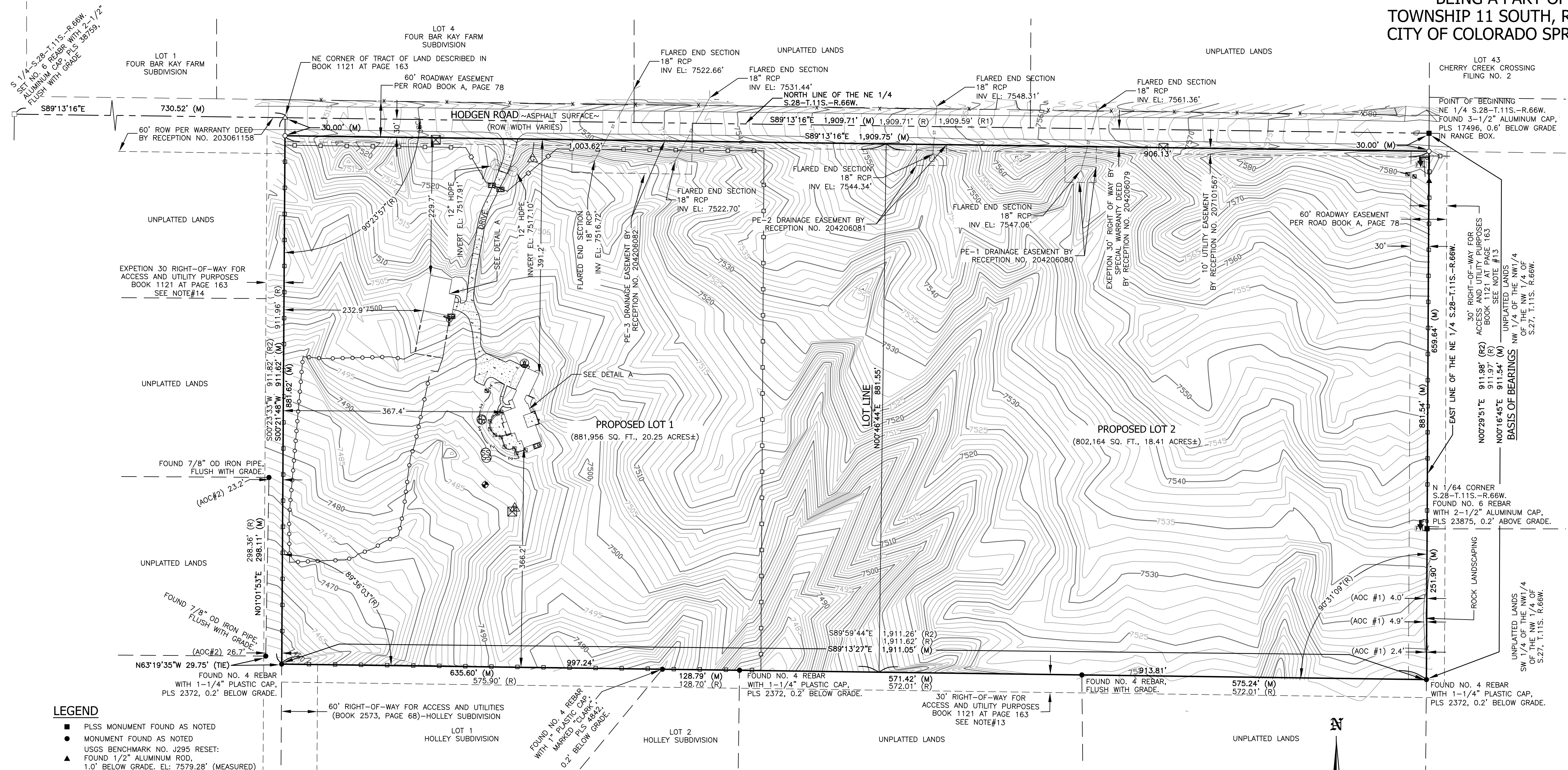


# LOT EXHIBIT

## Exhibit A

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



### LEGAL DESCRIPTION

That portion of the Northeast quarter of Section 28, Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado, described as follows: Beginning at the Northeast corner of said Section 28; thence Westerly on the Northernly line thereof 1909.71 feet to the Northeast corner of a tract of land described in Book 1121 at Page 163 in the records of El Paso County, Colorado; thence angle 90°31'09" Northernly along the Easterly line of said recorded tract 911.96 feet to a point; thence angle 89°36'03" Easterly, parallel with the Northernly line of said Section 28, 1911.62 feet to intersect a point on the Easterly line of said Section; thence angle 90°31'09" Northernly on said Easterly line 911.97 feet to the point of beginning; Together with a 30 foot right-of-way for access and utility purposes lying Easterly and Southerly and adjoining the Easterly and Southerly lines of said recorded tract, recorded in Book 1121 at Page 163 of said County records, El Paso County, Colorado. Except that portion conveyed by Special Warranty Deed recorded December 17, 2004 at Reception No. 204206079.

County of El Paso, State of Colorado.

(Per Warranty deed by reception No. 212093277 per Commonwealth Land Title Insurance Company title report No. 596-HS0825084-416)

### PARCEL DETAILS

Address: 2415 Hodgen Road, Colorado Springs, Colorado, 80921-1601

El Paso County Schedule No.: 6128100014

### AREAS OF CONCERN

(AOC#1): Portion of rock landscaping encroaches westerly onto subject parcel, as graphically depicted on this Improvement Survey Plot, causing an area of concern.

(AOC#2): Portion of westerly adjacent monuments falls westerly of subject parcel boundary, as graphically depicted on this Improvement Survey Plot, and falling short of projected graphically depicted location of said 30 foot right-of-way for access and utility purposes lying Easterly and Southerly and adjoining the Easterly and Southerly lines of said recorded tract, recorded in Book 1121 at Page 163, causing an area of concern.

### SURVEYOR'S NOTES

1. 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.

2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.

3. The lineal units used in this drawing are U.S. Survey Feet.

4. The fieldwork for this survey was completed on January 2, 2024.

5. The overall subject parcel contains a calculated area of 1,684,120 square feet (38.66 acres) of land, more or less.

6. This survey does not constitute a title search by Apex Land Surveying and Mapping, LLC. to determine ownership or easements of record. For information regarding easements, rights-of-way and title of record, Apex Land Surveying and Mapping, LLC. relied upon Title Report No. 596-HS0825084-416, with an effective date of October 13, 2023 at 08:00 AM as provided by Commonwealth Land Title Insurance Company.

7. Bearings are based on a portion of the East line of the Northeast quarter of Section 28, T11S, R66W of the 6th Principal Meridian, monumented on the South end with a found No. 4 rebar with a 1-1/4" plastic cap; PLS 2372, 0.2' below grade, and on the North end with a found 3-1/2" aluminum cap, PLS 17496, 0.6' below grade in range box, and is assumed to bear N.00°16'45"E., a measured distance of 911.54' feet.

8. Any underground or above ground utilities shown hereon have been located from field survey information. Apex Land Surveying and Mapping, LLC. does not guarantee said underground utilities to be shown in their exact location and that said underground utilities are shown in their entirety. Apex Land Surveying and Mapping, LLC. did not physically enter any manholes or inlets to verify size and material. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

9. Site Benchmark: Set 60 D Nail (Elevation = 7,486.72' (NAVD88)).

10. The purpose of this survey is to identify Boundary lines and existing improvement for possible future minor subdivision.

11. Due to snow cover the accuracy of driveways, walks and potential structures buried by snow can not be entirely relied upon.

12. Reception No. 200121614 calls for Grant of Right Of Way being an easement of ten 10 feet either side of power line and guy wires on NE 1/4 Section 28, County of El Paso, State of Colorado, which lot is on Hodgen Road. Surveyor did not observe any Guy Wires or above ground power lines on Subject parcel. Surveyor observed Power poles and above ground lines East of Subject parcel traveling North/South in direction, and did not observe any on subject parcel.

13. Legal description for subject parcel calls for 30 foot right-of-way for access and utility purposes lying Easterly and Southerly and adjoining the Easterly and Southerly lines of said recorded tract, recorded in Book 1121 at Page 163. This is graphically depicted on this Land Survey plot per a previous Monumented Land Survey Plot by Vernon P. Taylor, PLS 25966, deposited on the 18th day of October, 2001 under Deposit No. 201900415, Page No. 61280 as shown on this Land Survey Plot. Due to the ambiguity of the legal description and monumented evidence found (AOC#2) for the 30 foot right-of-way for access and utility purposes lying Easterly and Southerly and adjoining the Easterly and Southerly lines of said recorded tract, recorded in Book 1121 at Page 163, and based on monumented evidence found, surveyor interpreted it to be Westerly of Westerly boundary line as graphically depicted on this plot. (See Note #14).

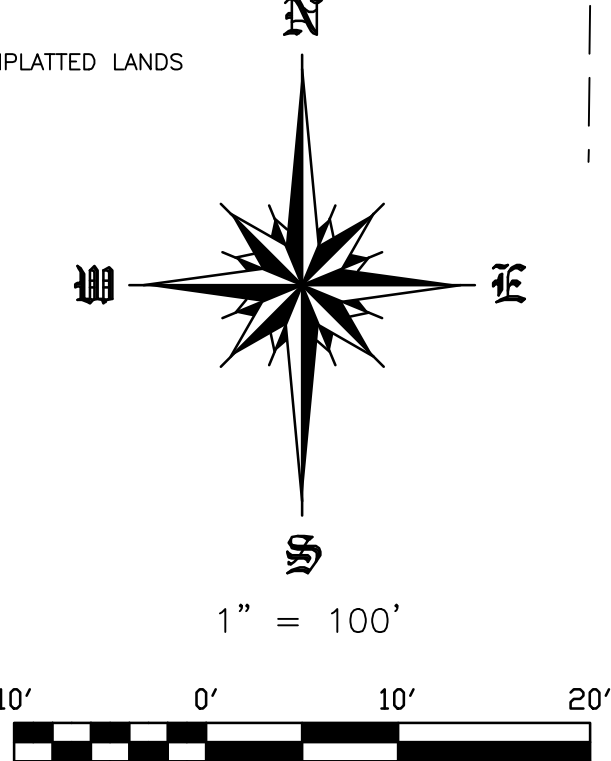
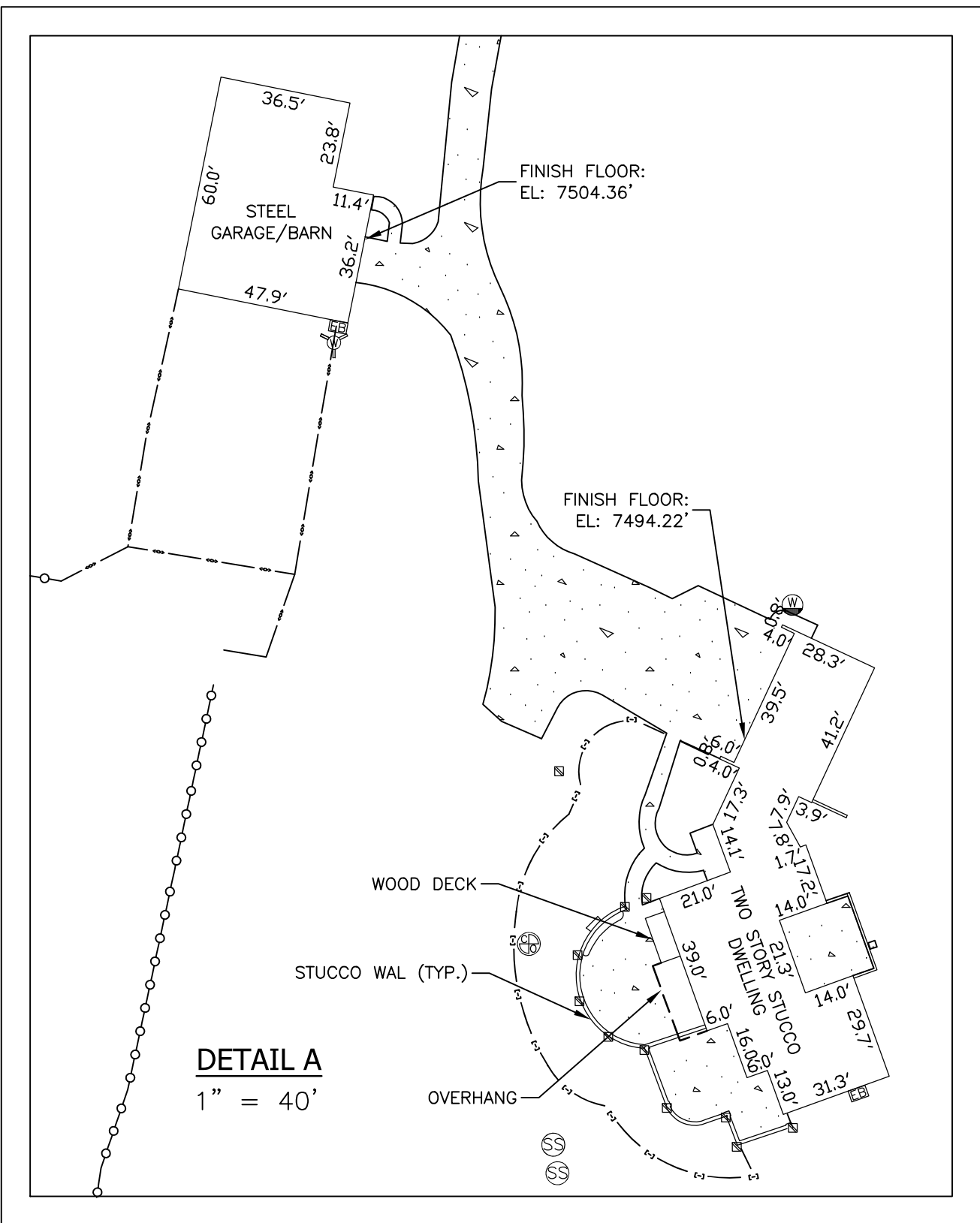
14. Surveyor has discovered monumented evidence Westerly of subject parcel that surveyor graphically depicts the intended location of said 30 foot right-of-way for access and utility purposes lying Easterly and Southerly and adjoining the Easterly and Southerly lines of said recorded tract, recorded in Book 1121 at Page 163. See (AOC#2) note.

### LEGEND

- PLSS MONUMENT FOUND AS NOTED
- MONUMENT FOUND AS NOTED
- ▲ USGS BENCHMARK NO. J295 RESET:  
FOUND 1/2" ALUMINUM ROD,  
1.0' BELOW GRADE. EL: 7579.28' (MEASURED)
- △ SET MAG NAIL WITH 1-1/2"  
ALUMINUM WASHER, PLS 38759,  
FLUSH WITH GRADE
- SET NO. 5 REBAR WITH 1-1/4"  
PLASTIC CAP, PLS 38759,  
FLUSH WITH GRADE.
- PLSS MONUMENT SET AS NOTED
- ◆ SITE BENCHMARK-SEE SURVEYOR'S NOTE #9
- (R) RECORD VALUE
- (M) MEASURED VALUE
- (AOC#1) AREA OF CONCERN
- BREAK SYMBOL
- STUCCO PILLAR
- FENCE POST
- ELECTRIC TRANSFORMER
- ELECTRIC BOX
- ELECTRIC METER
- GAS METER
- UNDERGROUND FIBER OPTIC SIGN
- FIBER OPTIC VAULT
- WELL HEAD
- YARD HYDRANT
- SEPTIC SEWER MANHOLE
- SEPTIC SEWER CLEANOUT
- STORM CULVERT FLARED INLET
- STORM CULVERT INLET 12" HDPE PIPE
- UNDERGROUND 18" RCP STORM DRAIN LINE
- CONCRETE SURFACE
- STRAP/ROPE FENCE REMNANT
- WIRE STRAND FENCE
- WROUGHT IRON FENCE

### DETAIL A

1" = 40'



DATE: February 7, 2024 REVISIONS			
No.	Remarks	Date	By



APEX Land Surveying and Mapping LLC.

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Field: TJM/DDR/ZDR Drawn: DDR Checked: DDR/TJM PROJECT No.: 23077

SHEET 1 OF 1