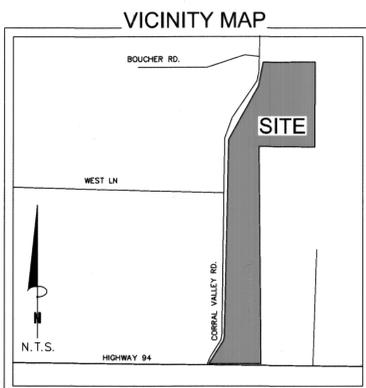


BOUNDARY LINE ADJUSTMENT

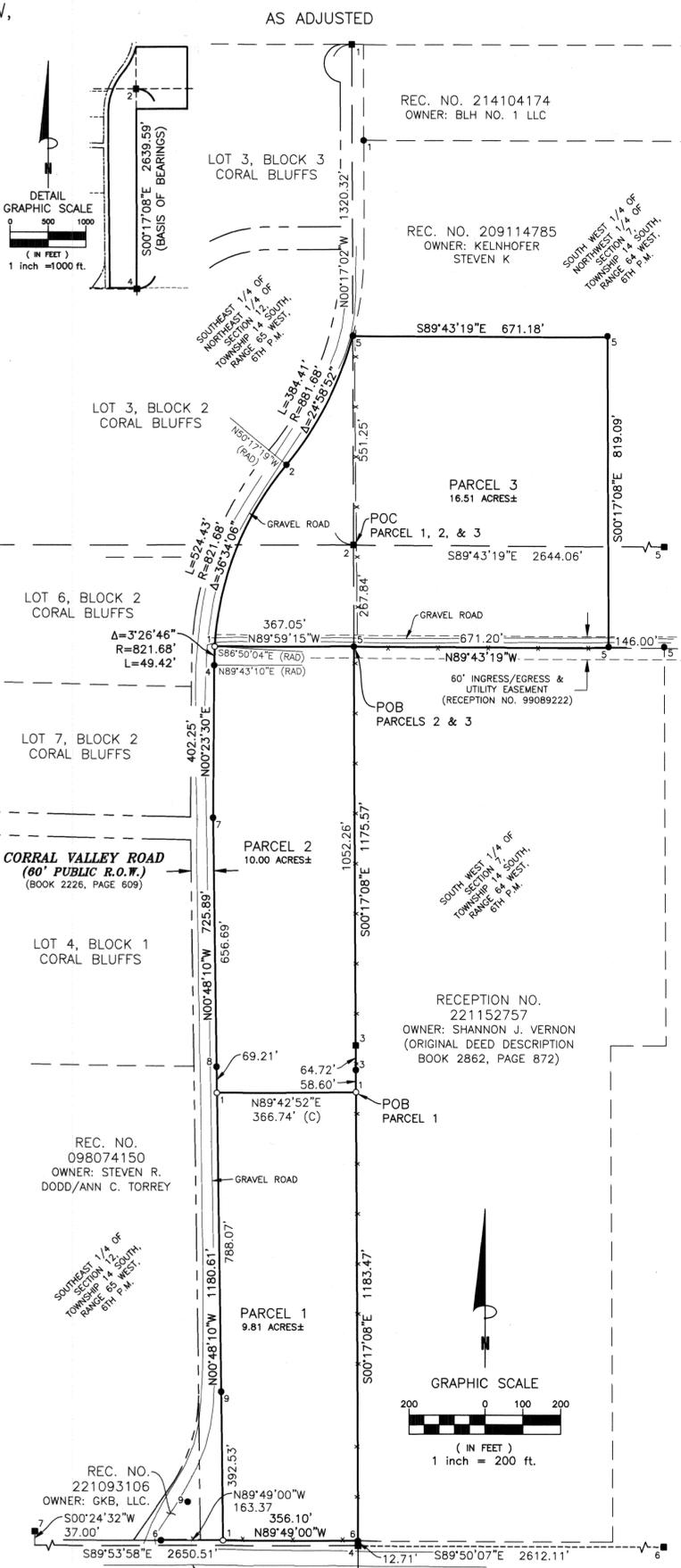
A PORTION OF THE SE1/4 AND THE NE1/4 OF SECTION 12, T14S, R65W, OF THE 6TH P.M., AND A PORTION OF THE SW1/4 AND THE NW1/4 OF SECTION 7, T14S, R64W, OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

- LEGEND
FOUND MONUMENT (ALLOQUOT)
N1/16 COR. S12-T14S-R65W & S7-T14S-R64W, 6TH P.M.
NO. 6 REBAR W/ 3-1/4" ALUMINUM CAP.
ILLEGIBLE STAMPING, 0.4' BELOW GRADE
W1/4 COR. S7-T14S-R64W, 6TH P.M.
NO. 6 REBAR W/ 3-1/4" ALUMINUM CAP.
STAMPED 'LS 7361', FLUSH W/GRADE
S1/4 COR. S12-T14S-R65W & S7-T14S-R64W, 6TH P.M.
NO. 6 REBAR W/ 3-1/4" ALUMINUM CAP.
STAMPED 'PLS 1962S', 0.4' BELOW GRADE
SW COR. S7-T14S-R64W, 6TH P.M.
NO. 6 REBAR W/ 2-1/2" ALUMINUM CAP.
STAMPED 'RMLS 1962S', 0.4' BELOW GRADE
CENTER COR. S7-T14S-R64W, 6TH P.M.
NO. 8 REBAR W/ 3-1/4" ALUMINUM CAP.
STAMPED 'LS 7361', 1.0' BELOW GRADE
S1/4 COR. S12-T14S-R65W, 6TH P.M.
NO. 5 REBAR W/ 2" ALUMINUM CAP.
STAMPED 'PLS 1946S', FLUSH W/GRADE
S1/4 COR. S12-T14S-R65W, 6TH P.M.
37' WITNESS CORNER.
ESTABLISHED WITH REFERENCE MONUMENTS
NO. 5 REBAR W/ 1-1/2" BRASS CAP.
STAMPED 'PLS 3605S', FLUSH W/GRADE
FOUND MONUMENT (AS NOTED)
BENT NO. 5 REBAR, FLUSH W/GRADE
BENT NO. 5 REBAR, 0.2' ABOVE GRADE
NO. 5 REBAR, 0.3' ABOVE GRADE
NO. 5 REBAR, 0.1' ABOVE GRADE
NO. 5 REBAR W/ 2" ALUMINUM CAP.
STAMPED 'LS 7361', 0.3' ABOVE GRADE
NO. 5 REBAR W/ 2" ALUMINUM CAP.
STAMPED 'LS 7361', 0.5' ABOVE GRADE
NO. 5 REBAR W/ 1-1/2" BRASS CAP.
STAMPED 'LS 7361', 0.3' ABOVE GRADE
NO. 5 REBAR W/ 1-1/2" BRASS CAP.
STAMPED 'LS 7361', 0.1' ABOVE GRADE
SET MONUMENT (AS NOTED)
NO. 5 REBAR W/ 1-1/4" GREEN PLASTIC CAP, PLS 3824S, FLUSH W/GRADE
BARWIRE FENCE



PROPERTY DESCRIPTION PARCEL 1:
All of the remainder of the parcel as described in Deed recorded on February 19, 1968 in Book 2221, Page 715, of the Official Public Records of El Paso County, Colorado, being more particularly described as follows:
That portion of the SE1/4 of Section 12, Township 14 S, Range 65 W of the 6th P.M., Commencing at the Southeast Corner of the SE1/4, Section 12, as shown on a plat recorded in Book H2 at Page 10 of the El Paso County records, thence Westerly on the South line of said SE1/4, 386.82 feet to the centerline of a County road; thence N03°31'30"W along said centerline 1265.21 feet to a point which is 691.97 feet from the West line of said SE1/4; thence N03°31'30"W, 660.30 feet to a point on the North line of the County Road which is 685.91 feet from the West line of said SE1/4; thence S88°39'56"E, 560.00 feet along the North line of said County Road thence N02°37'37"W, 693.64 feet to a point on the North line of said SE1/4, which is 78.91 feet West of the NW Corner of the NE1/4 of said SE1/4; thence S89°56'40"E, 78.91 feet along said North line SE1/4 to said NW corner; thence continuing on the last mentioned course S89°56'40"E, 1029.00 feet to a point on the North line of said SE1/4 which is 290.00 feet West of the NE corner of said SE1/4; thence S0° on a line parallel with the East line of said SE1/4, 1377.21 feet, thence N88°42'06"W, 108.51 feet to the point of beginning, except those portions thereof as described in Deed recorded in Book 2017 at Page 894 of the records of El Paso County, Colorado.
Lying east of the 60 foot right of way, as described in Deed recorded on March 18, 1968 in Book 2226, Page 609, of the Official Public Records of El Paso County, Colorado.

PROPERTY DESCRIPTION ADJUSTED PARCEL 1:
A portion of the remainder of Tract B, recorded May 6, 1970 in Book 2342, Page 798 of the Official Public Records of El Paso County, Colorado, also lying within the Southeast Quarter of Section 12, Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:
COMMENCING at the West Quarter Corner of Section 7, Township 14 South, Range 64 West, of the 6th P.M., El Paso County, Colorado; thence along the West Line of the Southwest Quarter of said Section 7, S00°17'08"E (Bearings are based on the West Line of the Southwest Quarter of Section 7, Township 14 South, Range 64 West, of the 6th P.M., El Paso County, Colorado, being monumented at the West Quarter Corner of said Section 7 by a no. 6 rebar with a 3-1/4" aluminum cap stamped, 'LS 7361', flush with grade and at the Southwest Corner of said Section 7 by a no. 6 rebar with a 2-1/2" aluminum cap stamped 'RMLS 1962S', 0.4 feet below grade, and measured to bear S00°17'08"E, a distance of 2639.59 feet.), a distance of 1443.41 feet, to the POINT OF BEGINNING; thence continuing along said West Line, S00°17'08"E, a distance of 1183.47 feet, to a point on the north right-of-way of State Highway 94, recorded under Colorado Department of Transportation Project No. S 0020 (3); thence along said north right-of-way, N89°49'00"W, a distance of 356.10 feet, to a point on the east right-of-way of Corral Valley Road, as described in Deed recorded on March 18, 1968 in Book 2226, Page 609, of said Official Public Records; thence along said east right-of-way, N00°48'10"W, a distance of 1180.61 feet; thence leaving said east right-of-way, N89°42'52"E, a distance of 366.74 feet, to the POINT OF BEGINNING.
Containing 9.81 acres, more or less.



PROPERTY DESCRIPTION PARCEL 2:
All of the remainder of Tract B as described in Warranty Deed recorded on May 6, 1970 in Book 2342, Page 798, of the Official Public Records of El Paso County, Colorado, being more particularly described as follows:
Tract B
A portion of the SE1/4 of the NE1/4 of Section 12, Twp. 14 South, Range 65 West; a portion of the SE1/4 of Section 12, Twp. 14 South, Range 65 West; and a portion of the SW1/4 of Section 7, Twp. 14 South, Range 64 West of the 6th P.M., El Paso County, Colorado and being described as follows: From the intersection of the North right of way line of State Highway #94 with the section line common to sections 12 and 7 abovementioned, run West on said North line 356.8 feet to the East line of a road as heretofore conveyed to El Paso County; thence N03°31'30"W on said east line 1265.2 feet; thence S88°42'06"E a distance of 78.5 feet to a point on a line parallel to and 290 feet West of the East line of Section 12 abovementioned; thence Due North on said parallel line 1374.8 feet, more or less, to a point on the south line of the SE1/4 of said Section 12; thence N89°56'40"W on said South line a distance of 14.5 feet to a point on the Easterly line of Corral Valley Road; thence Northerly on said road line on a curve to the right having a Radius of 821.58 feet to a point of reverse curve that bears N31°18'E, a distance of 248.59 feet thence on a curve to the left having a radius of 881.68 feet to a point of intersection with the East line of said Section 12, said point bearing N27°39'E a distance of 381.78 feet; thence Due South on said Section line 551.74 feet to the Southeast corner of the SE1/4 of the NE1/4 of said Section 12; thence East on the North line of the SW1/4 of Section 7 abovementioned a distance of 78.5 feet; thence Due South 2640.0 feet more or less, to a point on the North line of State Highway #94; thence West on said north line 78.5 feet to the point of beginning.
Lying west of the parcel as described in Warranty Deed recorded on September 24, 1976 in Book 2862, Page 872 of the Official Public Records of El Paso County, Colorado.

PROPERTY DESCRIPTION ADJUSTED PARCEL 2:
A portion of the remainder of the parcel as described in Deed recorded February 19, 1968 in Book 2221, Page 715 and a portion of the remainder of Tract B, recorded May 6, 1970 in Book 2342, Page 798 of the Official Public Records of El Paso County, Colorado, also lying within the Southeast Quarter of Section 12, Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:
COMMENCING at the West Quarter Corner of Section 7, Township 14 South, Range 64 West, of the 6th P.M., El Paso County, Colorado; thence along the West Line of the Southwest Quarter of said Section 7, S00°17'08"E (Bearings are based on the West Line of the Southwest Quarter of Section 7, Township 14 South, Range 64 West, of the 6th P.M., El Paso County, Colorado, being monumented at the West Quarter Corner of said Section 7 by a no. 6 rebar with a 3-1/4" aluminum cap stamped, 'LS 7361', flush with grade and at the Southwest Corner of said Section 7 by a no. 6 rebar with a 2-1/2" aluminum cap stamped 'RMLS 1962S', 0.4 feet below grade, and measured to bear S00°17'08"E, a distance of 2639.59 feet.), a distance of 267.84 feet, to the POINT OF BEGINNING; thence continuing along said West Line, S00°17'08"E, a distance of 1175.57 feet; thence leaving said West Line, N89°42'52"E, a distance of 366.74 feet, to a point on the east right-of-way of Corral Valley Road, as described in Deed recorded on March 18, 1968 in Book 2226, Page 609, of said Official Public Records; thence along said right-of-way for the following three (3) courses:
1. N00°48'10"W, a distance of 725.89 feet;
2. N00°23'30"E, a distance of 402.25 feet;
3. along the arc of a non-tangent curve to the right, whose center bears N89°43'10"E, having a radius of 821.68 feet, a central angle of 3°26'46", a distance of 49.42';
thence leaving said right-of-way, S89°59'15"E, a distance of 367.05 feet, to the POINT OF BEGINNING.
Containing 10.00 acres, more or less.

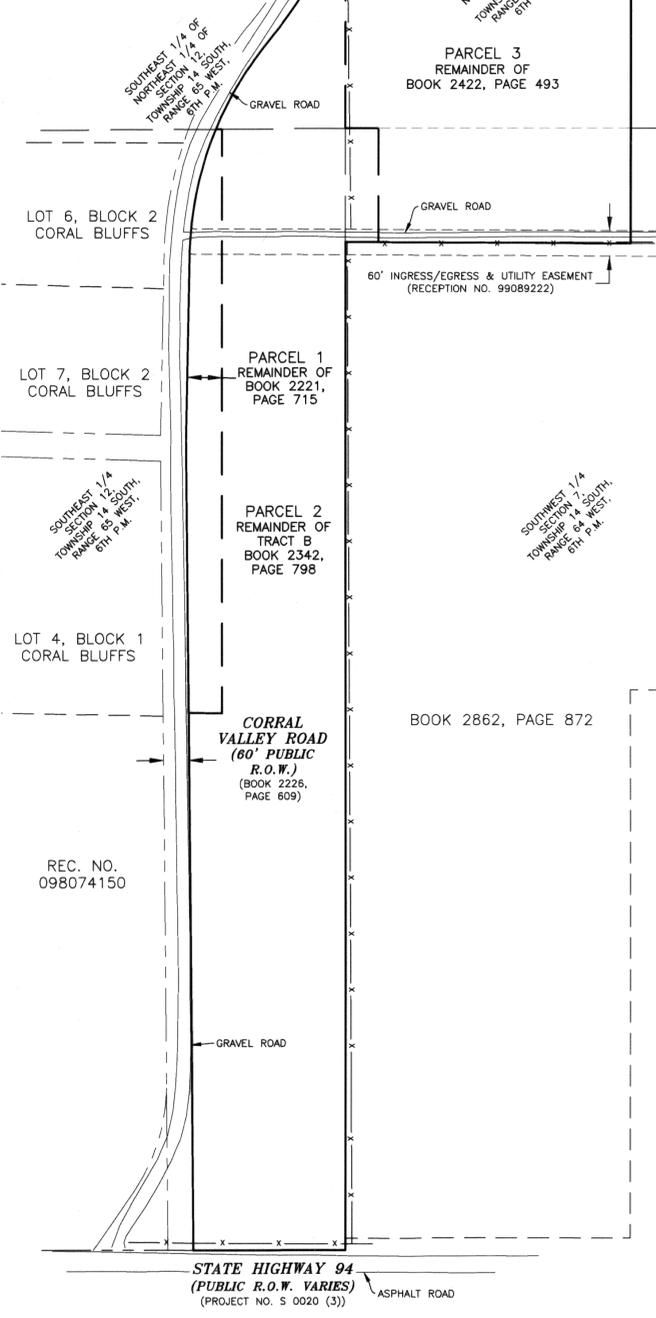
PROPERTY DESCRIPTION PARCEL 3:
All of the remainder of the parcel as described in Warranty Deed recorded on July 16, 1971 in Book 2422, Page 493, of the Official Public Records of El Paso County, Colorado, being more particularly described as follows:
The following described real property in Section 7, Township 14 South, Range 64 West of the 6th P.M., El Paso County, Colorado:
That portion of the SW1/4 of the NW1/4 of said Section 7 that is described as follows: From the Southwest corner of the SW1/4 of the NW1/4 of said Section 7, run North on the West line thereof a distance of 551.74 feet to a point of intersection with the Easterly line of Corral Valley Road as platted in Corral Bluffs subdivision; thence East parallel to the South line of said SW1/4 of the NW1/4 a distance of 671.18 feet; thence South parallel to the first course 551.74 feet to a point on the South line of the SW1/4 of the NW1/4 of said Section 7; thence West on said South line 671.18 feet to the point of beginning; and that portion of the SW1/4 of said Section 7 that is described as follows: From the southwest corner of said SW1/4 run North on the West line thereof a distance of 50.00 feet to a point on the North line of State Highway #94; thence East on said North line 78.5 feet for the point of beginning of the tract herein described; thence North parallel to the West line of said Section 7 a distance of 2590, more or less, to a point on the North line of State Highway #94; thence East on said North line a distance of 592.68 feet; thence South parallel with the West line of said Section 7 a distance of 2590 feet, more or less, to a point on the North line of State Highway #94; thence West on said North line 592.68 feet to the point of beginning.
Lying north of the parcel as described in Warranty Deed recorded on September 24, 1976 in Book 2862, Page 872 of the Official Public Records of El Paso County, Colorado.

PROPERTY DESCRIPTION ADJUSTED PARCEL 3:
A portion of the remainder of the parcel as described in Warranty Deed recorded February 19, 1968 in Book 2221, Page 715, and a portion of the remainder of Tract B, recorded May 6, 1970 in Book 2342, Page 798 of the Official Public Records of El Paso County, Colorado, also lying within the West Half of Section 7, Township 14 South, Range 64 West, and the East Half of Section 12, Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:
COMMENCING at the West Quarter Corner of said Section 7; thence along the West Line of the Southwest Quarter of said Section 7, S00°17'08"E (Bearings are based on the West Line of the Southwest Quarter of Section 7, Township 14 South, Range 64 West, of the 6th P.M., El Paso County, Colorado, being monumented at the West Quarter Corner of said Section 7 by a no. 6 rebar with a 3-1/4" aluminum cap stamped, 'LS 7361', flush with grade and at the Southwest Corner of said Section 7 by a no. 6 rebar with a 2-1/2" aluminum cap stamped 'RMLS 1962S', 0.4 feet below grade, and measured to bear S00°17'08"E, a distance of 267.84 feet, to the POINT OF BEGINNING; thence continuing along said West Line, S00°17'08"E, a distance of 267.84 feet, to a point on the east right-of-way of Corral Valley Road, as described in Deed recorded on March 18, 1968 in Book 2226, Page 609, of said Official Public Records; thence along said east right-of-way, along the arc of a non-tangent curve to the right, whose center bears S88°50'04"E, having a radius of 821.68 feet, a central angle of 3°34'06", a distance of 524.43 feet; thence continuing along said east right-of-way, along the arc of a non-tangent curve to the left, whose center bears N57°19'19"W, having a radius of 881.68 feet, a central angle of 2°58'52", a distance of 384.41 feet, to a point on the West Line of the Northwest Quarter of said Section 7; thence leaving said east right-of-way and said West Line, along a line parallel with the North Line of said Southwest Quarter of Section 7, S89°43'19"E, a distance of 671.18 feet; thence along a line parallel with said West Line of the Southwest Quarter of Section 7, S00°17'08"E, a distance of 819.09 feet; thence along a line parallel with said North Line of the Southwest Quarter of Section 7, N89°43'19"W, a distance of 671.20 feet, to the POINT OF BEGINNING.
Containing 16.51 acres, more or less.

OWNERS CERTIFICATE:
That GBK, LLC, a Colorado Limited Liability Company, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out said lands into parcels as shown hereon under this boundary line adjustment and public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso county standards and that proper drainage and erosion control for some of the parcels is the responsibility of the landowners and the board of county commissioners of El Paso County, Colorado, upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon and the parties responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

IN WITNESS WHEREOF:
The aforementioned, GBK, LLC, a Colorado Limited Liability Company, has executed this instrument this 29th day of MARCH 2023
By: [Signature]
NOTARIAL:
MARCELLA MAES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224025634
MY COMMISSION EXPIRES JUNE 30, 2026
The above and aforementioned was acknowledged before me this 28 day of MARCH 2023 by MARCELLA MAES
Witness my hand and seal Marcella Maes
Address 2880 INTERNATIONAL CIRCLE
My Commission expires JUNE 30, 2026

COUNTY APPROVAL:
This plat was approved for filing by the El Paso County Planning and Community Development
Department on this 29 day of MARCH 2023, A.D., subject to any conditions hereon and the dedication statement hereon.
Signature: [Signature]
Planning and Community Development Director
Date: 3/29/23
RECORDING:
STATE OF COLORADO } SS
COUNTY OF EL PASO }
I hereby certify that this instrument was filed for record in my office at 10:13 o'clock A.M. this 31st day of March 2023, A.D., and is duly recorded under Reception No. 223715118 of the records of El Paso County, Colorado.
SURCHARGE \$3.00
CLERK-REGISTRAR RECORDER
FEE: \$10.00
Steve Schleiker
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.
This survey plat is null and void without surveyor's original signature and seal.



Clark Land Surveying, Inc. logo and contact info. Revisions table with Description, Date, By, and Date. Project No. 222380, Date: 10/7/2022, Sheet 1 of 1. Project description: BOUNDARY LINE ADJUSTMENT A PORTION OF THE EAST 1/2 OF SECTION 12, T14S, R65W, AND THE EAST 1/2 OF SECTION 7, T14S, R64W, OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO. Drawn By: DWK, Checked By: SLM. PCD FILE EXBL231