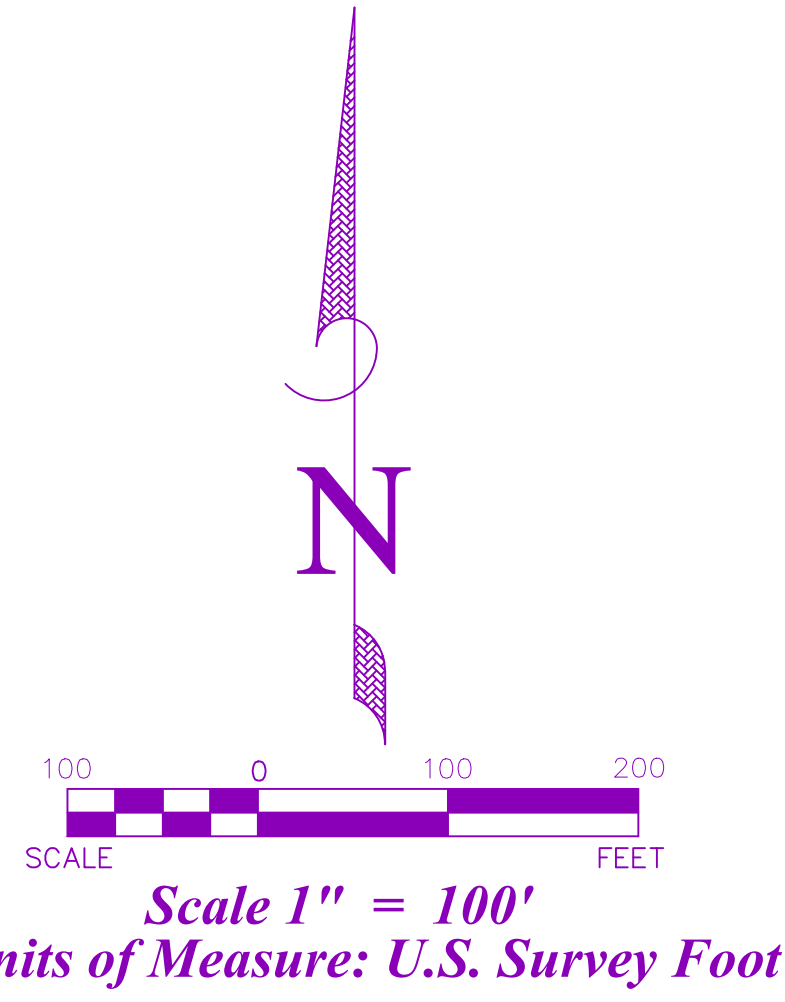
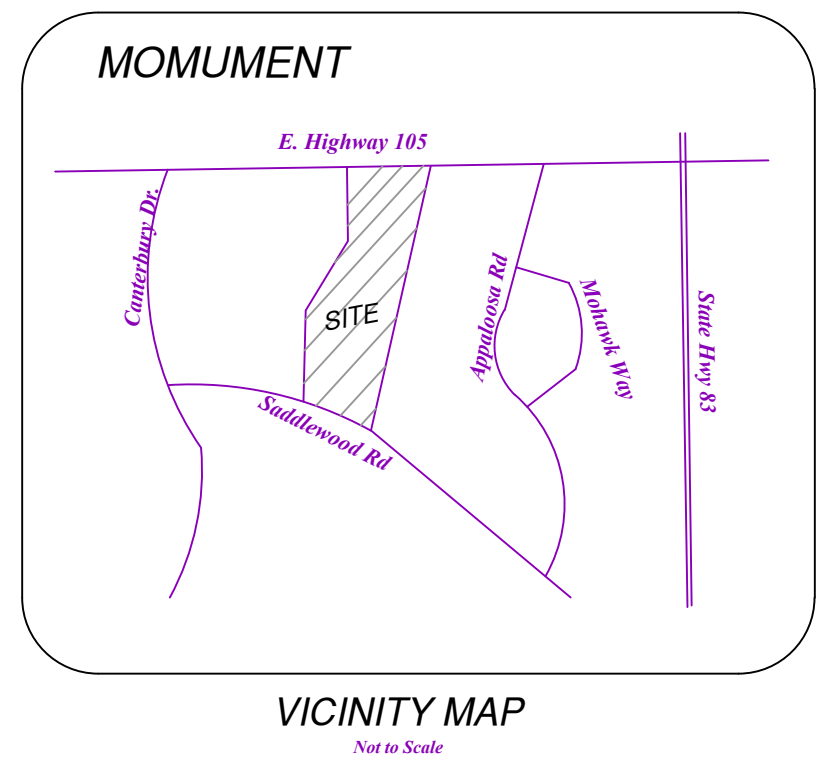
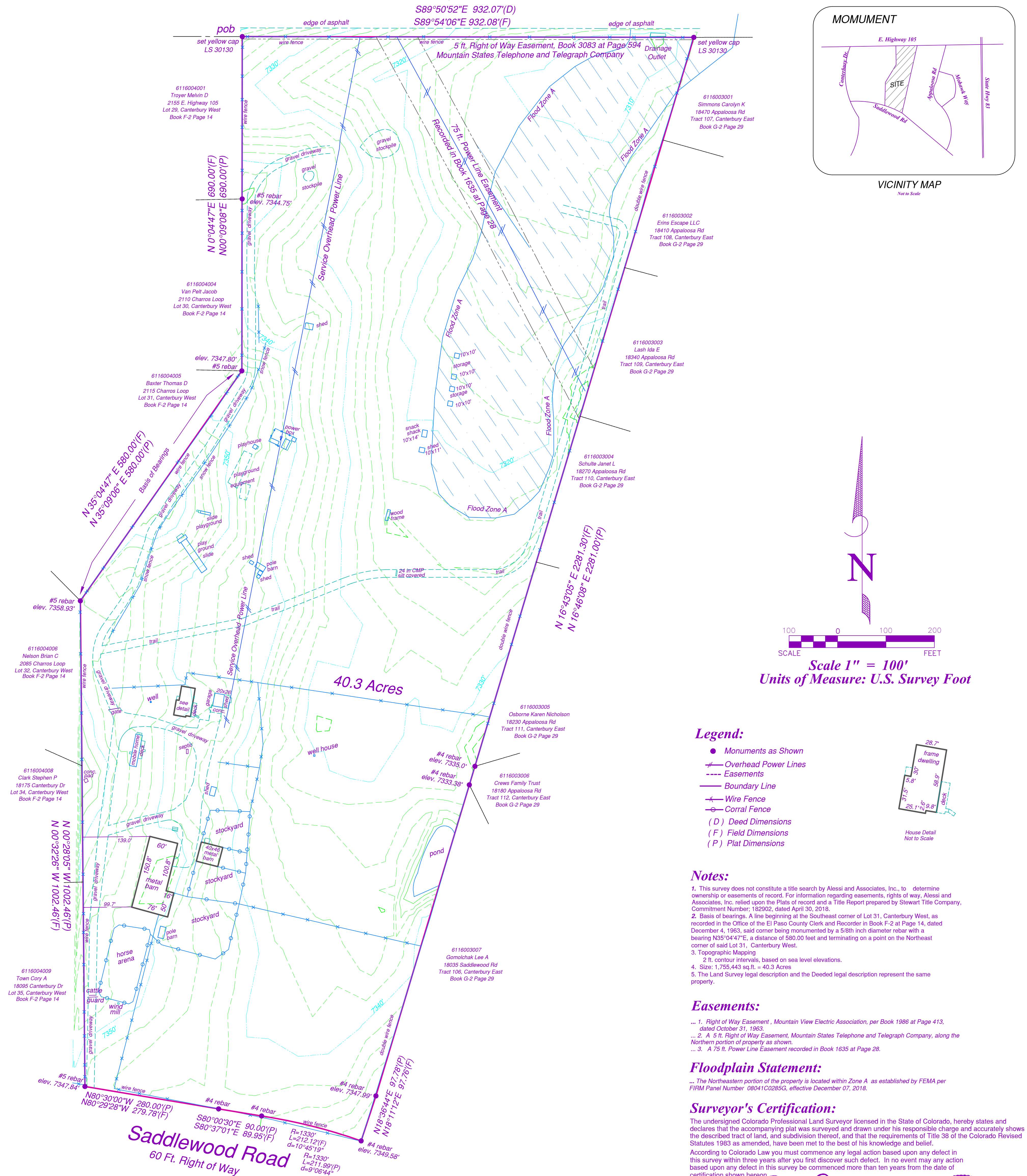


Land Survey Plat

A portion of Section 16, T11S R66W of the 6th P.M., County of El Paso, State of Colorado.

County Road 105



Legend:

- Monuments as Shown
- Overhead Power Lines
- - - Easements
- Boundary Line
- Wire Fence
- Corral Fence
- (D) Deed Dimensions
- (F) Field Dimensions
- (P) Plat Dimensions

Notes:

1. This survey does not constitute a title search by Alessi and Associates, Inc., to determine ownership or easements of record. For information regarding easements, rights of way, Alessi and Associates, Inc. relied upon the Plats of record and a Title Report prepared by Stewart Title Company, Commitment Number: 182902, dated April 30, 2018.
2. Basis of bearings. A line beginning at the Southeast corner of Lot 31, Canterbury West, as recorded in the Office of the El Paso County Clerk and Recorder in Book F-2 at Page 14, dated December 4, 1963, said corner being monumented by a 5/8th inch diameter rebar with a bearing N35°04'47\"/>

Easements:

- ... 1. Right of Way Easement, Mountain View Electric Association, per Book 1986 at Page 413, dated October 31, 1963.
- ... 2. A 5 ft. Right of Way Easement, Mountain States Telephone and Telegraph Company, along the Northern portion of property as shown.
- ... 3. A 75 ft. Power Line Easement recorded in Book 1635 at Page 28.

Floodplain Statement:

... The Northeastern portion of the property is located within Zone A as established by FEMA per FIRIM Panel Number: 08041C0285G, effective December 07, 2018.

Surveyor's Certification:

The undersigned Colorado Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the accompanying plat was surveyed and drawn under his responsible charge and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes: 1963 as amended, have been met to the best of his knowledge and belief. 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 certification shown hereon.

Joseph Alessi 11-29-23
Date
Joseph Alessi
Colorado Professional Land Surveyor No. 30130



Recordings:

State of Colorado)
County of El Paso) SS
I hereby certify that this instrument was filed for record in my office at _____ O'clock _____ M. this _____ Day of _____, 2023 A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, State of Colorado.
Steve Schlieker, Recorder
By: _____ Deputy
Surcharge: _____
Fee: _____



ALESSI and ASSOCIATES, Inc.
APPRAISERS • ENGINEERS • SURVEYORS
2989 Broadmoor Valley Road, Suite C
Colorado Springs, CO 80906
Tele. 719/540-8832
Fax 719/540-2781
Portion of Sec. 16, Township 11 South, Range 66 West
6th Principle Meridian, El Paso County, Colorado
Land Survey Plat
Job No. 231331 Date November 29, 2023

Legal Description: Deed

per Stewart Title Company; commitment number: 182902, April 30, 2018
That portion of Section 16, Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado, described as follows:

Beginning at a point on the North line of said Section 16, which Point is 2,355.00 feet East of the Northwest corner of said Section 16; thence Southerly at right Angles to the North line of said Section 16, along the Easterly line of Tracts 29 and 30, Canterbury West, a distance of 720.00 feet to the Southeast corner of said Tract 30; thence deflecting 35° 00' to the right along the Southeastly line of Tract 31, Canterbury West, a distance of 580.00 feet to the Southeast corner of said Tract 31; thence Deflecting 35° 37' 13" to the Left along the Easterly line of Tracts 32, 34 and 35, Canterbury West, a distance of 1,002.46 feet to the Southeast corner of said Tract 35; thence Deflecting 80° 01' 55", to the Left along the Northerly line of Saddlewood Road, a distance of 370 feet; thence continuing along the Northerly line of Saddlewood Road along a curve to the right, having a radius of 1,332.92 feet and being Tangent to the Last described Course, a distance of 211.99 feet to the Southwest corner of Tract 106, Canterbury East; thence Northerly along the Westerly line of said Tract 106 and being Radial to the Last described Curve, a distance of 97.78 feet; thence Deflecting 1° 50' 36" to the Left along the Westerly line of Tracts 106, 112, 111, 110, 109, 108 and 107, Canterbury East, a distance of 2,281.00 feet to the Northwest corner of said Tract 107; thence Deflecting 16° 37' to the Left, a distance of 30 feet to a point on The North line of said Section 16; thence Westerly along the North line of said Section 16, a distance of 932.07 feet to the Point of Beginning.

Legal Description: Land Survey

as per Land Survey of the deeded legal description.
That portion of Section 16, Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado, described as follows:

Beginning at a point being the Northeast corner of Lot 29, Canterbury West as recorded in Plat Book F-2 at Page 14, dated December 4, 1963, said point being the POINT OF BEGINNING of a parcel of land described herein; thence S.89°54'06"E. coincident with the Southerly right of way line of County Road 105, a distance of 932.08 feet; the following (2) two courses are coincident with the West boundary of said Canterbury East as recorded in Plat Book G-2 at Page 29, dated October 30, 1964: (1) thence S.16°43'05"W., a distance of 2,281.30 feet; (2) thence S.18°11'12"W., a distance of 97.76 feet to the point of curve of a non tangent curve to the left, of which the radius point lies S.19°25'27"W., a radial distance of 1,130.00 feet; the following (3) three courses are coincident with the Northerly right of way line of Saddlewood Road as described in Canterbury East and West Plats: (1) thence Westerly along the arc, through a central angle of 10°45'19", a distance of 212.12 feet; (2) thence N.80°37'01"W., a distance of 89.95 feet; (3) thence N.80°29'28"W., a distance of 279.78 feet; the following (3) three courses are coincident with Easterly boundary line of said Canterbury West: (1) thence N.00°32'26"W., a distance of 1,002.46 feet; (2) thence N.35°04'47"E., a distance of 580.00 feet; (3) thence N.00°04'47"E., a distance of 690.00 feet to the POINT OF BEGINNING.
Containing 1,755,443.22 square feet or 40.2994 acres, more or less.
Note: The Land Survey legal description and the deeded legal description represent the same property.