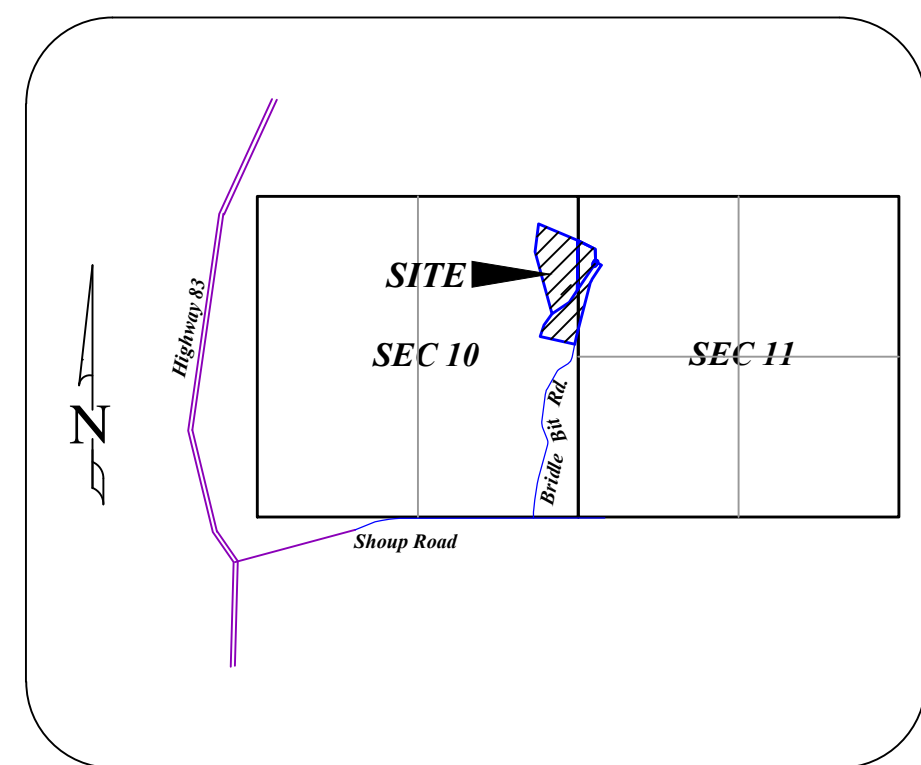
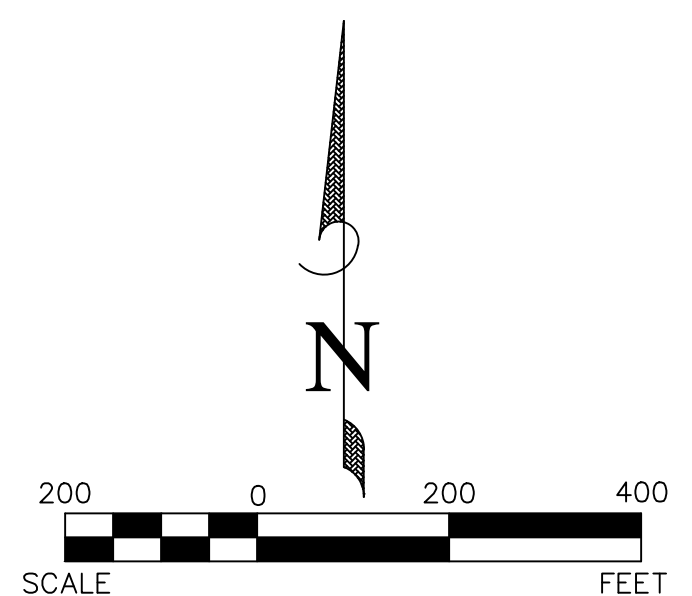


Lot Line Adjustment

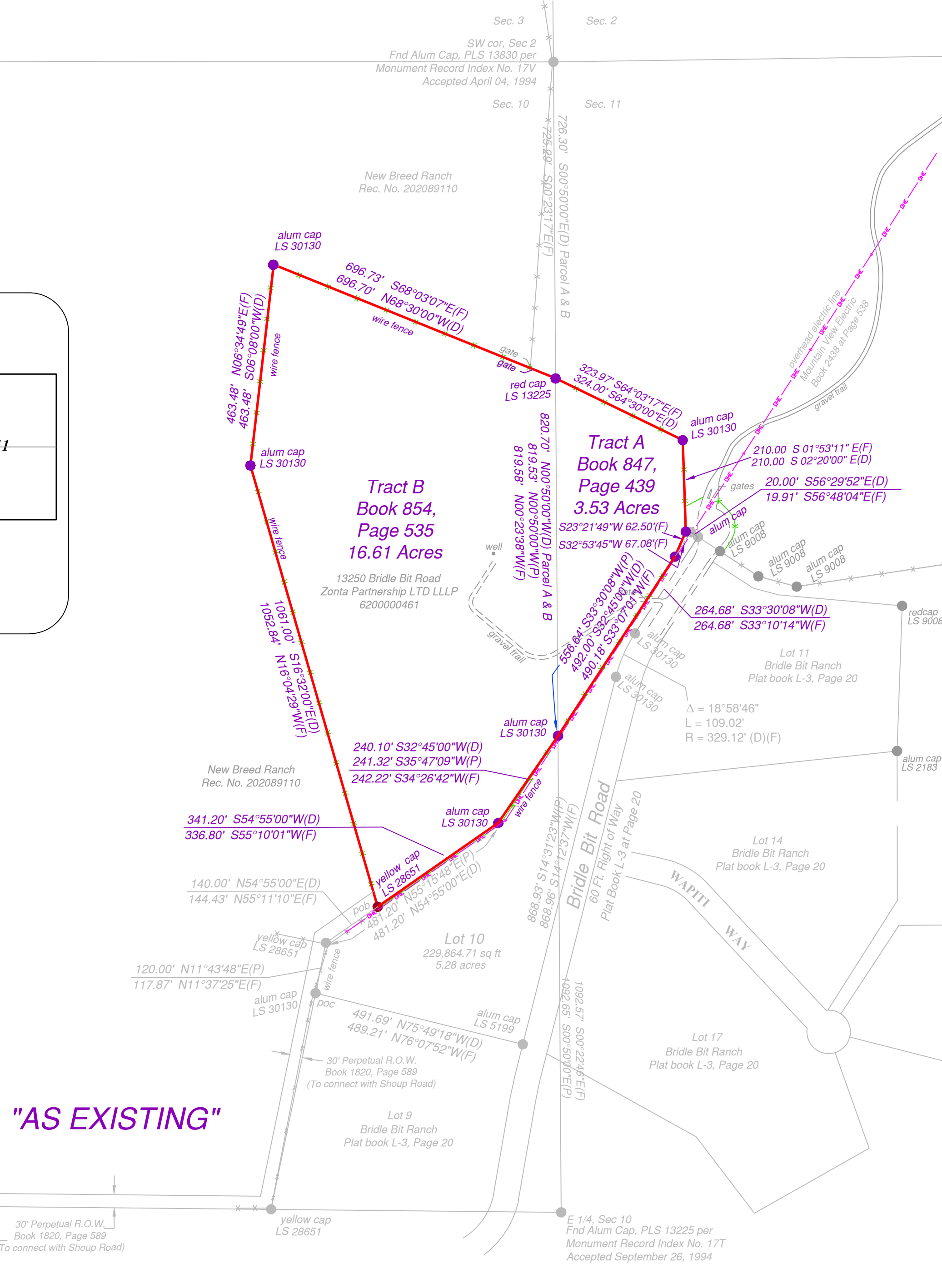
Between two tracts in a portion of Sections 10 and 11, Township 12 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado



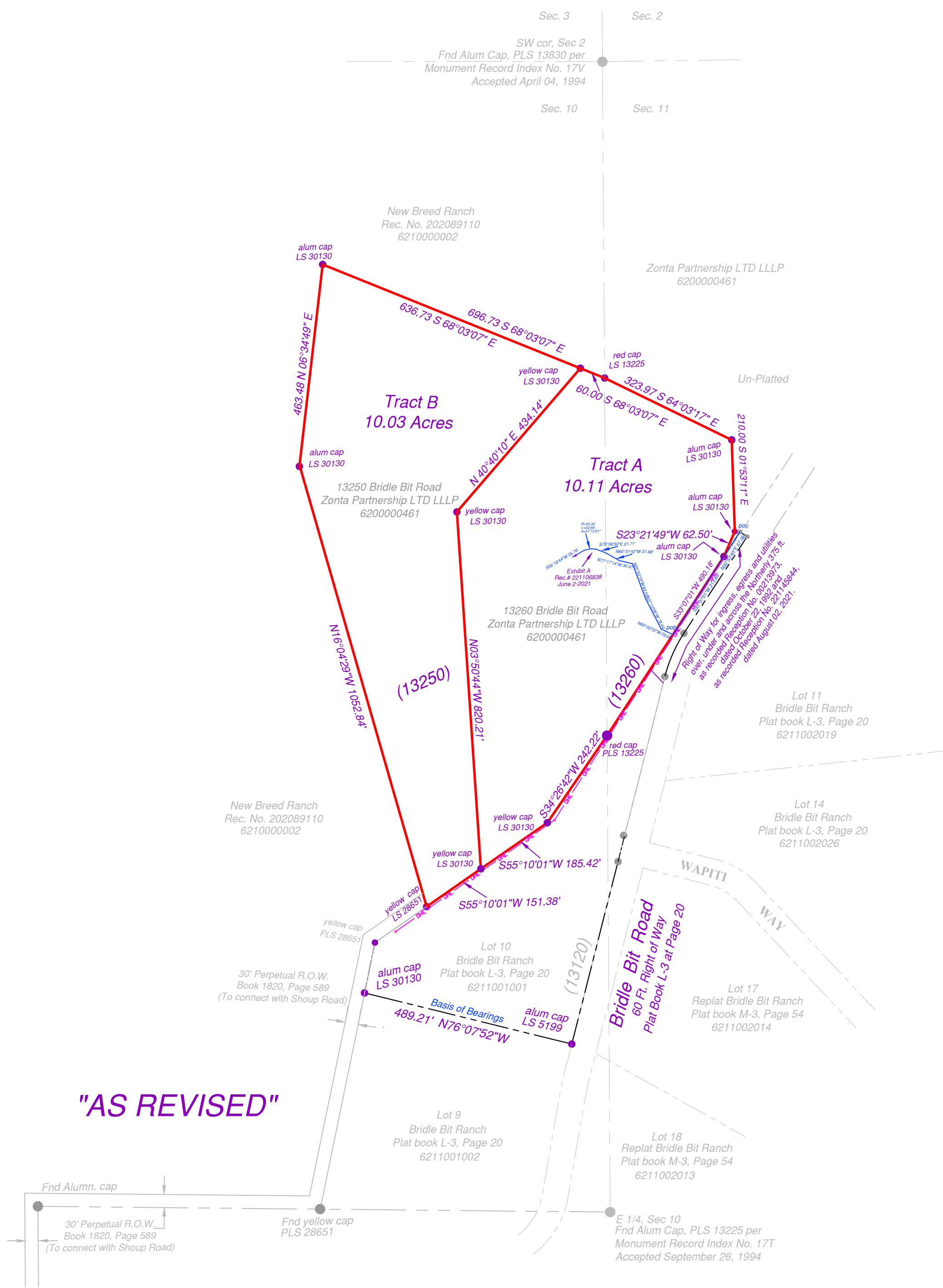
VICINITY MAP
Not to Scale



Scale 1 inch = 200 feet
Units of Measure: U.S. Survey Foot



"AS EXISTING"



"AS REVISED"

Total Acreage:

Lot 1 = 10.03 Acres
Lot 2 = 10.11 Acres
Total = 20.14 Acres

Service Providers:

Black Forest Fire Protection District
Mountain View Electric Assoc.
Black Hills Energy
Century Link
Stratus IQ
Individual Sewage Disposal Systems
Domestic Wells

Legend:

(F) Field Measurement
(D) Deed Measurement
(P) Plat Measurement

Notes:

- Basis of Bearings: Beginning at a point being the Southeast corner of Lot 10, Bridle Bit Ranch, as recorded in the Office of the El Paso County Clerk and Recorder in Book L-3 at Page 20, dated April 1, 1980, County of El Paso, State of Colorado, said point being an aluminum cap LS 5199; thence N76°07'52"W coincident with the Southerly line of said Lot 10, a distance of 489.21 feet to the Southwest corner of said Lot 10, point being an aluminum cap LS 30130 being the point of terminus.
- This Lot Line Adjustment does not constitute a title search by Alessi and Associates, Inc., to determine ownership, easements or rights-of-way of record. For all information regarding said matters of record, Alessi and Associates, Inc. relied upon Title Commitment File No. 81112UTC prepared by Unified Title Company LLC., dated January 12, 2021.
- The subdivider agrees on behalf of himself and any developer or builder successors and assigns that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County road impact fee program resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of property.
- No driveway shall be established unless an access permit has been granted by El Paso County Planning and Community Development Department.
- The side and rear lot lines of each parcel are platted with a ten foot easement in favor of Mountain View Electric Association.
- Tract A is subject to an easement recorded Rec. No. 221106838 dated June 2, 2021 in favor of Mountain View Electric Association.

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 certification shown hereon.

Know All Men By These Presents:

That the undersigned, Zonta Partnership Ltd., L.L.P., Douglas H. Barber, Managing Partner, being the owner of the following described tract of land:

To Wit:

An un-platted parcel being in a portion of the Northeast Quarter of Section 10 and a portion of the Northwest Quarter of Section 11, Township 12 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado described as follows:
Commencing at most Southwest corner of Lot 10, Bridle Bit Ranch as recorded in the Office of the El Paso County Clerk and Recorder, in Plat Book L-3 at Page 20, dated April 1, 1980; the following two (2) courses are coincident with the most Westerly lot lines of said Lot 10; (1) thence N 11°37'25"E., a distance of 117.87 feet; (2) thence N 55°11'10"E., a distance of 144.43 feet to the POINT OF BEGINNING of a parcel of land described herein; thence N 16°04'29"W., a distance of 1052.84 feet; thence N 06°34'49"E., a distance of 463.48 feet; thence S 68°03'07"E., a distance of 696.73 feet; thence S 64°03'17"E., a distance of 323.97 feet; thence S 01°53'11"E., a distance of 210.00 feet; thence S 23°21'49"E., a distance of 62.50 feet; the following (3) three courses are coincident with the Westerly lines of said Lot 10; (1) thence S 33°07'01"W., a distance of 490.18 feet; (2) thence S 34°26'42"W., a distance of 242.22 feet; (3) thence S 55°10'01"W., a distance of 336.80 feet to the POINT OF BEGINNING.
Containing 877,298.40 square feet or 20.14 acres, more or less.

Owner's Certificate:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have revised the location of the common lot line between the two tracts as shown hereon. No public improvements are required to be changed or constructed.

Zonta Partnership Ltd., L.L.P.,
Douglas H. Barber, Managing Partner

Notarial:

State of Colorado)
County of El Paso) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2022 A.D.,
by Zonta Partnership Ltd., L.L.P.,
Douglas H. Barber, Managing Partner

Witness my hand and seal _____
Address _____

My Commission expires _____

Notary Public

This Lot Line Adjustment was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 2022, subject to any notes specified hereon.

This Lot Line Adjustment subject to all covenants, conditions and restrictions recorded against and appurtenant to the property recorded in the Office of the El Paso County Clerk and Recorder, Schedule # 6200000461

Planning and Community Development Director Date _____

Surveyor's Certification:

I, Joseph Alessi, a duly registered Professional Land Surveyor in the State of Colorado do hereby certify that this Lot Line Adjustment truly and correctly represents the results of a survey made on February 15, 2021, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said Lot Line Adjustment has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this _____ day of _____, 2022.

Joseph Alessi Date _____
Colorado Professional Land Surveyor No. 30130



Clerk and Recorder:

State of Colorado)
County of El Paso) SS

I hereby certify that this instrument was filed for record in my office on _____ Day of _____, 2022 A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, State of Colorado.

Clerk and Recorder



ALESSI and ASSOCIATES, Inc.

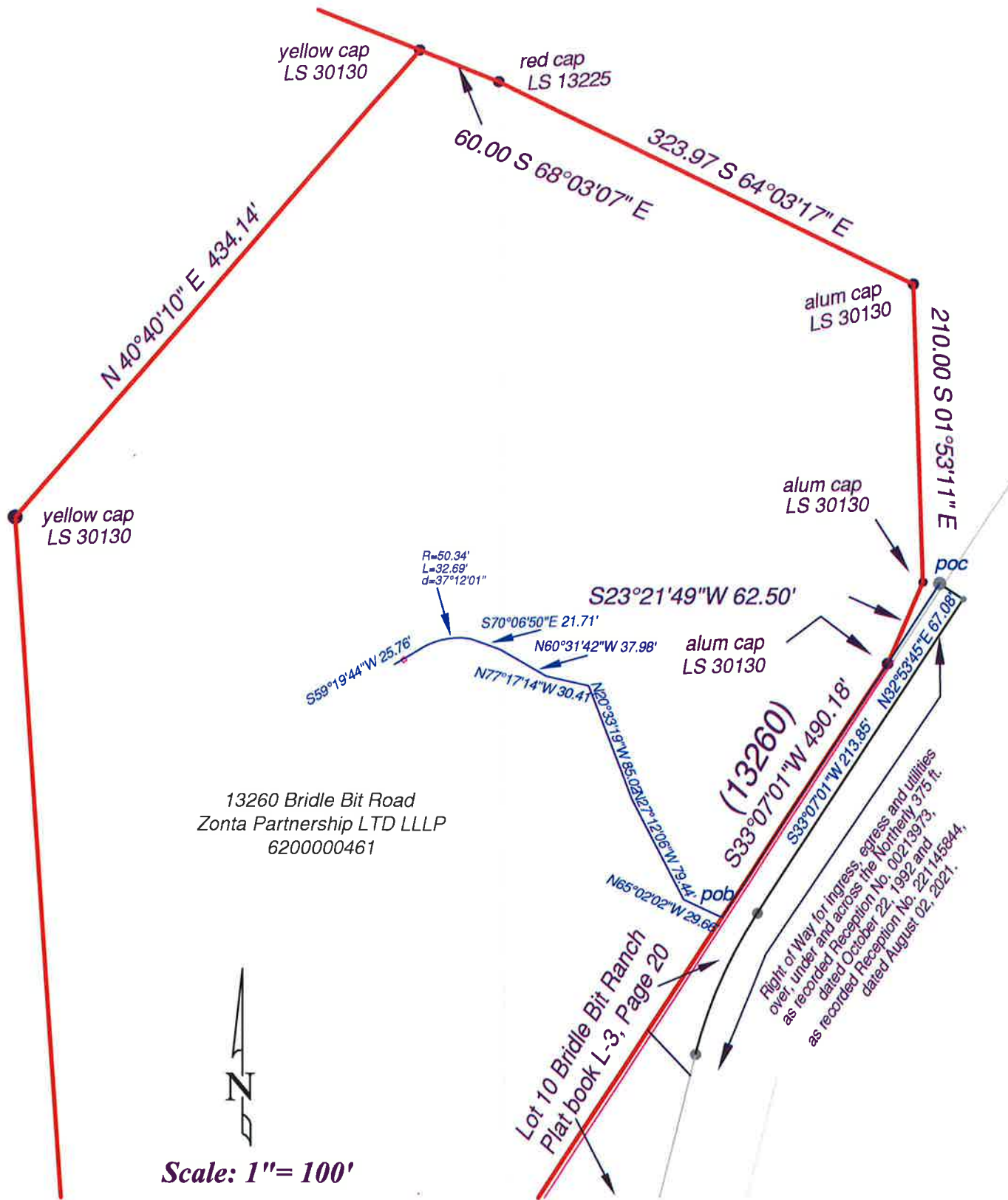
APPRAISERS • ENGINEERS • SURVEYORS
2989 Broadmoor Valley Road, Suite C Tele. 719/540-8832
Colorado Springs, CO 80906 Fax 719/540-2781

Portions of Sections 10 & 11, Township 12 South, Range 66 West
6th Principle Meridian, El Paso County, Colorado

Job No. 211012 Lot Line Adjustment DATE October 25, 2021

REVISED February 21, 2022

Exhibit A



Page 1 of 2

PREPARED BY:



ALESSI & ASSOCIATES, Inc.

APPRAISERS • ENGINEERS • SURVEYORS

2989 Broadmoor Valley Road
Colorado Springs, CO 80906

Tele. 719/540-8832
Fax 719/540-2781

PURPORTED STREET ADDRESS:

Exhibit A
13260 Bridle Bit Rd.

DATE: 2-17-2022
PROJECT: Zonta Partnership
JOB NUMBER: 211012

Exhibit A

Legal Description

A 10 foot in width electrical easement lying 5 foot each side of the following centerline located in an un-platted parcel of land being in a portion of the Northeast Quarter of Section 10 and a portion of the Northwest Quarter of Section 11, Township 12 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado described as follows:

Commencing at most Northwest corner of Lot 10, Bridle Bit Ranch as recorded in the Office of the El Paso County Clerk and Recorder, in Plat Book L-3 at Page 20, dated April 1, 1980; the following two (2) courses are coincident with the most Westerly lot lines of said Lot 10; (1) thence S.32°53'45"W., a distance of 67.08 feet; (2) thence S.33°07'01"W., a distance of 213.85 feet to the POINT OF BEGINNING being the centerline of an electrical easement described herein; thence N.65°02'02"W., a distance of 29.66 feet; thence N.27°12'06"W., a distance of 79.44 feet; thence N.20°33'19"W., a distance of 85.02 feet; thence N.77°17'14"W., a distance of 30.41 feet; thence N.60°31'42"W., a distance of 37.98 feet; thence N.70°06'50"W., a distance of 21.71 feet to the point of curve of a non tangent curve to the left, of which the radius point lies S.09°58'23"W., a radial distance of 50.34 feet; thence Westerly along the arc, through a central angle of 37°12'01", a distance of 32.69 feet; thence S.59°19'44"W., a distance of 25.76 feet to the POINT OF ENDING.

Page 2 of 2

PREPARED BY:



ALESSI & ASSOCIATES, Inc.

APPRAISERS • ENGINEERS • SURVEYOR'S

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Colorado Springs, CO 80906 Fax 719/540-2781

PURPORTED STREET ADDRESS:

Exhibit A
13260 Bridle Bit Rd.

DATE: 2-17-2022
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