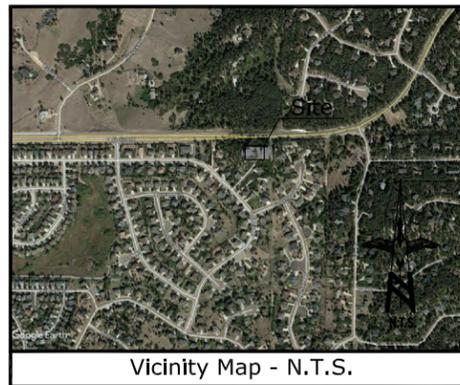


Legend

	CONCRETE PAVEMENT		NATURAL GROUND
	CONIFEROUS TREE		PARKING BOLLARD
	DIAMETER		POINT OF BEGINNING
	DECIDUOUS TREE		POINT OF COMMENCEMENT
	EDGE OF ASPHALT		OVERHEAD ELECTRIC LINE
	FINISHED FLOOR		POWER POLE
	FINISH SURFACE		PROPERTY LINE
	FIRE HYDRANT		RIGHT OF WAY
	FLOW LINE		R.O.W.
	FOUND MONUMENT AS NOTED		SEWER MANHOLE
	FOUND SECTION MONUMENT		SIGN POST
	GEOGRAPHIC LOCATION		STREET LIGHT STANDARD
	GAS METER		TELEPHONE PEDESTAL
	IRRIGATION CONTROL VALVE		TYPICAL
			WATER METER
			WATER VALVE

	= SUBJECT PARCEL BOUNDARY LINES
	= SECTION LINES
	= ADJOINING PARCEL BOUNDARY LINES
	= EASEMENT LINES
	= RIGHT OF WAY LINES
	= FLOOD PLANE LINES
	= BARBED WIRE FENCE
	= CHAINLINK FENCE
	= UNDERGROUND ELECTRIC LINES
	= UNDERGROUND GAS LINES
	= OVERHEAD ELECTRIC LINES
	= UNDERGROUND SANITARY SEWER LINES
	= UNDERGROUND TELEPHONE LINES
	= UNDERGROUND WATER LINES



Title Report

PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
 ORDER NO.: F0699586-625-YKO
 EFFECTIVE DATE: JANUARY 19, 2021

Legal Description

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE S 00°53'05" W (ALL BEARINGS USED IN THIS DESCRIPTION ARE RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31 WHICH WAS ASSUMED TO BE N 89°35'30" E AND MONUMENTED BY A NO. 4 REBAR AT BOTH ENDS OF SAID LINE) ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, 60.00 FEET TO A POINT ON A LINE BEING 60.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31 AND THE POINT OF BEGINNING; THENCE S 89°35'30" W, ON SAID PARALLEL LINE, 307.84 FEET; THENCE S 00°24'30" E, 181.71 FEET; THENCE N 89°35'30" E, 303.74 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF THE NORTHEAST QUARTER OF SECTION 31; THENCE N 00°53'05" E ON SAID EAST LINE, 181.76 FEET TO THE POINT OF BEGINNING.

Assessor's Parcel No.

6131100006

Title Schedule B Exceptions

- ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE DONALA WATER AND SANITATION DISTRICT AS EVIDENCED BY FINDS AND ORDER RECORDED DECEMBER 1, 1972 AT RECEPTION NO. 938939. (BLANKET IN NATURE).
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 90-295, LAND USE-103 AS SET FORTH BELOW:
 RECORDING DATE: JULY 9, 1993
 RECORDING NO.: 2320024 (BLANKET IN NATURE).
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 91-188, LAND USE-29 AS SET FORTH BELOW:
 RECORDING DATE: NOVEMBER 20, 1995
 RECORDING NO.: 95125280 (BLANKET IN NATURE).
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF AGREEMENT AS SET FORTH BELOW:
 RECORDING DATE: MARCH 9, 1999
 RECORDING NO.: 99036518 (PLOTTED HEREON IN APPROXIMATE LOCATION).



PROJECT INFORMATION:

BAPTIST & GLENEAGLE
COL02224
 E. BAPTIST RD.
 COLORADO SPRINGS, CO. 80921
 COUNTY OF EL PASO

CURRENT ISSUE DATE:

7/16/21

ISSUED FOR:

DESIGN

REV. DATE: ISSUED FOR: BY:

REV.	DATE	ISSUED FOR	BY
0	4/23/21	SUBMITTAL	JT
1	5/18/21	ADDED TITLE REPORT	JT
2	7/16/21	ADDED LEASE AREA	JT

PLANS PREPARED FOR:



Geographic Coordinates as Shown

1983 DATUM: LATITUDE XXX'XX.XX"N LONGITUDE XXX'XX.XX"W

Date of Survey

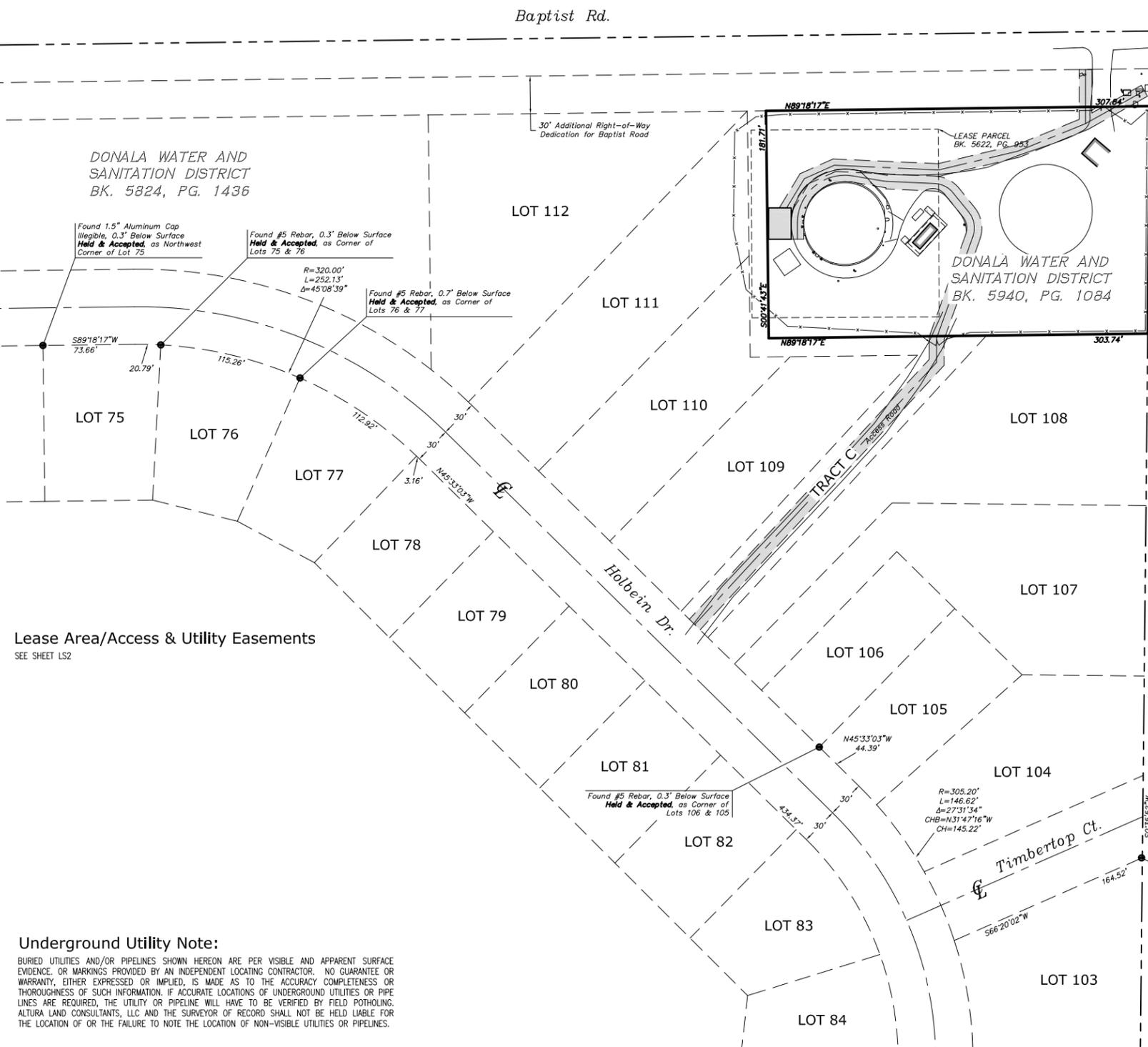
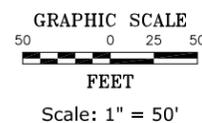
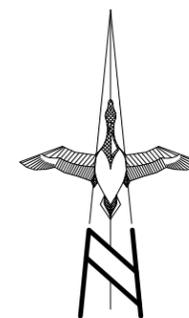
APRIL 21 & 22, 2021

Basis of Bearings

THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83).
 CLASSIFICATION: MINIMUM GEOMETRIC ACCURACY STANDARD
 THIRD 5.0 cm + 1: 10,000

Bench Mark

NGS CONTROL POINT "MONUMENT", ELEVATION = 6771.9 FEET (NAVD 88)



Certificate of Survey

THIS IS TO CERTIFY THAT THIS TOPOGRAPHIC MAP AND IMPROVEMENTS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JESUS A. LUGO, PLS 38081

THIS DOES NOT REPRESENT A MONUMENTED SURVEY. REFERENCE IS MADE TO A COMMITMENT FOR TITLE INSURANCE, NUMBER F0699586-625-YKO, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND HAVING AN EFFECTIVE DATE OF JANUARY 19, 2021. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE LESSOR'S LEGAL DESCRIPTION AND RECORD BOUNDARY ARE SHOWN HEREON FOR REFERENCE ONLY. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE LESSOR'S PROPERTY.

CONSULTANT:



6950 S. Tucson Way, Unit C
 Centennial, CO 80112
 Phone: (720) 488-1303
 Fax: (720) 488-1306

JOB NO. 21083

DRAWN BY: CHK.: APV.:

JT JAL JAL

LICENSURE:

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NUMBER: REVISION:

LS1 2
 SHEET 1 OF 2 SHEETS 21083

Legend

	CONCRETE PAVEMENT		NATURAL GROUND
	CONIFEROUS TREE		PARKING BOLLARD
	DIAMETER		POINT OF BEGINNING
	DECIDUOUS TREE		POINT OF COMMENCEMENT
	EDGE OF ASPHALT		OVERHEAD ELECTRIC LINE
	FINISHED FLOOR		POWER POLE
	FINISH SURFACE		PROPERTY LINE
	FIRE HYDRANT		RIGHT OF WAY
	FLOW LINE		SEWER MANHOLE
	FOUND MONUMENT AS NOTED		SIGN POST
	FOUND SECTION MONUMENT		STREET LIGHT STANDARD
	GEOGRAPHIC LOCATION		TELEPHONE PEDESTAL
	GAS METER		TYPICAL
	IRRIGATION CONTROL VALVE		WATER METER
			WATER VALVE

LINE LEGEND

	= SUBJECT PARCEL BOUNDARY LINES
	= SECTION LINES
	= ADJOINING PARCEL BOUNDARY LINES
	= EASEMENT LINES
	= RIGHT OF WAY LINES
	= FLOOD PLANE LINES
	= BARBED WIRE FENCE
	= CHAINLINK FENCE
	= UNDERGROUND ELECTRIC LINES
	= UNDERGROUND GAS LINES
	= OVERHEAD ELECTRIC LINES
	= UNDERGROUND SANITARY SEWER LINES
	= UNDERGROUND TELEPHONE LINES
	= UNDERGROUND WATER LINES



Title Report

PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
 ORDER NO.: F0699586-625-YKO
 EFFECTIVE DATE: JANUARY 19, 2021

Legal Description

SEE SHEET LS1

Assessor's Parcel No.

6131100006

Title Schedule B Exceptions

SEE SHEET LS1

Geographic Coordinates as Shown

1983 DATUM: LATITUDE XXX'XX.XX"N LONGITUDE XXX'XX'XX.XX"W

Date of Survey

APRIL 21 & 22, 2021

Basis of Bearings

THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83).
 CLASSIFICATION MINIMUM GEOMETRIC ACCURACY STANDARD
 THIRD 5.0 cm + 1: 10,000

Bench Mark

NGS CONTROL POINT "MONUMENT", ELEVATION = 6771.9 FEET (NAVD 88)

Lease Area/Access & Utility Easements

LEASE AREA

BEING A TELECOMMUNICATIONS LEASE PARCEL LYING WITHIN A PORTION OF DONALA WATER AND SANITATION DISTRICT RECORDED IN BOOK 5940, PAGE 1084, WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEGIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID DONALA WATER AND SANITATION DISTRICT PARCEL; THENCE ALONG THE WEST LINE OF SAID PARCEL, S00°41'43"E, 77.62 FEET; THENCE N89°18'17"E, 1.23 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E, 14.33 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING N90°00'00"E, 3.67 FEET; THENCE S00°00'00"E, 25.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE S90°00'00"W, 18.00 FEET; THENCE N00°00'00"W, 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 450 SQ. FT. OR 0.010 ACRES MO RE OR LESS.

UTILITY EASEMENTS

BEING TWO STRIPS OF LAND 10.00 FEET IN WIDTH LYING WITHIN A PORTION OF DONALA WATER AND SANITATION DISTRICT RECORDED IN BOOK 5940, PAGE 1084, WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES:

(STRIP ONE)

BEGINNING AT POINT "A" AS DESCRIBED ABOVE; THENCE N31°20'52"E, 27.40 FEET; THENCE N65°57'41"E, 26.34 FEET; THENCE S87°23'14"E, 83.46 FEET; THENCE N76°41'30"E, 65.15 FEET; THENCE N67°58'18"E, 58.72 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE N60°54'40"E, 53.96 FEET TO THE END OF SAID STRIP OF LAND.

(STRIP TWO)

BEGINNING AT POINT "C" AS DESCRIBED ABOVE; THENCE N00°00'00"W, 43.30 FEET TO THE END OF SAID STRIP OF LAND.

EXCEPT ANY PORTION LYING OUTSIDE OF DONALA WATER AND SANITATION DISTRICT PARCEL.

10' ACCESS EASEMENT

BEING A STRIP OF LAND 10.00 FEET IN WIDTH LYING WITHIN A PORTION OF DONALA WATER AND SANITATION DISTRICT RECORDED IN BOOK 5940, PAGE 1084, WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT POINT "B" AS DESCRIBED ABOVE; THENCE N90°00'00"E, 5.00 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00"W, 13.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 38.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99°28'11", AN ARC LENGTH OF 65.97 FEET; THENCE S80°31'49"E, 25.13 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "D" AND THE END OF SAID STRIP OF LAND.

12' ACCESS EASEMENT

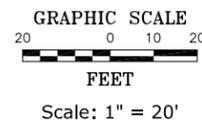
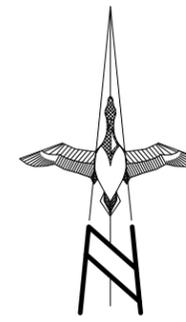
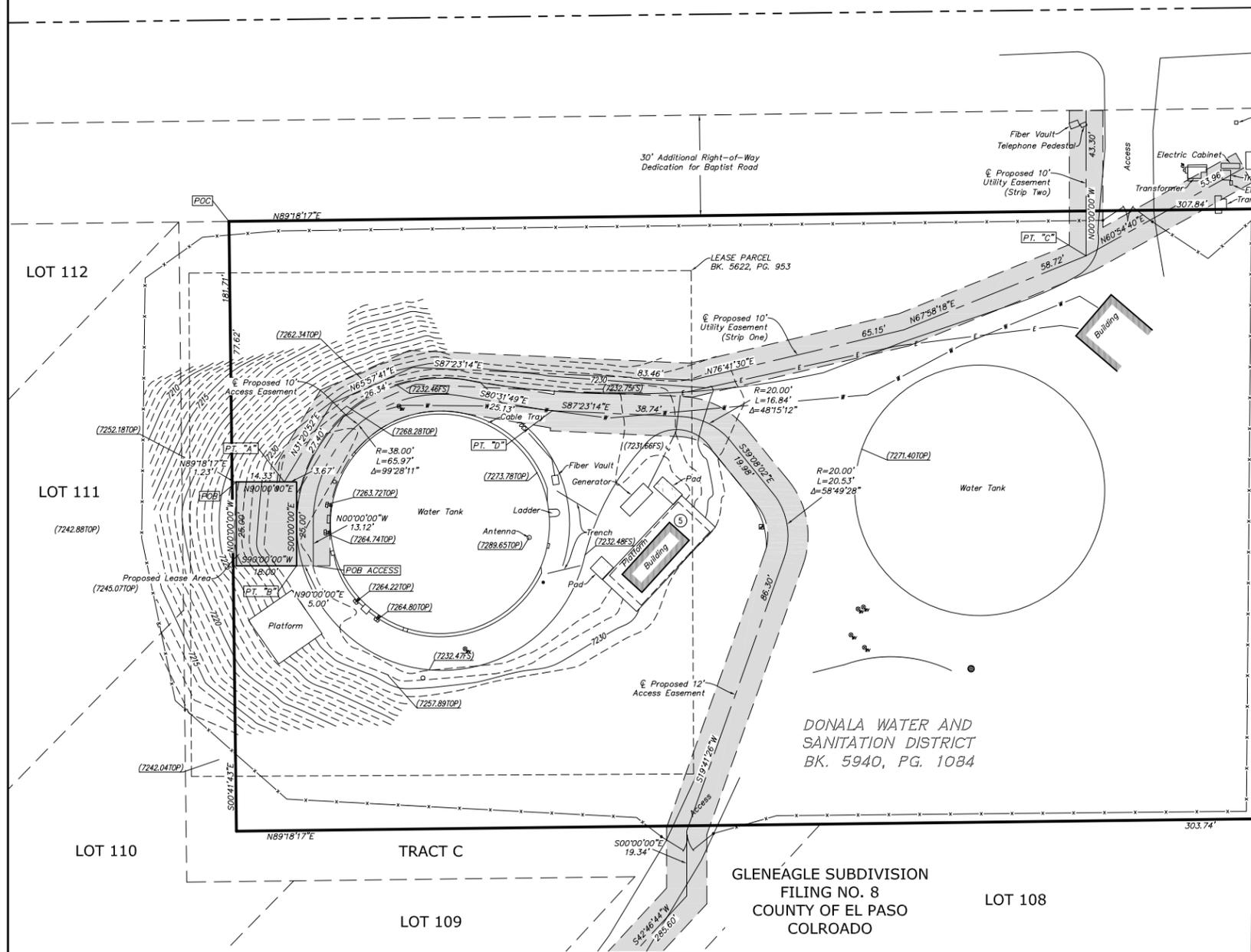
BEING A STRIP OF LAND 12.00 FEET IN WIDTH LYING WITHIN A PORTION OF DONALA WATER AND SANITATION DISTRICT RECORDED IN BOOK 5940, PAGE 1084, WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT POINT "D" AS DESCRIBED ABOVE; THENCE S87°23'14"E, 38.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°15'12", AN ARC LENGTH OF 16.84 FEET; THENCE S39°08'02"E, 19.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°49'28", AN ARC LENGTH OF 20.53 FEET; THENCE S19°41'26"W, 86.30 FEET; THENCE S00°00'00"E, 19.34 FEET; THENCE S42°46'44"W, 285.60 FEET TO THE RIGHT-OF-WAY OF HOLBEIN DRIVE AND THE END OF SAID STRIP OF LAND.

EXCEPT ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF HOLBEIN DRIVE.

SIDELINES OF SAID STRIPS OF LAND ARE TO BE LENGTHENED AND/OR SHORTENED TO PREVENT GAPS AND/OR OVERLAPS.

Baptist Rd.



Scale: 1" = 20'

Underground Utility Note:

BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY COMPLETENESS OR THOROUGHNESS OF SUCH INFORMATION. IF ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. ALTURA LAND CONSULTANTS, LLC AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.



PROJECT INFORMATION:

BAPTIST & GLENEAGLE
COL02224
 E. BAPTIST RD.
 COLORADO SPRINGS, CO. 80921
 COUNTY OF EL PASO

CURRENT ISSUE DATE:

7/16/21

ISSUED FOR:

DESIGN

REV.: DATE: ISSUED FOR: BY:

REV.	DATE	ISSUED FOR	BY
0	4/23/21	SUBMITTAL	JT
1	5/18/21	ADDED TITLE REPORT	JT
2	7/16/21	ADDED LEASE AREA	JT

PLANS PREPARED FOR:



CONSULTANT:



6950 S. Tucson Way, Unit C
 Centennial, CO 80112
 Phone: (720) 488-1303
 Fax: (720) 488-1306

JOB NO. 21083

DRAWN BY: CHK.: APV.:

JT JAL JAL

LICENSURE:

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NUMBER: REVISION:

LS2 2
 SHEET 2 OF 2 SHEETS 21083



188 INVERNESS DRIVE WEST
2ND FLR.
ENGLEWOOD, CO. 80112

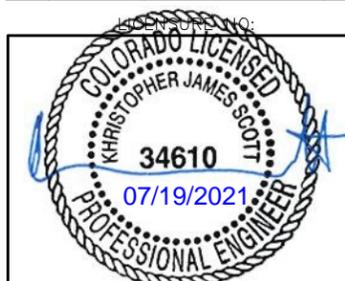


PLANS PREPARED BY:



104 N. BROADWAY, SUITE 600
DENVER, CO 80203
303-596-6804

Rev:	Date:	Description:	By:
1	05/13/21	90% ZD	MC
2	07/01/21	100% ZD	MC
3	07/19/21	FINAL STAMPED	MC



ZONING DRAWINGS NOT FOR CONSTRUCTION

DRAWN BY:	CHK BY:	APV BY:
MC	MC	KS

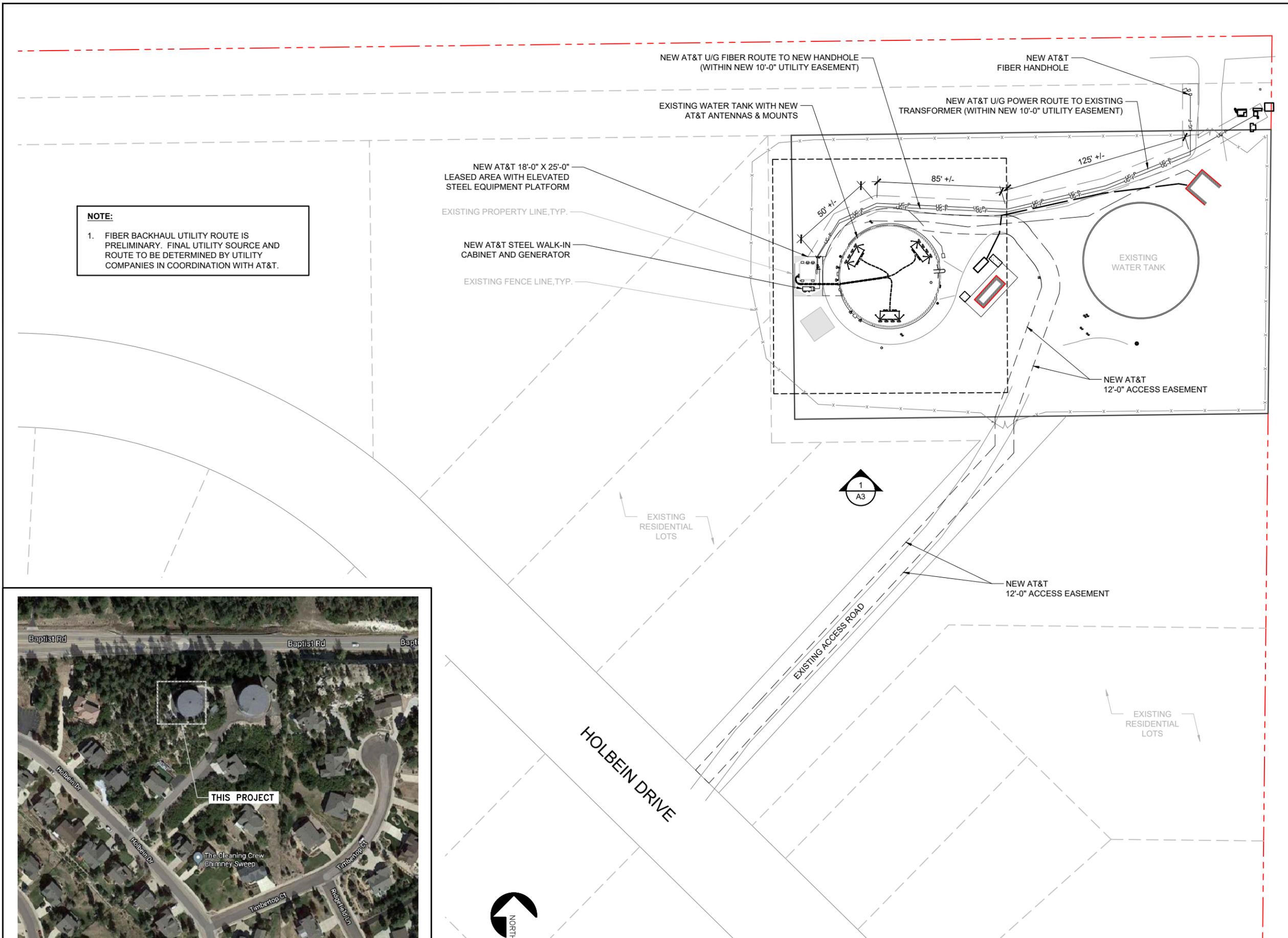
COL02224
BAPTIST & GLENEAGLE
EAST BAPTIST ROAD
COLORADO SPRINGS, CO 80921

SHEET TITLE:

**OVERALL
SITE PLAN**

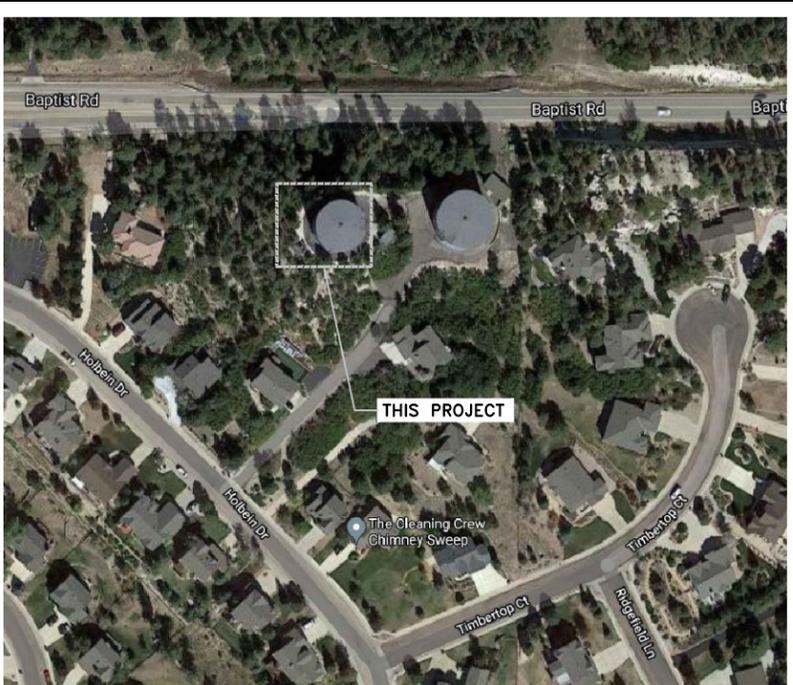
SHEET NUMBER:

A1



NOTE:

1. FIBER BACKHAUL UTILITY ROUTE IS PRELIMINARY. FINAL UTILITY SOURCE AND ROUTE TO BE DETERMINED BY UTILITY COMPANIES IN COORDINATION WITH AT&T.



1 AERIAL VIEW
SCALE: 1" = 50'-0"

2 OVERALL SITE PLAN
SCALE: 1" = 60'-0"

SCALE: 1" = 60'-0" (11X17)
SCALE: 1" = 30'-0" (24X36)



188 INVERNESS DRIVE WEST
2ND FLR.
ENGLEWOOD, CO. 80112

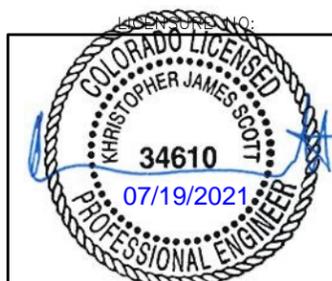


PLANS PREPARED BY:



104 N. BROADWAY, SUITE 600
DENVER, CO 80203
303-596-6804

Rev:	Date:	Description:	By:
1	05/13/21	90% ZD	MC
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3	07/19/21	FINAL STAMPED	MC



ZONING DRAWINGS NOT FOR CONSTRUCTION

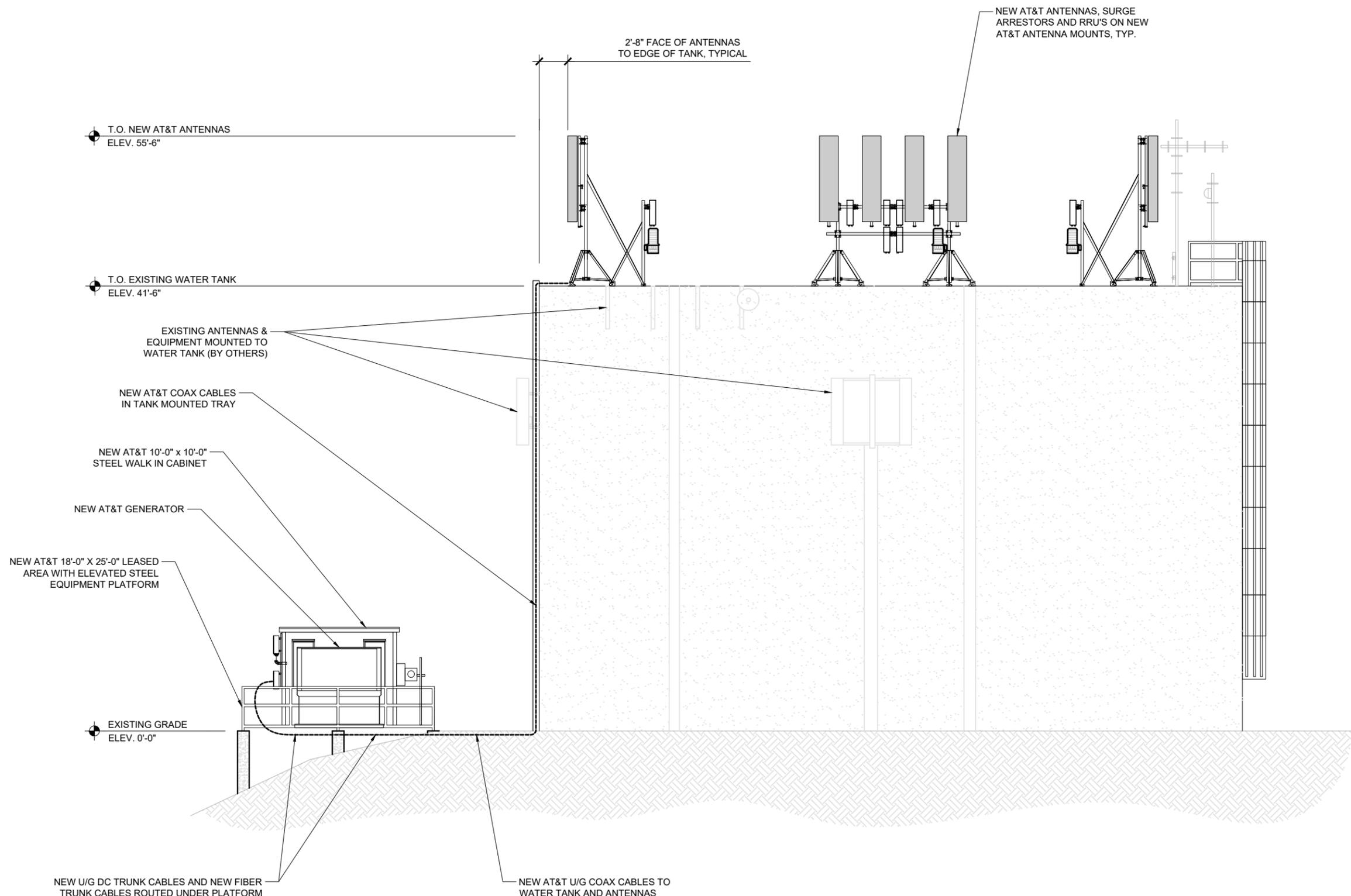
DRAWN BY:	CHK BY:	APV BY:
MC	MC	KS

COL02224
BAPTIST & GLENEAGLE
EAST BAPTIST ROAD
COLORADO SPRINGS, CO 80921

SHEET TITLE:
**EXISTING & NEW
NORTH
ELEVATIONS**

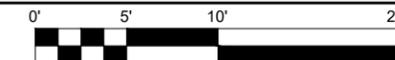
SHEET NUMBER:

A3



1 NEW SOUTH ELEVATION
SCALE: 1" = 10'-0"

SCALE: 1" = 10'-0" (11X17)
SCALE: 1" = 5'-0" (24X36)





188 INVERNESS DRIVE WEST
2ND FLR.
ENGLEWOOD, CO. 80112

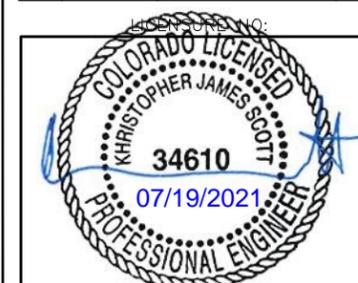


PLANS PREPARED BY:



104 N. BROADWAY, SUITE 600
DENVER, CO 80203
303-596-6804

Rev:	Date:	Description:	By:
1	05/13/21	90% ZD	MC
2	07/01/21	100% ZD	MC
3	07/19/21	FINAL STAMPED	MC



ZONING DRAWINGS NOT FOR CONSTRUCTION

DRAWN BY:	CHK BY:	APV BY:
MC	MC	KS

COL02224
BAPTIST & GLENEAGLE
EAST BAPTIST ROAD
COLORADO SPRINGS, CO 80921

SHEET TITLE:
**EXISTING & NEW
NORTH
ELEVATIONS**

SHEET NUMBER:

A3.1

