

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

LEGAL DESCRIPTION: DRAINAGE EASEMENTS

TWO (2) PARCELS OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 27, 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

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT OF WAY LINE OF POCO ROAD AS PLATTED IN RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653;

THENCE S82°14'28"E, A DISTANCE OF 1347.25 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 27 SAID POINT BEING THE POINT OF BEGINNING;

THENCE N89°05'30"E, A DISTANCE OF 25.00 FEET;

THENCE S00°54'30"E, A DISTANCE OF 1103.03 FEET;

THENCE S87°35'00"W, A DISTANCE OF 527.34 FEET;

THENCE S02°25'00"E, A DISTANCE OF 70.00 FEET;

THENCE S87°35'00"W, A DISTANCE OF 220.00 FEET;

THENCE N02°25'00"W, A DISTANCE OF 95.00 FEET TO A POINT THE SOUTH LINE OF THE

NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 27 AND THE

SOUTHERLY BOUNDARY OF TRACT D AS PLATTED IN SAID RETREAT AT TIMBERRIDGE FILING NO. 1;

THENCE N87°35'00"E, ON SOUTH LINE OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 27 AND THE SOUTHERLY BOUNDARY OF SAID TRACT D, A DISTANCE OF 83.61 FEET;

THENCE CONTINUING N87°35'00"E, ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 27 A DISTANCE OF 639.38 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE N00°54'30"W, ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 27 A DISTANCE OF 1078.68 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1.401 ACRES (61,050 SF).

PARCEL 2

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT OF WAY LINE OF POCO ROAD AS PLATTED IN RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653;

THENCE N80°40'44"E, A DISTANCE OF 1346.35 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 27 SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°54'30"W, ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 27 A DISTANCE OF 170.00 FEET;

THENCE N89°05'30"E, A DISTANCE OF 240.00 FEET;

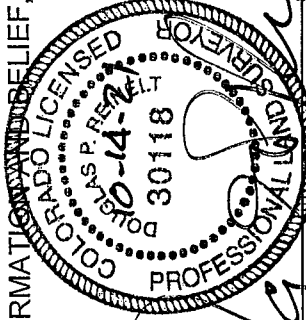
THENCE S00°54'30"E, A DISTANCE OF 170.00 FEET;
THENCE S89°05'30"W A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.937 ACRES (40,800 SF).

CONTAINING A TOTAL CALCULATED AREA OF 2.338 ACRES (101,850SF).

LEGAL DESCRIPTION STATEMENT:

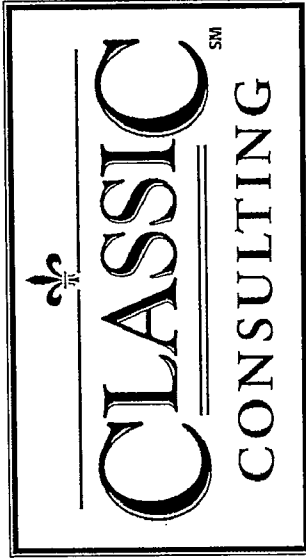
I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



[Handwritten Signature]

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

Oct 14, 2021
DATE



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

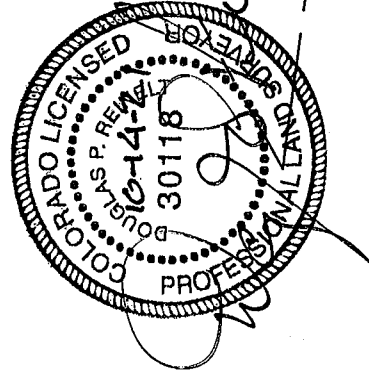
DRAINAGE EASEMENTS
 JOB NO. 1185.20-02
 OCTOBER 14, 2021
 SHEET 3 OF 3

POCO ROAD
 * (60' PUBLIC ROW) *
 RETREAT AT TIMBERBRIDGE FILING NO. 1
 RECEPTION NO. 220714653

BASIS OF BEARINGS
 S89°08'28"W 1356.68'

C-E 1/16 CORNER
 SEC. 28, T12S, R65W
 FOUND 3-1/4" ALUMINUM CAP
 STAMPED "ESI PLS 10376, 2006"
 FLUSH WITH GROUND

UNPLATTED



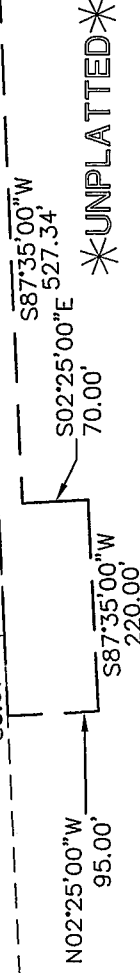
SCALE: 1" = 200'
 U.S. SURVEY FOOT

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.

RETREAT AT
 TIMBERBRIDGE
 * FILING NO. 1 *
 * RECEPTION NO. *
 220714653

UNPLATTED

TRACT D N87°35'00"E 83.61'
 SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27 N87°35'00"E 639.38'



POINT OF COMMENCING PARCELS 1 & 2
 30' WITNESS CORNER
 E 1/4 CORNER
 SEC. 28, T12S, R65W
 FOUND 3-1/4" ALUMINUM CAP
 STAMPED "ESI PLS 10376, 2006"
 0.1' ABOVE GROUND

TRACT

EAST LINE OF THE WEST HALF OF SECTION 27
 N05°4'30"W 170.00'

UNPLATTED

N89°05'30"E 240.00'

0.937 AC 40,800 SF

50°54'30"E 170.00'

170.00'

S89°05'30"W 240.00'

POINT OF BEGINNING PARCEL 2

240.00'

N89°05'30"E 25.00'

POINT OF BEGINNING PARCEL 1

1347.25'

S82°14'28"E 1347.25'

1.401 AC 61,050 SF

UNPLATTED

1078.68'

N00°54'30"W 1103.03'

POINT OF BEGINNING PARCEL 2

170.00'

UNPLATTED

1103.03'

POINT OF BEGINNING PARCEL 1

170.00'

UNPLATTED

170.00'

POINT OF BEGINNING PARCEL 2

170.00'

UNPLATTED

170.00'

POINT OF BEGINNING PARCEL 1

170.00'

UNPLATTED

170.00'

POINT OF BEGINNING PARCEL 2

170.00'

UNPLATTED

170.00'

POINT OF BEGINNING PARCEL 1

170.00'

UNPLATTED

170.00'

POINT OF BEGINNING PARCEL 2

170.00'

UNPLATTED

170.00'

POINT OF BEGINNING PARCEL 1

170.00'

UNPLATTED

170.00'

POINT OF BEGINNING PARCEL 2

170.00'

UNPLATTED

170.00'

POINT OF BEGINNING PARCEL 1

170.00'

UNPLATTED

170.00'



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LEGAL DESCRIPTION: GRADING EASEMENT

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING AT THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT OF WAY LINE OF POCO ROAD AS PLATTED IN RETREAT AT TIMBERIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653;

THENCE N80°40'44"E, A DISTANCE OF 1346.35 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 27 SAID POINT BEING THE POINT OF BEGINNING;

THENCE N89°05'30"E, A DISTANCE OF 240.00 FEET;

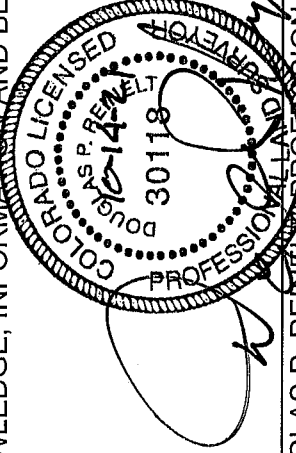
THENCE S35°57'42"W, A DISTANCE OF 400.00 FEET TO A POINT ON EAST LINE OF THE WEST HALF OF SAID SECTION 27;

THENCE N00°54'30"W, ON EAST LINE OF THE WEST HALF OF SAID SECTION 27 A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.881 ACRES (38,400 SF).

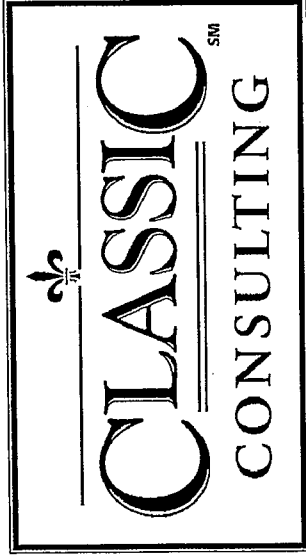
LEGAL DESCRIPTION STATEMENT:

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.



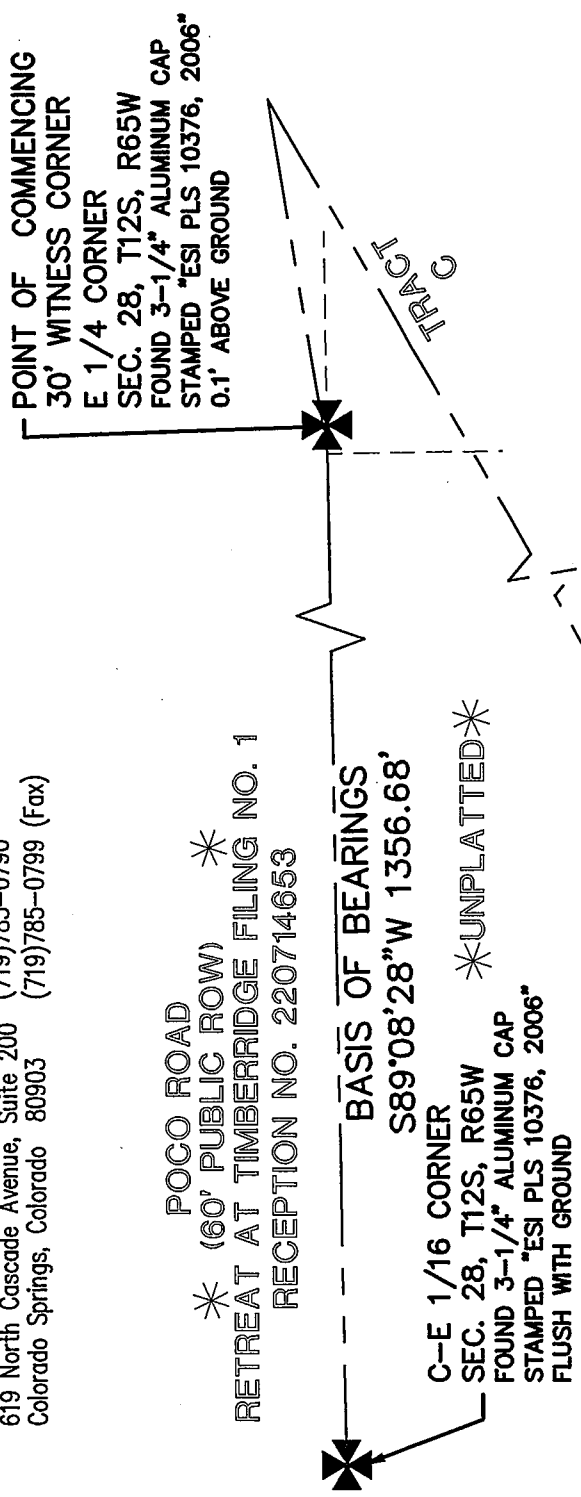
Douglas P. Reinelt
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS, LLC

OCT 14 2021
DATE



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GRADING EASEMENT
 JOB NO. 1185.20-03
 OCTOBER 14, 2021
 SHEET 2 OF 2



POCO ROAD
 * (60' PUBLIC ROW)
 RETREAT AT TIMBERIDGE FILING NO. 1
 RECEPTION NO. 220714653

BASIS OF BEARINGS
 S89°08'28"W 1356.68'
 UNPLATTED
 C-E 1/16 CORNER
 SEC. 28, T12S, R65W
 FOUND 3-1/4" ALUMINUM CAP
 STAMPED *ESI PLS 10376, 2006*
 FLUSH WITH GROUND

POINT OF BEGINNING

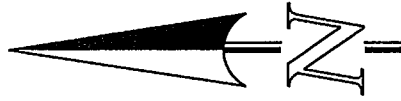
* UNPLATTED *

HALF OF SECTION 27
 N0°54'30"W 320.00'

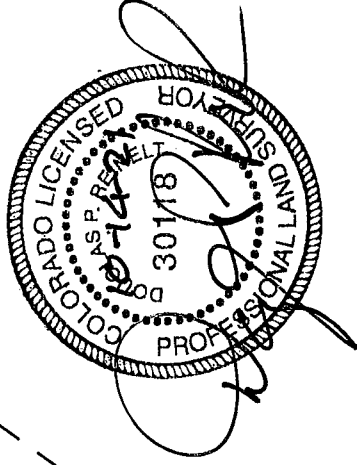
0.881 AC
 38,400 SF

N89°05'30"E
 240.00'

S35°57'42"W
 400.00'



SCALE: 1" = 80'
 U.S. SURVEY FOOT



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