

DBC Project: 21187-01

March 19, 2021

LEGAL DESCRIPTION - EASEMENT FOR EXTENDED DETENTION BASIN SOUTH

A PARCEL OF LAND BEING A PART OF THAT TRACT OF LAND AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NUMBER 220210591, IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SAID TRACT LOCATED WITHIN THE EAST HALF OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, CHATEAU AT ANTELOPE RIDGE FILING NO. 2, AS SHOWN ON THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 202192387, OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE AND CONSIDERING THE SOUTH LINE OF SAID LOT 1, AS SHOWN ON SAID PLAT, TO BEAR N89°56'53"E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE THE FOLLOWING TEN (10) COURSES ALONG THE SOUTH LINE OF CHATEAU AT ANTELOPE RIDGE FILING NO. 2:

1. N89°56'53"E, 670.94 FEET;
2. S77°13'21"W, 296.79 FEET;
3. S14°41'09"E, 81.11 FEET;
4. S77°39'54"E, 397.87 FEET;
5. N63°24'07"E, 97.95 FEET;
6. N47°01'52"E, 173.02 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE TO THE SOUTH, FROM WHICH THE RADIAL LINE BEARS S26°27'56"E, 50.64 FEET;
7. 54.06 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 50.64 FEET, A CENTRAL ANGLE OF 61°10'00", AND BEING SUBTENDED BY A CHORD THAT BEARS S85°52'56"E, 51.53 FEET;
8. S50°34'05"E, 287.41 FEET;
9. N03°10'04"W, 254.58 FEET;
10. N89°56'53"E, 70.30 FEET;

THENCE N89°24'24"E, 14.98 FEET; THENCE S00°15'58"E, 1196.07 FEET; THENCE S00°15'48"E, 525.31 FEET TO THE POINT OF BEGINNING;

THENCE S00°15'48"E, 408.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH CAREFREE CIRCLE AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 205015091 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE:

1. S29°00'24"W, 32.99 FEET;
2. S59°08'42"W, 73.00 FEET;
3. S89°48'47"W, 61.17 FEET;

THENCE N00°14'54"W, 421.47 FEET; THENCE N90°00'00"W, 50.00 FEET; THENCE N00°00'00"E, 20.00 FEET; THENCE N90°00'00"E, 49.91 FEET; THENCE N00°14'54"W, 33.28 FEET; THENCE N89°45'06"E, 140.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS AN AREA OF 65,508 SQUARE FEET (1.5038 ACRES) OF LAND, MORE OR LESS.

I, JOHN C. DAY, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

JOHN C. DAY PLS 29413
FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.
3 SOUTH 7TH STREET
COLORADO SPRINGS, COLORADO 80905
719-260-0887

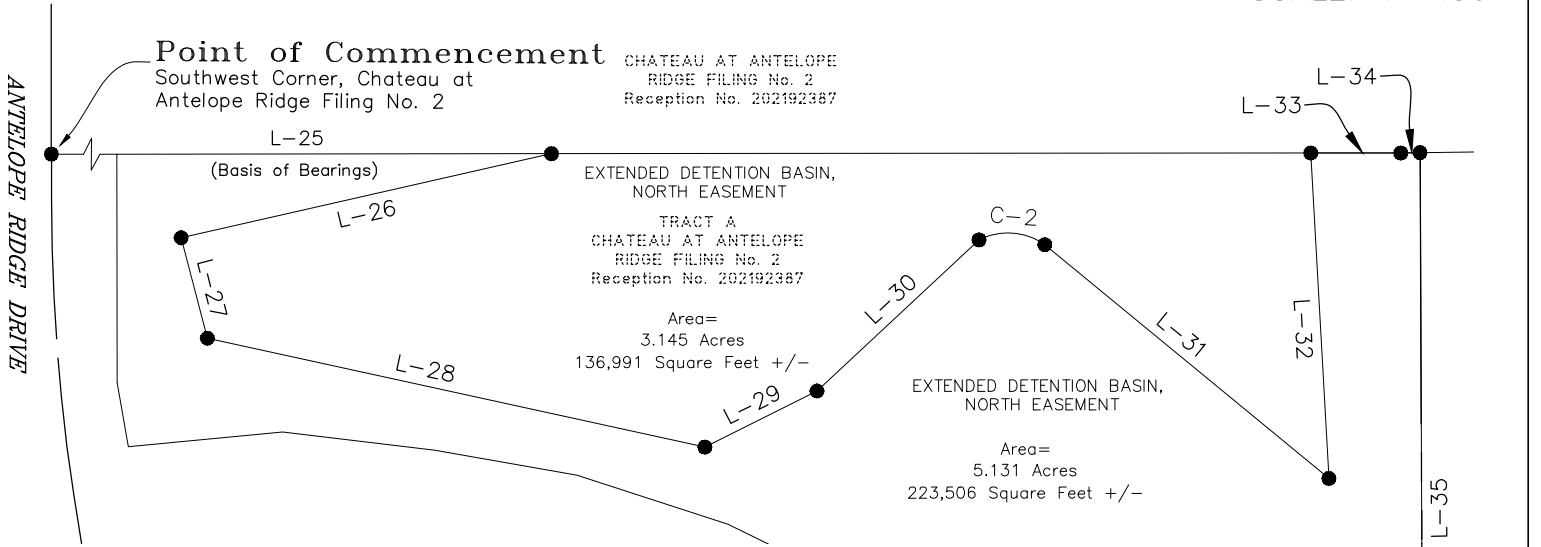


EXHIBIT

EXTENDED DETENTION BASIN SOUTH EASEMENT



SCALE: 1"=150'



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C-2	54.06'	50.64'	61°10'00"	S85°52'56"E	51.53'

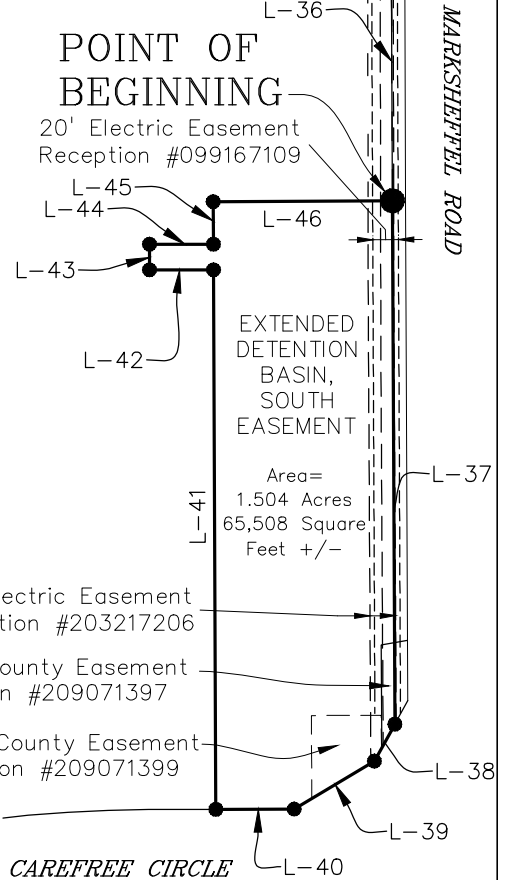
LINE TABLE

LINE #	LENGTH	DIRECTION
L-25	670.94'	N89°56'53"E
L-26	296.79'	S77°13'21"W
L-27	81.11'	S14°41'09"E
L-28	397.87'	S77°39'54"E
L-29	97.95'	N63°24'07"E
L-30	173.02'	N47°01'52"E
L-31	287.41'	S50°34'05"E
L-32	254.58'	N3°10'04"W
L-33	70.30'	N89°56'53"E
L-34	14.98'	N89°24'24"E
L-35	1196.07'	S0°15'58"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L-36	525.31'	S0°15'48"E
L-37	408.86'	S0°15'48"E
L-38	32.99'	N29°00'24"E
L-39	73.00'	N59°08'42"E
L-40	61.17'	N89°48'47"E
L-41	421.47'	N0°14'54"W
L-42	50.00'	N90°00'00"W
L-43	20.00'	N0°00'00"E
L-44	49.91'	N90°00'00"E
L-45	33.28'	N0°14'54"W
L-46	140.02'	N89°45'06"E

POINT OF BEGINNING



ANTELOPE RIDGE DRIVE

MARKSHEFFEL ROAD

NORTH CAREFREE CIRCLE

NOTE: THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PREPARED BY:



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Revisions - Date	Date	Drawn By	Job No.
	03-19-21	AYC	21187-01
		Checked By	Drawing No.
	1" = 150'	JCD	21187-01-ESMT DETENTION BASIN