

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

LEGAL DESCRIPTION: FOREST LAKES METROPOLITAN PRIVATE STORM SEWER EASEMENT

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTHERLY BOUNDARY OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407 RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 4 REBAR AND RED PLASTIC SURVEYORS CAP STAMPED "ROCKWELL PLS 19586" ASSUMED TO BEAR N89°29'26"E, A DISTANCE OF 3103.31 FEET.

PARCEL 1

COMMENCING AT THE NORTHWESTERLY CORNER OF TRACT B AS PLATTED IN FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407;

THENCE S35°05'47"W, A DISTANCE OF 576.05 FEET TO THE POINT OF BEGINNING;

THENCE S08°40'14"E, A DISTANCE OF 34.08 FEET;

THENCE N81°19'46"E, A DISTANCE OF 18.61 FEET;

THENCE S08°10'14"E, A DISTANCE OF 30.00 FEET;

THENCE S81°19'46"W, A DISTANCE OF 37.71 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S03°06'31"W, HAVING A DELTA OF 23°33'29", A RADIUS OF 610.00 FEET AND A DISTANCE OF 250.81 FEET TO A POINT ON CURVE;

THENCE S81°19'46"W, A DISTANCE OF 33.70 FEET;

THENCE S66°49'46"W, A DISTANCE OF 196.11 FEET;

THENCE S20°23'11"E, A DISTANCE OF 6.22 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N20°51'07"W, HAVING A DELTA OF 00°34'44", A RADIUS OF 2970.00 FEET AND A DISTANCE OF 30.00 FEET TO A POINT ON CURVE;

THENCE N20°23'11"W, A DISTANCE OF 4.85 FEET;

THENCE S66°49'46"W, A DISTANCE OF 52.48 FEET;

THENCE N19°15'40"W, A DISTANCE OF 30.07 FEET;

THENCE N66°49'46"E, A DISTANCE OF 280.39 FEET;

THENCE N81°19'46"E, A DISTANCE OF 275.93 FEET;

THENCE N08°40'14"W, A DISTANCE OF 34.08 FEET;

THENCE N81°19'46"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 17,112 SQUARE FEET.

PARCEL 2

COMMENCING AT THE NORTHWESTERLY CORNER OF TRACT B AS PLATTED IN FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407;

THENCE S65°01'54"W, A DISTANCE OF 1300.47 FEET TO THE POINT OF BEGINNING;

THENCE S14°32'35"E, A DISTANCE OF 221.24 FEET;

THENCE N59°22'55"W, A DISTANCE OF 43.31 FEET;

THENCE N14°22'55"W, A DISTANCE OF 190.62 FEET;

THENCE N75°37'05"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 6237 SQUARE FEET.

PARCEL 3

COMMENCING AT THE NORTHWESTERLY CORNER OF TRACT B AS PLATTED IN FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407;

THENCE S52°19'15"W, A DISTANCE OF 1360.18 FEET TO THE POINT OF BEGINNING;

THENCE S09°46'44"W, A DISTANCE OF 76.18 FEET;

THENCE S20°13'16"E, A DISTANCE OF 41.95 FEET;

THENCE N65°23'02"W, A DISTANCE OF 64.56 FEET;

THENCE N39°46'41"E, A DISTANCE OF 22.86 FEET;

THENCE N09°46'44"E, A DISTANCE OF 73.31 FEET;

THENCE S14°17'07"E, A DISTANCE OF 9.75 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N14°17'07"W, HAVING A DELTA OF 00°32'15", A RADIUS OF 3045.00 FEET AND A DISTANCE OF 28.56 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3360 SQUARE FEET.

PARCEL 4

COMMENCING AT THE NORTHWESTERLY CORNER OF TRACT B AS PLATTED IN FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407;

THENCE S04°09'36"W, A DISTANCE OF 1382.21 FEET TO THE POINT OF BEGINNING;

THENCE S82°34'46"E, A DISTANCE OF 140.00 FEET;

THENCE S78°27'13"E, A DISTANCE OF 63.25 FEET;

THENCE S68°26'22"E, A DISTANCE OF 65.83 FEET;

THENCE S66°55'20"E, A DISTANCE OF 70.00 FEET;

THENCE S84°34'18"W, A DISTANCE OF 109.89 FEET;

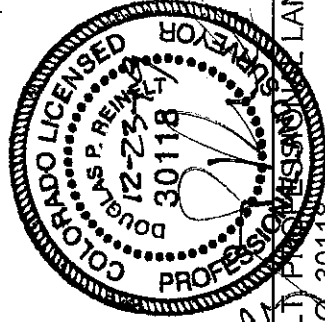
THENCE N78°07'29"W, A DISTANCE OF 73.62 FEET;

THENCE N61°50'14"W A DISTANCE OF 164.45 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 11,532 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 DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



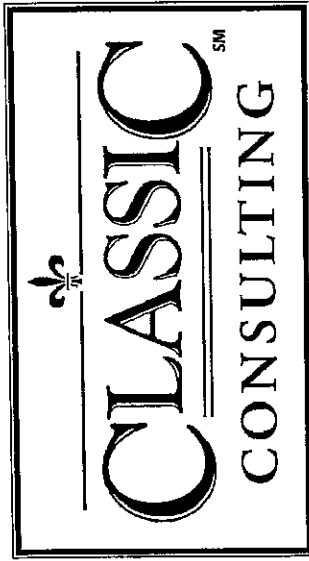
[Handwritten Signature]

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR

COLORADO P.L.S. NO. 30118

FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

DEL 23, 2019
DATE



619 North Cascade Avenue, Suite 200 (719)785-0790
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FOREST LAKES
 METROPOLITAN DISTRICT
 PRIVATE STORM EASEMENT
 JOB NO. 1175.50-02.1
 DECEMBER 19, 2019
 SHEET 3 OF 5

NO. 4 REBAR AND RED
 PLASTIC SURVEYORS
 CAP STAMPED
 "ROCKWELL PLS 19586"
 FLUSH WITH GROUND

PINE HILLS ADDITION NO. 1 *
 RECEPTION NO. 206712407

POINT OF
 COMMENCING

(BASIS OF BEARINGS)
 N89°29'26"E 3103.31'

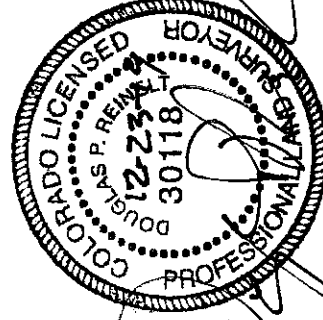
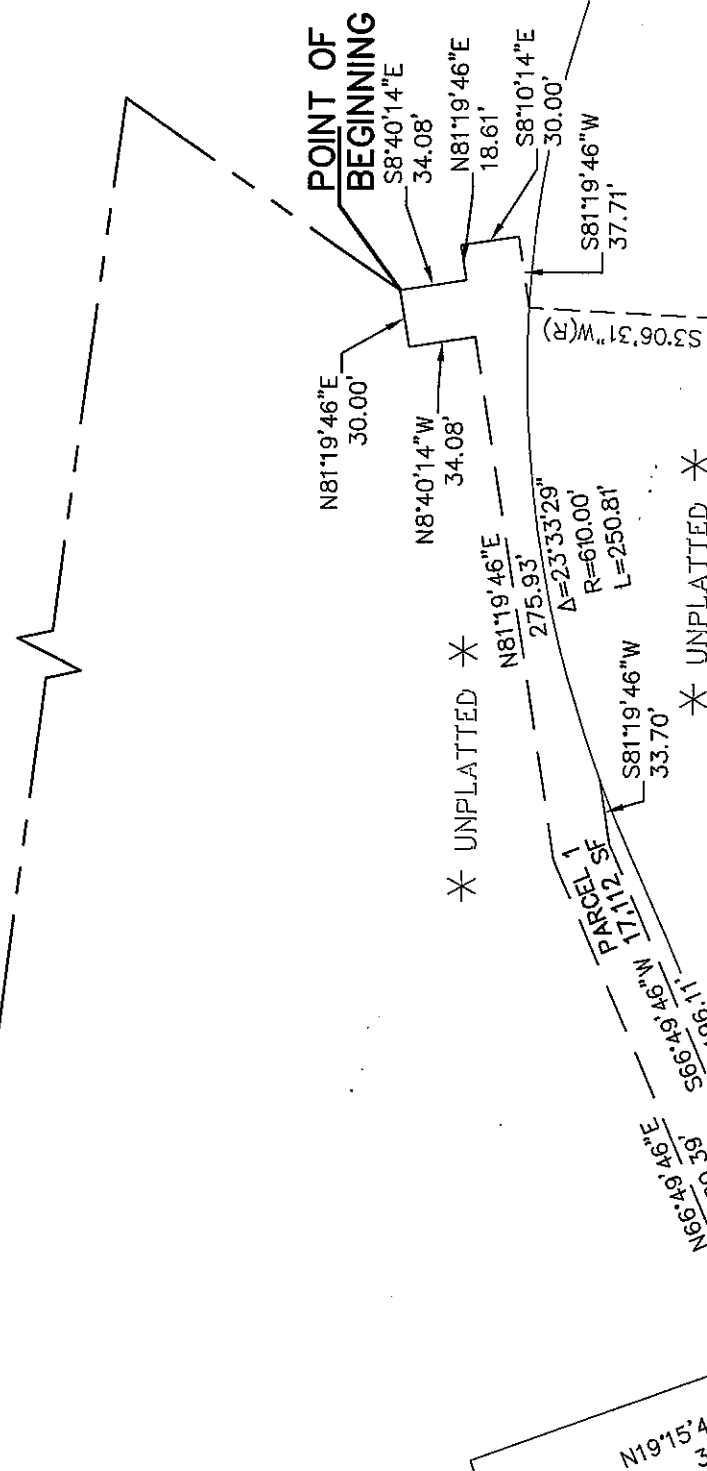
NO. 4 REBAR AND RED
 PLASTIC SURVEYORS
 CAP STAMPED
 "ROCKWELL PLS 19586"
 FLUSH WITH GROUND

S35°05'47"W
 576.05'

TRACT B

FOREST LAKES FILING NO. 1 *
 RECEPTION NO. 206712407

N:\117550\DRAWINGS\SURVEY\EXHIBITS\02.1-117550 PRIV STORM ESM1.dwg, 12/23/2019 1:30:23 PM, Legal (8 1/2 x 14"), 1:1



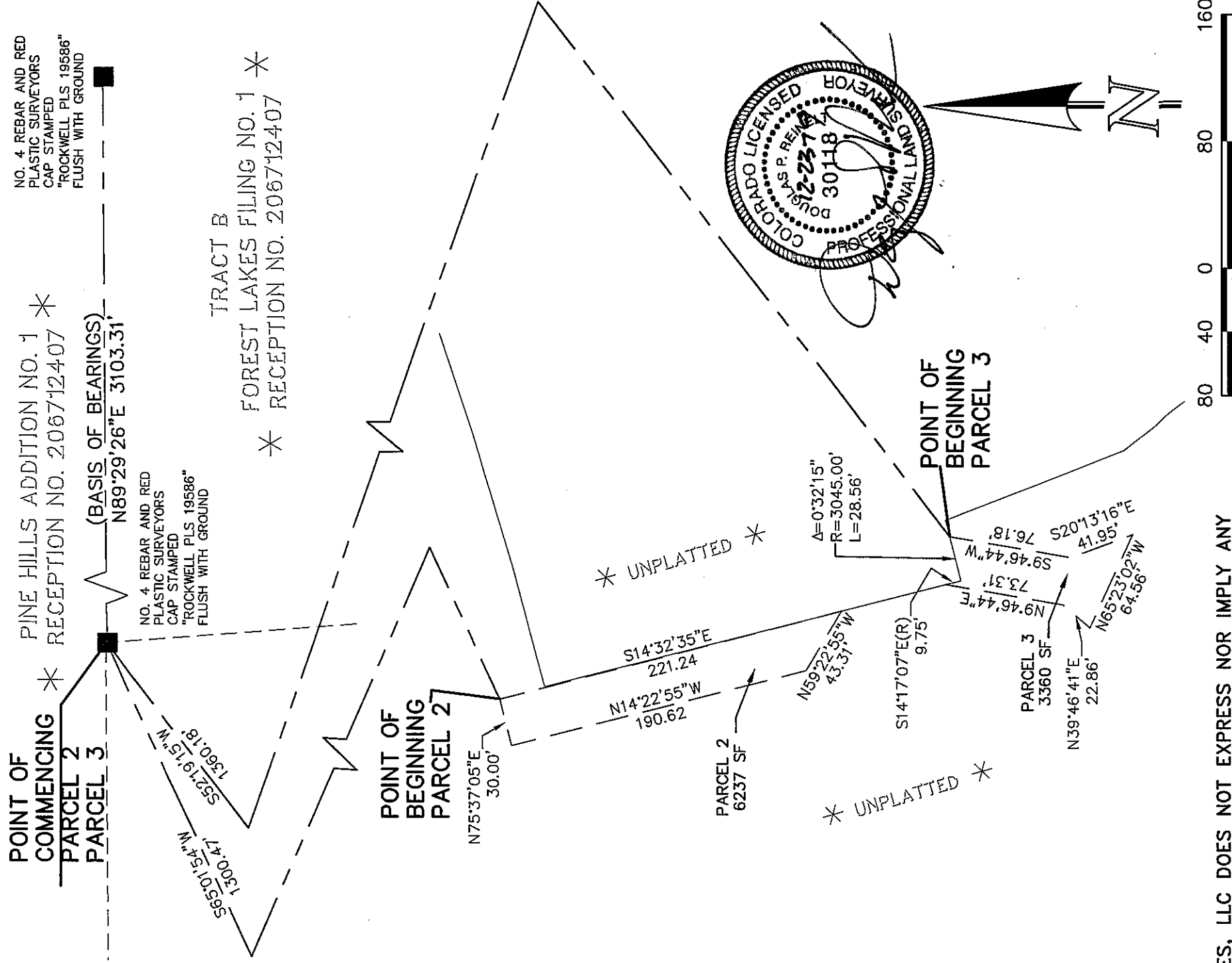
SCALE: 1" = 100'
 U.S. SURVEY FEET

ACCES, 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.



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FOREST LAKES
 METROPOLITAN DISTRICT
 PRIVATE STORM EASEMENT
 JOB NO. 1175.50-02.2
 DECEMBER 19, 2019
 SHEET 4 OF 5



POINT OF COMMENCING *
 PINE HILLS ADDITION NO. 1
 RECEPTION NO. 206712407 *

PARCEL 3
 (BASIS OF BEARINGS)
 N89°29'26"E 3103.31'

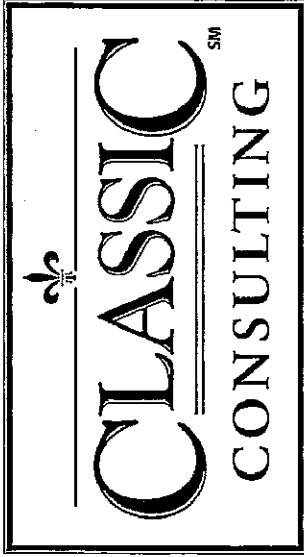
NO. 4 REBAR AND RED
 PLASTIC SURVEYORS
 CAP STAMPED
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 FLUSH WITH GROUND

NO. 4 REBAR AND RED
 PLASTIC SURVEYORS
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 FLUSH WITH GROUND

TRACT B

* FOREST LAKES FILING NO. 1 *
 * RECEPTION NO. 206712407 *

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FOREST LAKES
 METROPOLITAN DISTRICT
 PRIVATE STORM EASEMENT
 JOB NO. 1175.50-02.3
 DECEMBER 19, 2019
 SHEET 5 OF 5

POINT OF COMMENCING *
 PINE HILLS ADDITION NO. 1 *
 RECEPTION NO. 206712407 *

(BASIS OF BEARINGS)
 N89°29'26"E 3103.31'

NO. 4 REBAR AND RED
 PLASTIC SURVEYORS
 CAP STAMPED
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 FLUSH WITH GROUND

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 PLASTIC SURVEYORS
 CAP STAMPED
 "ROCKWELL PLS 19586"
 FLUSH WITH GROUND

S4°09'36"W
 1382.21'

TRACT B
 FOREST LAKES FILING NO. 1 *
 RECEPTION NO. 206712407 *

POINT OF BEGINNING

S82°34'46"E
 140.00'

N61°50'14"W
 164.45'

* UNPLATTED *

S78°27'13"E
 63.25'

S68°26'22"E
 65.83'

PARCEL 4
 11,532 SF

N78°07'29"W
 73.62'

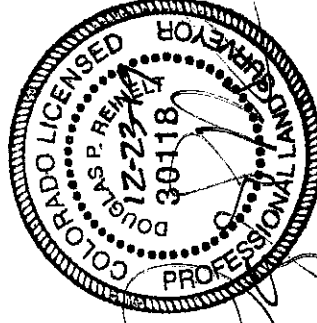
* UNPLATTED *

S66°55'20"E
 70.00'

S84°34'18"W
 109.89'



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



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