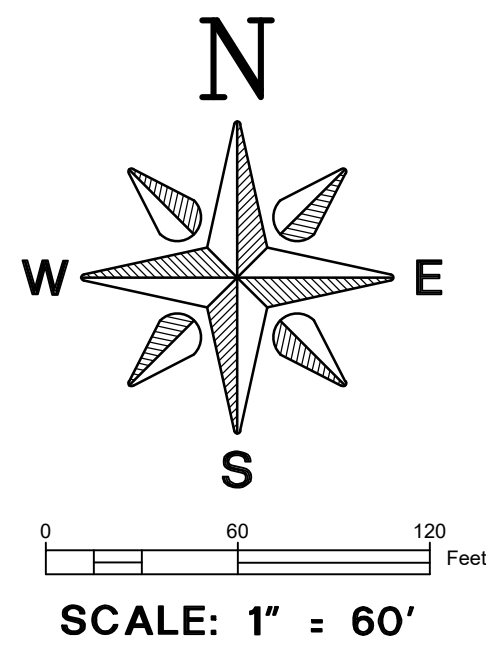




- LEGEND**
- FOUND 1-1/2" ALUMINUM CAP - PLS 38081
 - FOUND ILLEGIBLE BLUE PLASTIC CAP
 - ☆ LIGHT POLE
 - X— SCREENED CHAINLINK FENCE

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 1, SPACE VILLAGE FILING NO. 4, COUNTY OF EL PASO, STATE OF COLORADO.

BASIS OF BEARINGS

THE SOUTH LINE OF SPACE VILLAGE FILING NO. 4, MONUMENTED AS SHOWN HEREON, BEARS S89°56'31"W PER THE PLAT OF SPACE VILLAGE FILING NO. 4.

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS MAPPING WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTES

- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY, LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.
- THE LINEAL UNIT USED AND SHOWN HEREON IS U.S. SURVEY FOOT, DEFINED AS EXACTLY 1200/3937 METERS.
- THIS MAP WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. CLIENT DID NOT REQUEST RIGHTS OF WAY AND EASEMENTS TO BE SHOWN ON THIS MAP. THIS MAP DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE HEREIN DESCRIBED AND SHOWN TRACT OF LAND TO DETERMINE OWNERSHIP OF SAID TRACT, COMPATIBILITY OF THE LEGAL DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS OF WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS, OR ANY OTHER FACTS.
- THERE MAY BE BURIED UTILITIES ON OR ADJACENT TO THIS SITE NOT SHOWN DUE TO INSUFFICIENT SURFACE EVIDENCE. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT OF LAND.
- THE PURPOSE OF THIS MAP IS TO SHOWN THE EXISTING FENCING LAYOUT AS OF JULY 9, 2026. OTHER IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, CURBS, AND FIRE HYDRANTS, ARE PRESENT ON AND ADJACENT TO THE SUBJECT PARCEL OF LAND AND ARE NOT SHOWN HEREON.
- THE SUBJECT PARCEL OF LAND IS AN OUTDOOR STORAGE FACILITY. FENCING SHOWN HEREON IS FOR INDIVIDUALLY LEASED YARDS. GATES ACCESSING EACH YARD ARE PRESENT AND ARE NOT SHOWN.

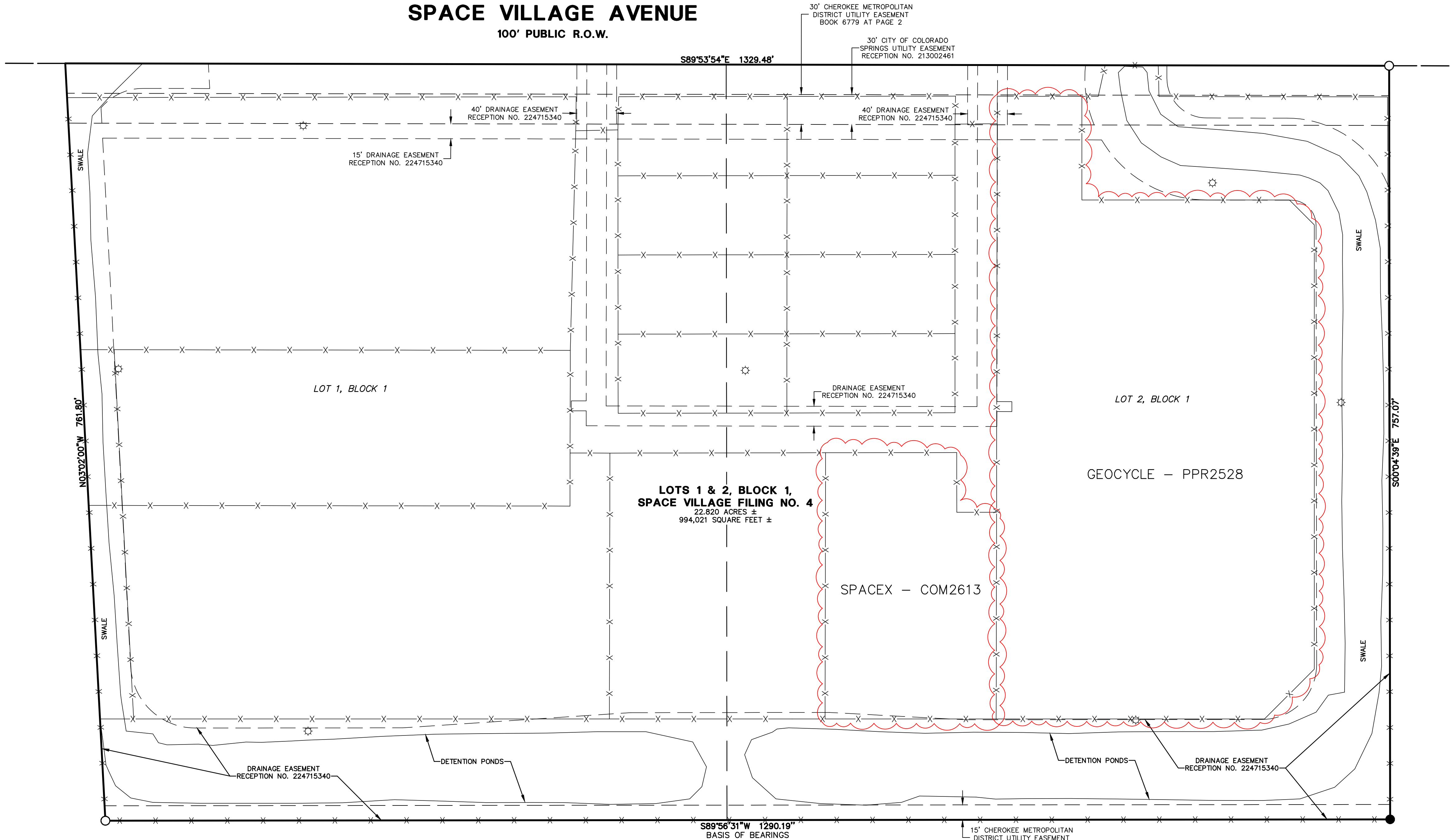
CERTIFICATE OF SURVEY

I, RAYMOND W. BAYER, HEREBY CERTIFY THAT THE MAPPING SHOWN HEREON WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IS ACCURATELY SHOWN TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE IN THE STATE OF COLORADO, AND THAT IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



RAYMOND W. BAYER, REG. P.L.S. NO. 6973,
WITHIN THE STATE OF COLORADO

SPACE VILLAGE AVENUE
100' PUBLIC R.O.W.



R.W. BAYER & ASSOCIATES, INC.
12170 TEJON ST., NO. 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 INFO@RWSURVEYING.COM

CAD FILE: 25203/25203_EX-SITE.DWG REVISIONS:

SITE LAYOUT

LOTS 1 AND 2, BLOCK 1, SPACE VILLAGE FILING NO. 4, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

SCALE: 1"=60'	DATE: JULY 9, 2026	DRW BY: J.A.B.	CKD BY: R.W.B.	PROJ NO: 2025-203
BOOK: ---	PAGE: ---	FILE NO:	SHEET NO: 1 OF 1	