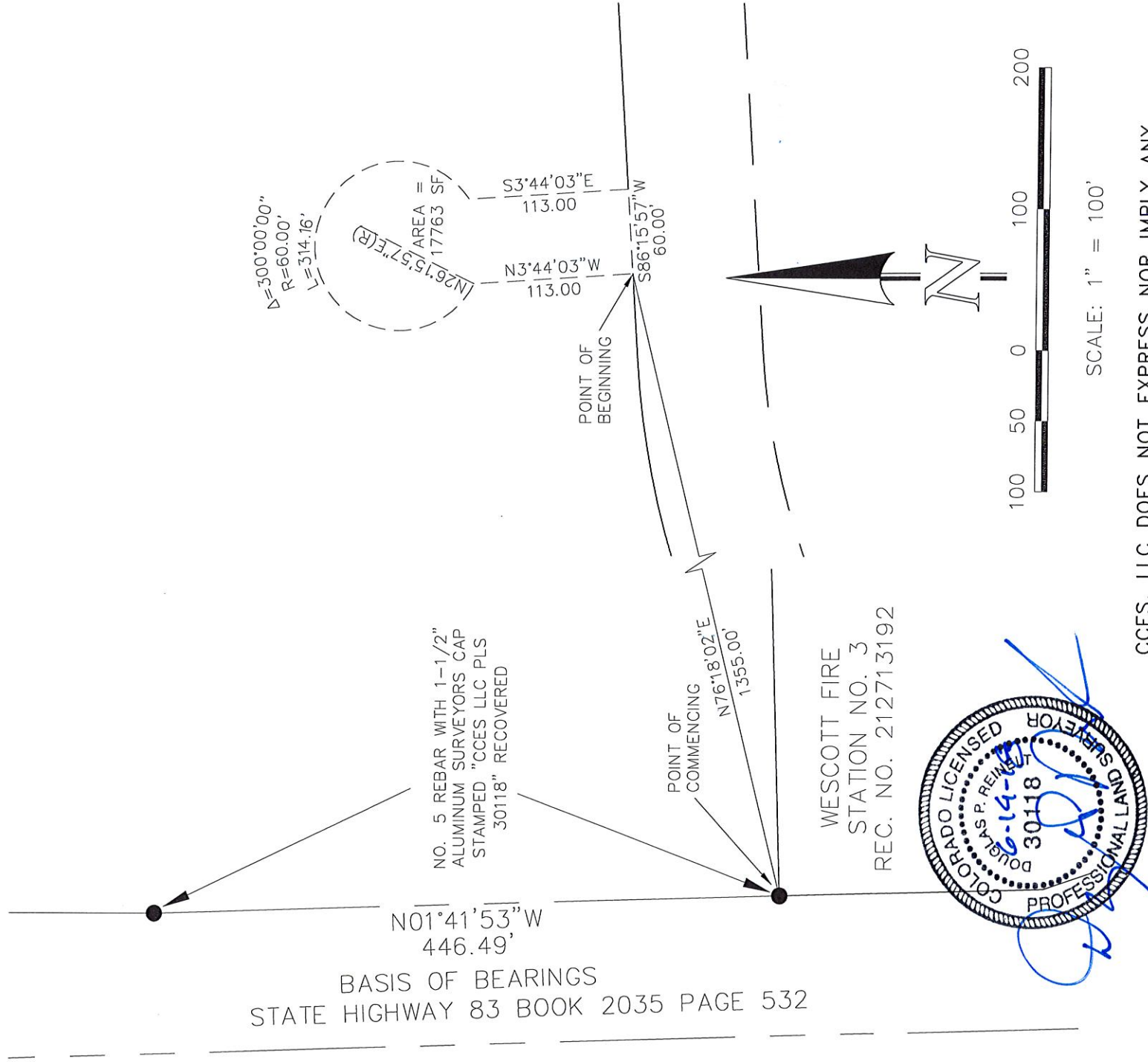
619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903

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ACCESS EASEMENT
 FLYING HORSE NORTH
 FILING NO. 1
 JOB NO. 1096.11-32
 SHEET 2 OF 2
 JUNE 13, 2018

HIGH FOREST RANCH
 * FILING NO. 1 *
 REC. NO. 201036672
 N. LINE NE 1/4 NE 1/4 SEC. 34

BASIS OF BEARINGS
 STATE HIGHWAY 83 BOOK 2035 PAGE 532



NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED

WESCOTT FIRE
 STATION NO. 3
 REC. NO. 212713192



SCALE: 1" = 100'

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.