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JOB NO. 1185.00-21
APRIL 15, 2021
PAGE 1 OF 3

LEGAL DESCRIPTION: THE RETREAT METROPOLITAN DISTRICT NO. 1

A PARCEL OF LAND BEING A PORTION OF SECTIONS 21, 22, 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.

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, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°30'49"W, ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28 AND THE WESTERLY BOUNDARY OF SAID THE RETREAT AT TIMBERRIDGE FILING NO. 1 A DISTANCE OF 1270.77 FEET TO THE NORTHWESTERLY CORNER OF SAID THE RETREAT AT TIMBERRIDGE FILING NO. 1 SAID POINT BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF VOLLMER ROAD AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 430, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N21°41'10"E, ON SAID EASTERLY RIGHT OF WAY LINE AND THE WESTERLY BOUNDARY OF SAID THE RETREAT AT TIMBERRIDGE FILING NO. 1 A DISTANCE OF 450.63 FEET TO THE NORTHWESTERLY CORNER OF SAID THE RETREAT AT TIMBERRIDGE FILING NO. 1;

THENCE CONTINUING N21°41'10"E, ON SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 1000.21 FEET TO THE SOUTHWESTERLY CORNER OF THE RIGHT OF WAY LINE OF VOLLMER ROAD AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431;

THENCE ON SAID RIGHT OF WAY LINE OF VOLLMER ROAD THE FOLLOWING (4) FOUR COURSES:

1. N89°40'23"E, A DISTANCE OF 761.52 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;
2. N00°52'58"W, ON SAID EAST LINE, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
3. N00°37'14"W, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 30.00 FEET;
4. S89°40'23"W, A DISTANCE OF 736.82 FEET TO POINT ON SAID EASTERLY RIGHT OF WAY LINE OF VOLLMER ROAD;

THENCE N21°41'10"E, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 113.82 FEET;

THENCE S68°18'50"E, A DISTANCE OF 145.93 FEET TO A POINT OF CURVE;
THENCE ON AN ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 22°00'47", A
RADIUS OF 560.00 FEET AND A DISTANCE OF 215.15 FEET TO A POINT OF TANGENT;
THENCE N89°40'23"E, A DISTANCE OF 348.92 FEET;
THENCE N88°38'56"E, A DISTANCE OF 477.81 FEET;
THENCE N47°35'42"E, A DISTANCE OF 44.33 FEET;
THENCE N36°59'01"E, A DISTANCE OF 517.38 FEET;
THENCE N56°32'31"E, A DISTANCE OF 489.24 FEET;
THENCE N38°17'19"E, A DISTANCE OF 182.67 FEET;
THENCE N89°41'56"E, A DISTANCE OF 1283.66 FEET TO A POINT ON A LINE 30.00 FEET
WESTERLY AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF
SECTION 22, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL
MERIDIAN;
THENCE S00°18'04"E, ON SAID PARALLEL LINE, A DISTANCE OF 852.24 FEET TO A
POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22;
THENCE S88°38'53"W, ON SAID SOUTH LINE, A DISTANCE OF 1300.52 FEET TO THE
NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL
MERIDIAN;
THENCE S00°54'30"E, ON THE EAST LINE OF THE NORTHWEST QUARTER AND THE
EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID
SECTION 27, A DISTANCE OF 40.00 FEET;
THENCE S88°38'55"W, A DISTANCE OF 1182.93 FEET;
THENCE S09°30'00"E, A DISTANCE OF 258.47 FEET;
THENCE S26°00'00"E, A DISTANCE OF 431.96 FEET;
THENCE S10°20'00"E, DISTANCE OF 558.64 FEET;
THENCE S15°54'58"W, A DISTANCE OF 440.63 FEET;
THENCE N90°00'00"W, A DISTANCE OF 167.45 FEET TO THE NORTHEASTERLY CORNER
OF TRACT A AS PLATTED IN SAID THE RETREAT AT TIMBERRIDGE FILING NO. 1;

THENCE ON THE BOUNDARY OF SAID TRACT A AND ITS SOUTHERLY EXTENSION THE
FOLLOWING FOUR (4) COURSES;

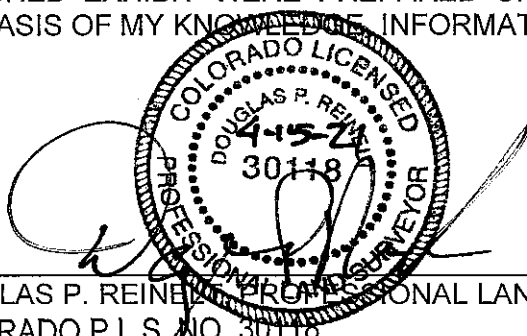
1. N90°00'00"W, A DISTANCE OF 424.49 FEET;
2. S00°50'00"E, A DISTANCE OF 607.94 FEET;
3. S38°51'24"E, A DISTANCE OF 132.99 FEET;
4. S00°51'32"E, A DISTANCE OF 271.57 FEET TO A POINT ON THE SOUTH LINE OF
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION
28 SAID POINT BEING ALSO ON THE SOUTHERLY BOUNDARY OF SAID THE
RETREAT AT TIMBERRIDGE FILING NO. 1;

THENCE S89°08'28"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SAID SECTION 28, AND THE SOUTHERLY BOUNDARY OF
SAID THE RETREAT AT TIMBERRIDGE FILING NO. 1 A DISTANCE OF 1150.27 FEET TO
THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 115.280 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, INFORMATION AND BELIEF, ARE CORRECT.



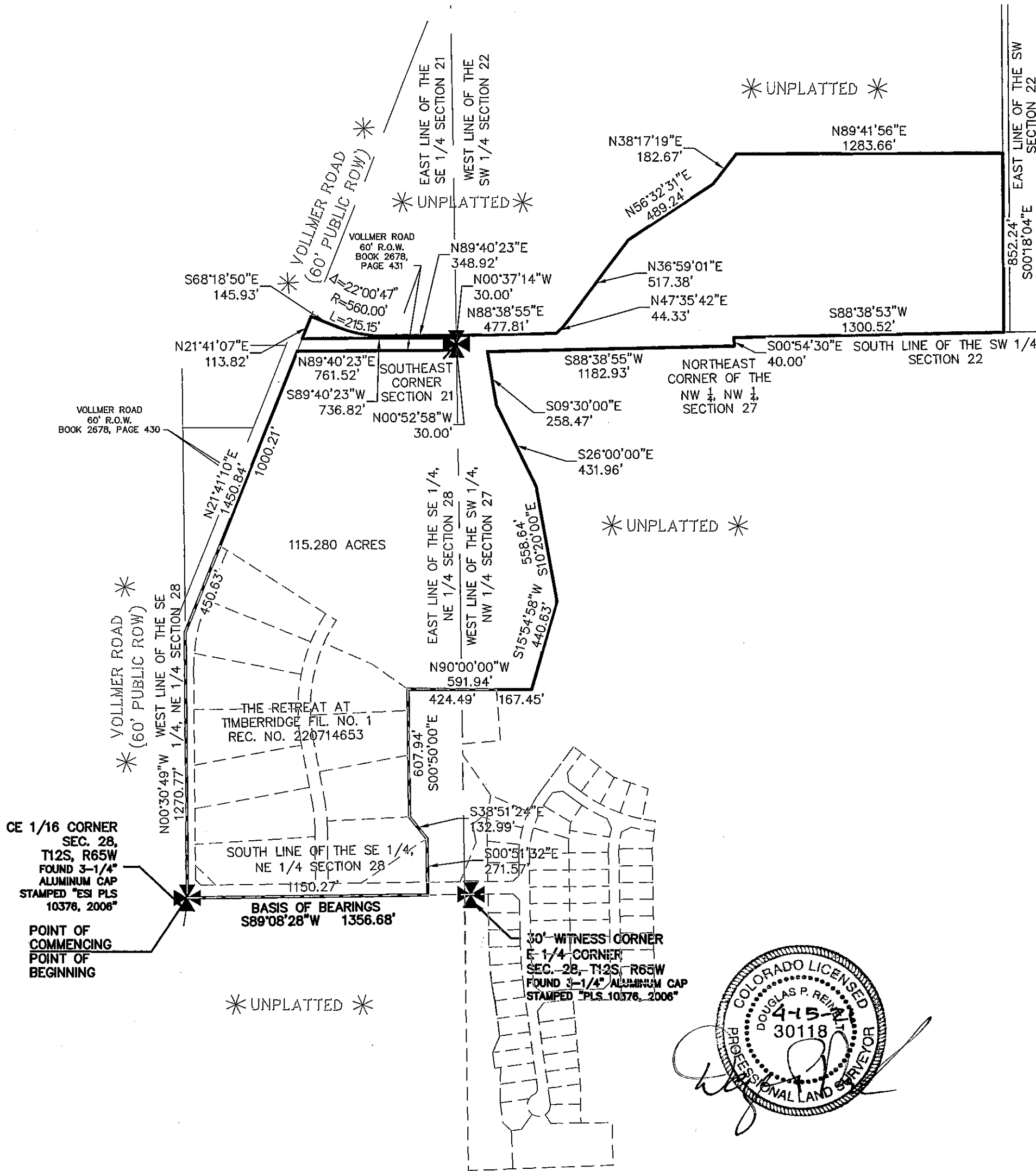
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

APRIL 15 2021
DATE



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

THE RETREAT
 DISTRICT NO. 1
 JOB NO. 1185.00-21
 APRIL 15, 2021
 SHEET 3 OF 3



SCALE: 1" = 500'
 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.

N 1185.00-21 SHEET 3 OF 3 DISTRICT NO. 1