

**PARCEL DESCRIPTION:**

PARCEL A: Lot 4, AMENDED PLAT OF BARBARICK SUBDIVISION, County of El Paso, State of Colorado;

Containing 5.290 Acres (230,442 square feet), more or less.

Parcel B: A Non-Exclusive Ingress and Egress Easement as set forth and described in Declaration and Bylaws of Barbarick Subdivision Property Owners Association, Inc., recorded February 12, 2008 under Reception No. 208016289 as amended by instrument recorded March 10, 2008 under Reception No. 208028000.

**NOTES:**

1. o - Indicates survey monument "to be set" with a No. 4 rebar with red plastic cap, PLS No. 20681, except where noted otherwise (Sheet 2 of 2).
  - - Indicates survey monument found as noted (Sheet 2 of 2).
  - ⑩ - Indicates title commitment exception number (Sheet 2 of 2).
2. Visible evidence of underground utility and/or underground improvement line use on or adjacent to these parcels exists, as shown hereon. Actual underground line existence between common components cannot be determined without specific location by the servicing authority, potholing, and measurement thereafter. As-built utility maps and/or utility information provided by COLORADO SPRINGS UTILITIES (FIMS Grid R-19) were referenced for this survey. Other utility companies servicing this area include: COLORADO INTERSTATE GAS, EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, FALCON BROADBAND (STRATUS 10), MAGELLAN MIDSTREAM PARTNERS LP, MOUNTAIN VIEW ELECTRIC ASSOCIATION, PCI BROADBAND, CENTURY LINK and STERLING RANCH METRO DISTRICT 1 AND 2. All utility lines shown on this survey are approximate underground locations, except where noted otherwise.
3. Basis of Bearings: All bearings are relative to the Easterly line of Lot 4, being a No. 4 rebar with aluminum cap stamped "MATRIX PLS 34977" at its Northerly and Southerly end, a line between them assumed to bear S00°05'02"E, a distance of 355.84 feet.
4. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0533 G effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be a Zone X "white" (area determined to be out of the 500 year flood plain).
5. This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon an ALTA Commitment for Title Insurance, prepared by UNIFIED TITLE COMPANY, LLC as Agent for STEWART TITLE GUARANTY COMPANY, File No. 85631UTC, effective date October 2, 2020 at 7:30 a.m.

**SCHEDULE B, PART II - Exceptions:**

NOTE: Items 4 (lien, right to lien, etc.), 5 (defects, liens, encumbrances, etc.), 6 (unpatented mining claims, reservations, etc.), 7 (water rights or claims or title to water, etc.), 8 (taxes due and payable, assessments, etc.) and 32 (unrecorded leases or tenancies, etc.) were not examined or addressed by LDC, Inc. in the capacity of a Professional Land Surveyor.

- Item 9 - Road Order, by the Board of Commissioners of El Paso County, Colorado which provides for public roads, 30 feet in width, adjacent to all exterior Section lines, recorded in Book 571 at Page 55 . . . not applicable to this lot.
- Item 10 - Terms, agreements, provisions, conditions, obligations and easements as contained in Right of Way Agreement, recorded July 11, 1996 in Book 2139 at Page 380 . . . not applicable to this lot.
- Item 11 - Easement and/or right of way for pipeline reserved by Colorado Interstate Gas Company as contained in deed recorded January 3, 1968 in Book 2216 at Page 72 . . . not applicable to this lot.
- Item 12 - Building restrictions as contained in Deed recorded January 3, 1968 in Book 2216 at Page 72 . . . unknown document of record to review (repeat Book/Page Item 11).
- Item 13 - Terms, agreements, provisions, conditions, obligations and easements as contained in Agreement, recorded August 4, 1977 in Book 2947 at Page 655 . . . "blanket" agreement conditions affecting this lot.
- Item 14 - The effect of Land Use Department Notice recorded March 4, 1981 in Book 3409 at Page 876 . . . approval letter for apparent access connection to Vollmer Road (public right-of-way) via Carah Dawn View (private right-of-way) off-site to the West affecting this lot.
- Item 15 - The effect of Lot Line Adjustment recorded March 4, 1981 in Book 3409 at Page 877 . . . Lot Line Adjustment drawing for apparent access connection to Vollmer Road (public right-of-way) via Carah Dawn View (private right-of-way) off-site to the West affecting this lot.
- Item 16 - Terms, agreements, provisions, conditions, obligations and easements as contained in Right of Way Agreement, recorded April 15, 2002 at Reception No. 202059605 . . . not applicable to this lot.
- Item 17 - An non-exclusive easement for access purpose as contained in deed recorded August 22, 2003 at Reception No. 203185890 and re-recorded September 29, 2003 at Reception No. 203227812 . . . not applicable to this lot.
- Item 18 - Terms, agreements, provisions, conditions, obligations and easements as contained in Right of Way Agreement, recorded April 15, 2002 at Reception No. 202059605 . . . apparent "blanket" inclusion decree affecting this lot.
- Item 19 - Terms, agreements, provisions, conditions, obligations and easement as contained in Resolution No. 07-119 recorded July 18, 2007 at Reception No. 207095753. . . . "blanket" Airport Overlay Zone inclusion affecting this lot.
- Item 20 - Terms, agreements, provisions, conditions, obligations as contained in Resolution No. 07-459 recorded December 20, 2007 at Reception No. 207161656 . . . "blanket" I-3 Rezone Resolution affecting this lot.
- Item 21 - Terms, agreements, provisions, conditions, obligations as contained in Resolution No. 07-460 recorded December 20, 2007 at Reception No. 207161657. . . "blanket" Preliminary Plan Resolution affecting this lot.
- Item 22 - Terms, agreements, provisions, conditions, obligations and easements as contained Subdivision Improvements Agreement recorded February 12, 2008 at Reception No. 208016287 . . . "blanket" SIA inclusion affecting this lot.
- Item 23 - Notes, easements and restrictions as shown on the plat of BARBARICK SUBDIVISION recorded February 12, 2008 at Reception No. 208712754 . . . as shown on Sheet 2 of 2, but as amended with AMENDED PLAT OF BARBARICK SUBDIVISION.
- Item 24 - Terms, agreements, provisions, conditions, obligations and easements as contained Private Detention Basing Stormwater Quality Best Management Practice Maintenance Agreement and Easement recorded February 12, 2008 at Reception. No. 208016288 . . . "blanket" inclusion to these lots.
- Item 25 - Terms, agreements, provisions, conditions, easements and obligations as contained in Declaration and Bylaw recorded February 12, 2008 at Reception No. 208016289. First Amendment recorded March 10, 2008 at Reception No. 20802800 . . . "blanket" Bylaw conditions affecting this lot.
- Item 26 - The interest in all water rights as granted in a deed recorded March 10, 2008 at Reception No. 208028001, and any interests therein or rights thereunder . . . "blanket" Water Rights Special Warranty Deed (HOA) affecting this lot.
- Item 27 - Reservation of Water Rights as contained in deed recorded March 10, 2008 at Reception No. 208028004, and any interests therein or rights thereunder . . . "blanket" Water Rights Special Warranty Deed (Lot Owner's) affecting this lot.

# ALTA/NSPS LAND TITLE SURVEY

## 8812 CLIFF ALLEN POINT, EL PASO COUNTY, COLORADO

**NOTES (continued . . . ):**

- Item 28 - Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 10-264 recorded July 9, 2010 at Reception No. 210065613 . . . "blanket" Metro District inclusion affecting this lot.
- Item 29 - Notes, easements, covenants and restrictions as shown on the plat of AMENDED PLAT OF BARBARICK SUBDIVISION recorded February 15, 2017 at Reception No. 217713910 . . . as shown on Sheet 2 of 2.
- Item 30 - The fact that the roads providing access are private and not dedicated for public use . . . "blanket" notice of inclusion affecting this lot.
- Item 31 - Terms, agreements, provisions, conditions and obligations as obtained in Resolution No. 15-404 recorded October 14, 2015 at Reception No. 215111901 . . . Tri-Lakes Rezone Resolution affecting this lot.
6. This site is zoned "I-3 CAD-0" Industrial Zoning District with Commercial Airport Overlay District, subject to conditions of record. A final decision of standards for future site use and/or construction, together with said conditions of record, are determined by the concept or development plan review as a condition of future building permit issuance, and subject to El Paso County Planning and Community Development approval (no known Site Development Plan(s) or Zoning Verification Letter on file).

GENERAL DEVELOPMENT STANDARDS "I-3"

Minimum District size: N/A Minimum lot size: 1 acre <sup>15</sup> Maximum building height: <sup>10</sup>

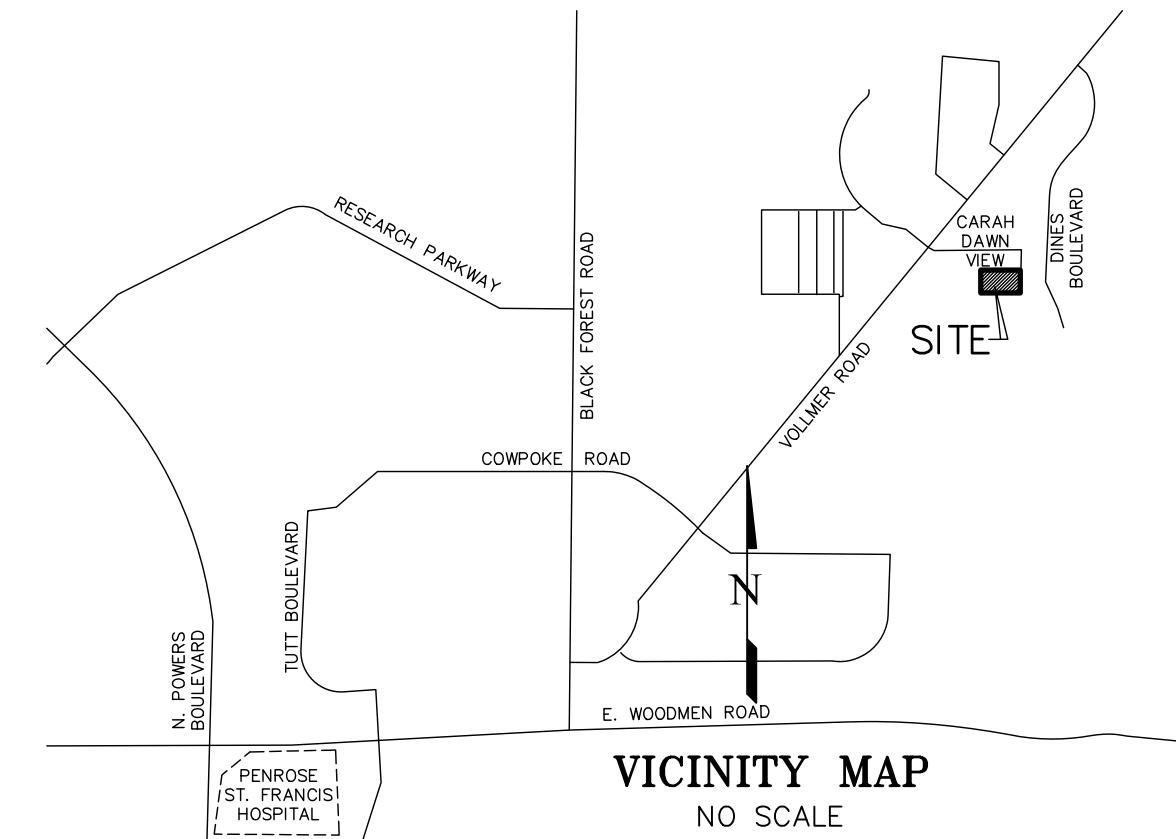
Minimum setbacks: Front: 30' <sup>9,15</sup> Side: 30' <sup>9,15</sup> Rear: 30' <sup>9,15</sup> Maximum lot coverage: 25%

<sup>9</sup> Minimum building setback distance from any adjoining residential zoning district boundary is 175 feet. The DSD Director may allow a reduction in the setback where appropriate actions are taken including landscaping, fencing, berms or building design, or where the use can be limited to mitigate potential impacts.

<sup>10</sup> The maximum height of any structure is in accordance with the following formula: A plane with a pitch of 2 feet horizontal to one foot vertical beginning 25 feet above all property lines using the mean property line elevations as the datum.

<sup>15</sup> If the building is established as or converted to condominium units in accordance with Chapter 7 of this Code, the building and lot shall meet the minimum lot area and setbacks, but the individual units are not required to meet the minimum lot area, maximum lot coverage, or setback requirements.

7. Access to and from this site is apparently provided by a 45' Ingress/Egress Easement to Cliff Allen Point (private right-of-way) and Vollmer Place/Vollmer Road (public rights-of-way) and/or Carah Dawn View (private right-of-way) and Vollmer Road (public right-of-way).
8. There is no observable evidence of earthmoving work, building construction or building additions within recent months. There is no known plan for changes in the street right-of-way lines. There is no observable evidence of recent street or sidewalk construction or repair. There is no observable evidence of the site use as a cemetery, solid waste dump, sump or sanitary landfill. No wetland areas have been designated within these lots.
9. SITE BENCHMARK: 4' diameter precast concrete storm sewer manhole rim located in the Southeasterly portion of the property; Elevation = 7027.34 "NGVD 1929 and the 1960 Supplementary Adjustment" datum.



**SURVEYOR'S STATEMENT:**

To BR INVESTMENTS, LLC, a Colorado Limited Liability Company, GRAHAM INVESTMENTS and UNIFIED TITLE COMPANY, LLC, as Agent for STEWART TITLE GUARANTY COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 11(a), 13, 16 and 17 of Table A thereof. The fieldwork was completed on October 28, 2021.

The requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of my professional knowledge, belief and opinion.

Date of Plat or Map: November 10, 2021

David V. Hostetler  
Colorado Professional Land Surveyor No. 20681

According to Colorado law, legal action based upon any defect in this survey must be commenced within five years after the first discovery of the 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.

**CALL BEFORE YOU DIG . . .**

# 811

DIAL 811

48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER.

No.	Description	By	Date

H Scale:	N/A	Designed By:	N/A
V Scale:	N/A	Drawn By:	BRH
		Checked By:	DVH
		Date:	10/20/21

**Land Development Consultants, Inc.**

PLANNING · SURVEYING

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3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

**ALTA/NSPS LAND TITLE SURVEY**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33,  
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
IN EL PASO COUNTY, COLORADO

Project No.:	21049
Sheet:	1 of 2

FD-202002-048 - Public Stamp - Barbers.S&L 6-63000000/ALTA/NSPS/ALTA 10-20-21.dwg

