

NW Corner Section 11,  
T 11 S, R 67 W, 6th P.M.,  
El Paso County, Colorado,  
Found Monument LS 10384

Found 3/4" Iron Pipe  
Northwest Corner,  
Lot 1, Block 3,  
Woodmoor Filing  
No. 1

07/03/02 202900128

PROPERTY DESCRIPTION (TAX SCHEDULE NUMBER: 71113-00-00):

That portion of the W 1/2 of the W 1/2 of Section 11 in Township 11 South, Range 67 West of the 6th P.M., Described as follows: Commencing at the Northwest corner of said Section 11; Thence East on the North line of said section a distance of 30 feet; Thence South parallel with the West line of said Section 11 a distance of 2532.08 feet to the Point of Beginning of the tract to be described hereby; Thence South parallel with the West line of said Section 11 a distance of 326.55 feet; Thence S 89° 51' E 684.53 feet to a point, said point being on the Westerly Right of Way line of U.S. Highways NO. 85-87; Thence N 5° 42' W on said right of way line 328.25 feet to intersect a line drawn S 89° 51' E from the Point of Beginning; Thence N 89° 51' W 650.98 feet to the Point of Beginning, El Paso County, Colorado. Containing 5.10 acres more or less.

PROPERTY DESCRIPTION (TAX SCHEDULE NUMBER: 71113-00-002):

That portion of the SW 1/4 of Section 11 in Township 11 South, Range 67 West of the 6th P.M., Described as follows: Commencing at the Northwest corner of said Section 11; Thence East on the North line of said section a distance of 30 feet; Thence South parallel with the West line of said Section 11 a distance of 2858.63 feet to the Point of Beginning of the tract to be described hereby; Thence South parallel with the West line of said Section 11 a distance of 311.33 feet; Thence S 89° 51' E 716.52 feet to a point, said point being on the Westerly Right of Way line of U.S. Highways NO. 85-87; Thence N 5° 42' W on said right of way line 312.95 feet to intersect a line drawn S 89° 51' E from the Point of Beginning; Thence N 89° 51' W 684.53 feet to the Point of Beginning, El Paso County, Colorado. Containing 5.10 acres more or less.

**CERTIFICATE OF SURVEY:**

This is to certify to Delbert R. Slocit and Gordon F. Garrett, P.C., that on May 09, 2002, a survey was made under my direct supervision of the above described parcels, situated in El Paso County, Colorado. The survey was made on the ground using the normal standard of care of Professional Land Surveyors practicing in El Paso County, Colorado, and that this plot accurately represents said survey. The location and dimensions of all easements and rights of way in evidence or known to me and encroachments by or on the premises are accurately shown. This survey does not constitute a title search by Jerome W. Hannigan and Associates, Inc. of the property shown and described hereon to determine:

1. Ownership of the tract of land.
2. Compatibility of this description with those of adjacent tracts of land.
3. Rights of way, easements and encumbrances of record affecting this tract of land.

United General Title Insurance Company commitments, number 42847 & 42849 both dated May 8, 2002, were exclusively relied upon for recorded information regarding rights of way, easements, and encumbrances. Corner monuments were set, or found and accepted as indicated hereon.

Signed: *Jerome W. Hannigan*  
Jerome W. Hannigan  
Colorado PLS 25622

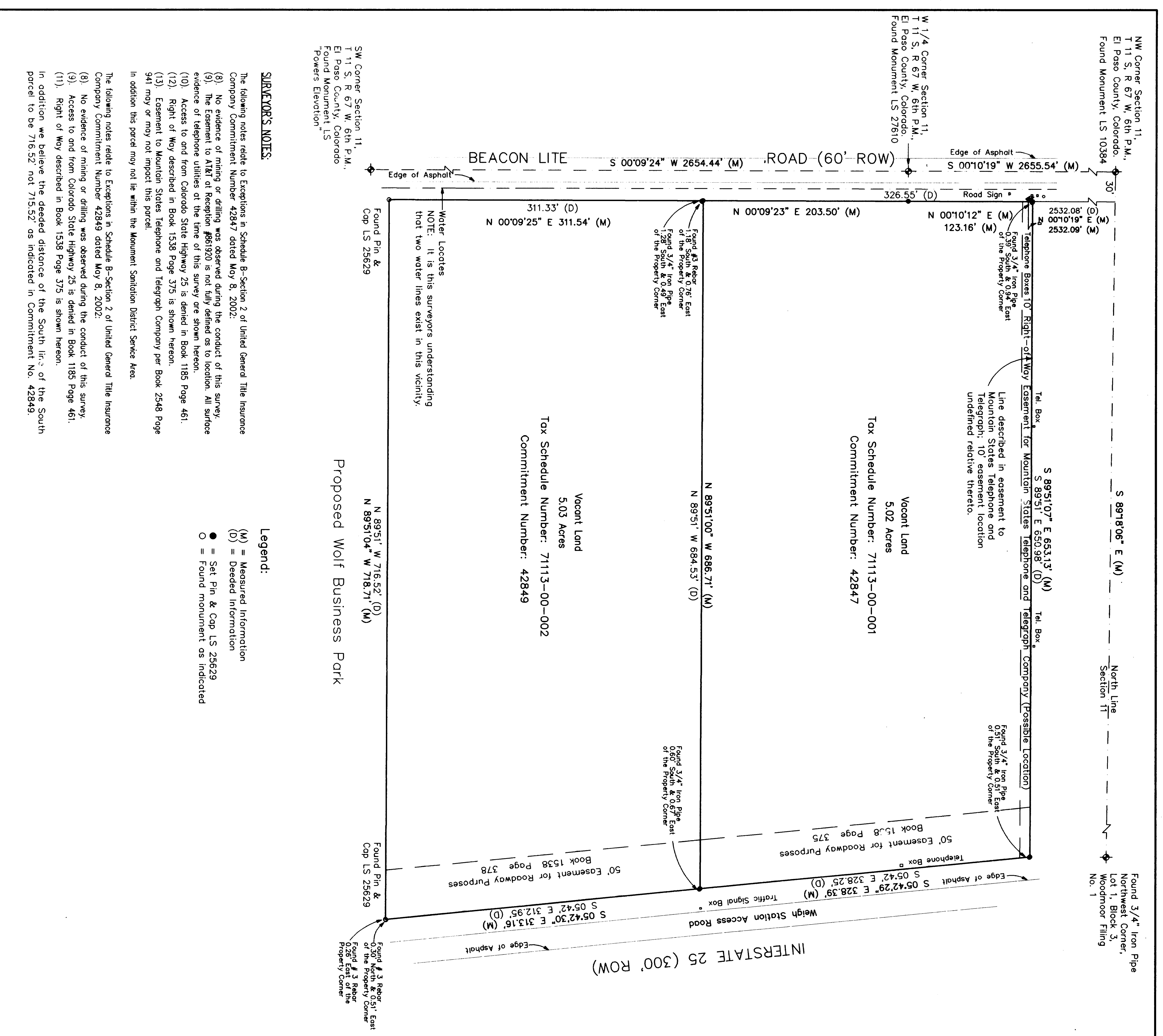
**CERTIFICATE OF DEPOSIT:**  
Deposited this 3rd day of July, 2002, in the County Surveyor's land survey plots/right-of-way surveys of reception number 202900128, in the office of the El Paso County Clerk and Recorder.

Signed: *Patricia Kelly*  
County Clerk and Recorder  
*Kate Winters - Deputy*

**REVISIONS**

NO.	DATE	DESCRIPTION

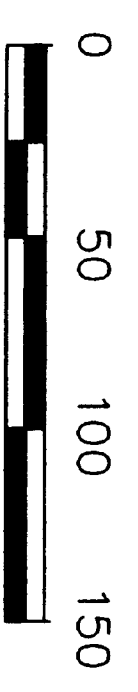
Jerome W. Hannigan and Associates, Inc.  
SURVEYING • PLANNING • ARCHITECTURE  
LAND DEVELOPMENT CONSULTING  
19360 SPRING VALLEY ROAD  
MONUMENT, COLORADO 80132-3613  
719-481-8292 • 303-660-6262 FAX: 719-481-9071  
SCALE 1" = 50'  
DATE 05/09/02  
DRAWN BY  
SHEET 1 OF 1  
JOB NUMBER 02-023 & 02-024



**Legend:**

- (M) = Measured Information
- (D) = Deeded Information
- = Set Pin & Cap LS 25629
- = Found monument as indicated

**NOTICE:** According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



**SURVEYOR'S NOTES:**

The following notes relate to Exceptions in Schedule B-Section 2 of United General Title Insurance Company Commitment Number 42847 dated May 8, 2002:  
 (8) No evidence of mining or drilling was observed during the conduct of this survey.  
 (9) The Easement to ATRT at Reception #861920 is not fully defined as to location. All surface evidence of telephone utilities at the time of this survey are shown hereon.  
 (10) Access to and from Colorado State Highway 25 is denied in Book 1185 Page 461.  
 (12) Right of Way described in Book 1538 Page 375 is shown hereon.  
 (13) Easement to Mountain States Telephone and Telegraph Company per Book 2548 Page 941 may or may not impact this parcel.  
 In addition this parcel may not lie within the Monument Sanitation District Service Area.

The following notes relate to Exceptions in Schedule B-Section 2 of United General Title Insurance Company Commitment Number 42849 dated May 8, 2002:  
 (8) No evidence of mining or drilling was observed during the conduct of this survey.  
 (9) Access to and from Colorado State Highway 25 is denied in Book 1185 Page 461.  
 (11) Right of Way described in Book 1538 Page 375 is shown hereon.  
 In addition we believe the deeded distance of the South line of the South parcel to be 716.52 not 715.52 as indicated in Commitment No. 42849.

Proposed Wolf Business Park

Vacant Land  
5.03 Acres  
Tax Schedule Number: 71113-00-002  
Commitment Number: 42849

Vacant Land  
5.02 Acres  
Tax Schedule Number: 71113-00-001  
Commitment Number: 42847

Water Locates  
NOTE: It is this surveyor's understanding that two water lines exist in this vicinity.

Telephone Boxes 10 Right-of-Way Easement for Mountain States Telephone and Telegraph Company (Possible Location)  
Line described in easement to Mountain States Telephone and Telegraph, 10' easement location undefined relative thereto.

SW Corner Section 11,  
T 11 S, R 67 W, 6th P.M.,  
El Paso County, Colorado,  
Found Monument LS  
Powers Elevation

W 1/4 Corner Section 11,  
T 11 S, R 67 W, 6th P.M.,  
El Paso County, Colorado,  
Found Monument LS 27610