

WOODBURY HULL BOUNDARY ADJUSTMENT

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

PARCEL DETAILS

Address: 2815 Hodgen Road, Colorado Springs, Colorado, 80921
APN/Parcel ID: 6128101005
Owner of Record: Donald James Hull Living Trust and Linda Marie Larriva Hull Living Trust.

Address: 2458 Hodgen Road, Colorado Springs, Colorado, 80921
APN/Parcel ID: 6128101006
Owner of Record: Woodbury Family Trust.

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF:

Donald James Hull Living Trust and Linda Marie Larriva Hull Living Trust, has executed these presents this _____ day of _____, 20____

Donald James Hull, Owner

Marie Larriva Hull, Owner

State of Colorado)
County of El Paso) ss

Signed before me on _____, 20____, by
Donald James Hull and Marie Larriva Hull, owners.

Notary Public

Commision Expiration: _____

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF:

Woodbury Family Trust, has executed these presents this _____ day of _____, 20____

Doug Woodbury, Owner

State of Colorado)
County of El Paso) ss

Signed before me on _____, 20____, by
Doug Woodbury, owner.

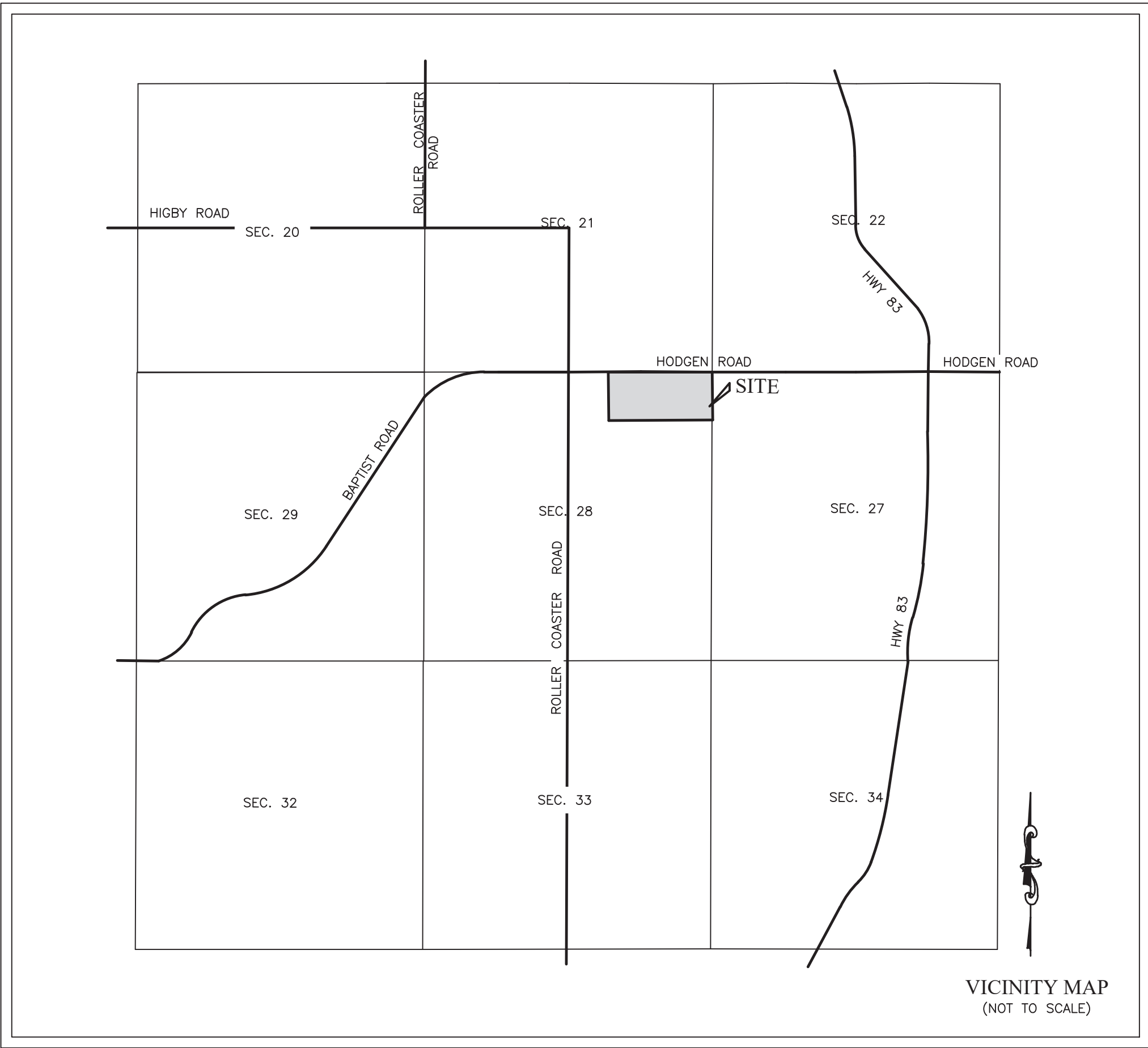
Notary Public

Commision Expiration: _____

AREAS OF CONCERN

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

(AOC#2): Portion of westerly adjacent monuments falls westerly of subject parcel boundary, as graphically depicted on this Subdivision Plat, 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.



LEGAL DESCRIPTION (AS DEEDED)

Lot 1, McLean Subdivision, County of El Paso, State of Colorado.

(Per Warranty deed by Reception Number 225027277.)

LEGAL DESCRIPTION (AS DEEDED)

Lot 2, McLean Subdivision, County of El Paso, State of Colorado.

(Per Warranty deed by Reception Number 224094090.)

LEGAL DESCRIPTION (AS ADJUSTED)

PROPERTY DESCRIPTION (ADJUSTED LOT 1)

All of Lot 1, and a portion of Lot 2, McClean Subdivision by Reception Number 224715442, El Paso County, Colorado, further described as follows:

Basis of Bearings: Bearings are based on a portion of the East line of the Northeast quarter of Section 28, T11S, R66W of the 6th Principal Meridian, also being the Easterly line of Lot 2, McClean Subdivision by Reception Number 224715442, 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 to bear N.00°16'45"E., a measured distance of 911.54' feet between said monuments.

Beginning at a number 5 rebar with 1-1/4" purple plastic cap, PLS 38759; thence South 00°21'48" West, a distance of 881.62 feet; thence South 89°13'27" East, a distance of 997.24 feet to a found number 4 rebar with 1-1/4" plastic cap, PLS 2372, 0.2' below grade; thence South 89°13'27" East, a distance of 1335.81 feet; thence North 00°14'45" East, a distance of 881.57 feet; thence North 89°13'16" West, a distance of 1334.51 feet to a number 5 rebar with 1-1/4" purple plastic cap, PLS 38759 to the Point of Beginning.

Said Lands contain 1,177,038 Square Feet (27.02 Acres) of land, more or less.

PROPERTY DESCRIPTION (ADJUSTED LOT 2)

A portion of Lot 2, McClean Subdivision by Reception Number 224715442, El Paso County, Colorado, further described as follows:

Basis of Bearings: Bearings are based on a portion of the East line of the Northeast quarter of Section 28, T11S, R66W of the 6th Principal Meridian, also being the Easterly line of Lot 2, McClean Subdivision by Reception Number 224715442, 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 to bear North 00°16'45" East., a measured distance of 911.54' feet between said monuments.

Beginning at a number 5 rebar with 1-1/4" purple plastic cap, PLS 38759; thence South 00°16'45" West, a distance of 911.54 feet to a found number 4 rebar with 1-1/4" plastic cap, PLS 2372, 0.2' below grade; thence North 89°13'27" West, a distance of 575.24 feet; thence North 00°14'45" East, a distance of 881.57 feet; thence South 89°13'16" East, a distance of 575.24 feet to a number 5 rebar with 1-1/4" purple plastic cap, PLS 38759, to the Point of Beginning.

Said Lands contain 507,082 Square Feet (11.64 Acres) of land, more or less.

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 overall subject parcel contains a calculated area of 1,684,120 square feet (38.66 acres) of land, more or less. Subject parcel to be divided into two lots as shown hereon.

5. This survey does not constitute a title search by Apex Land Surveying and Mapping, LLC, to determine ownership or easements of record. A current title commitment was not provided at the time of survey. Easements shown are per McClean Subdivision by Reception Number 224715442.

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 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. 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 travelening North/South in direction, and did not observe any on subject parcel.

10. 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 survey per a previous Monumented Land Survey Plat 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 Plat. 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 interprets it to be Westerly of Westerly boundary line as graphically depicted on this plat. (See Note #11).

11. 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.

SURVEYOR'S CERTIFICATE

I, Danny Rodic, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, 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 plat 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 _____, 20____.

DRAFT

Surveyor's Name, (Signature)

Date

Colorado Registered PLS #38759

CLERK AND RECORDER:

State of Colorado)
County of El Paso) ss

I certify that this instrument was filed for record in my office at _____ O'Clock
____M., this _____ day of _____, 20____ A.D.
and is duly recorded in plat book _____, at page number _____,
under Reception No. _____, of the records of El Paso County,
Colorado.

Fee: _____,

By: _____,
El Paso County Clerk and Recorder

PDC File No: XX XX

APEX Land Surveying and Mapping LLC.

6130 Spurwood Drive
Colorado Springs, CO 80918
Phone: 719-318-0377
E-mail: info@apexsurveyor.com
Website: www.apexsurveyor.com



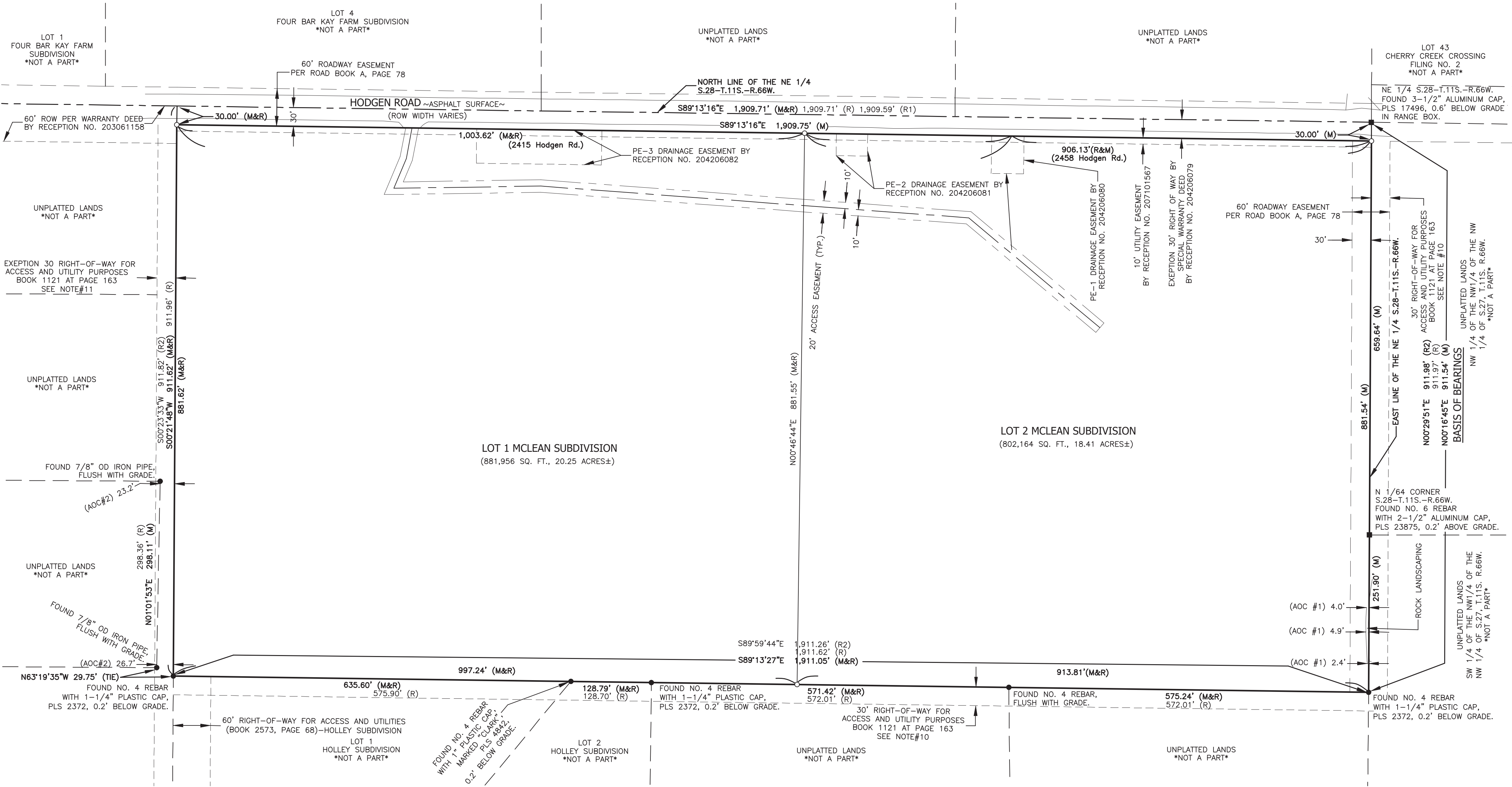
DATE: August 3, 2026		REVISIONS	
No.	Remarks	Date	By
Field: TJM/DDR	Drawn: DDR	Checked: DDR	

PROJECT No.: 26034

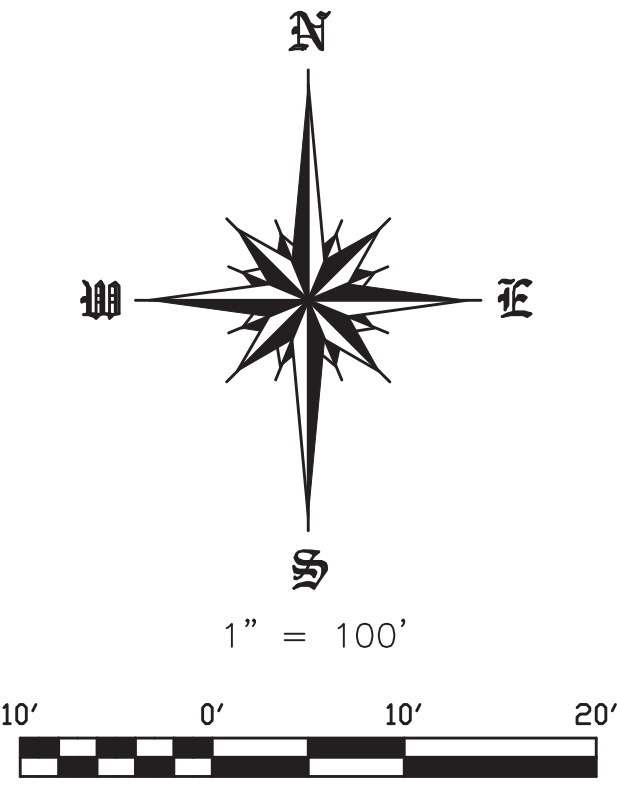
SHEET 1 OF 3

WOODBURY HULL BOUNDARY ADJUSTMENT

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



AS PLATTED



LEGEND

- PLSS MONUMENT FOUND AS NOTED
- MONUMENT FOUND AS NOTED
- FOUND NO. 5 REBAR WITH 1-1/4\"/>
- (R) RECORD VALUE
- (M) MEASURED VALUE
- (AOC#...) AREA OF CONCERN

DRAFT

DATE: August 3, 2026		REVISIONS	
No.	Remarks	Date	By



APEX Land Surveying and Mapping LLC.
6130 Spurwood Drive
Colorado Springs, CO 80918
Phone: 719-318-0377
E-mail: info@apexsurveyor.com
Website: www.apexsurveyor.com

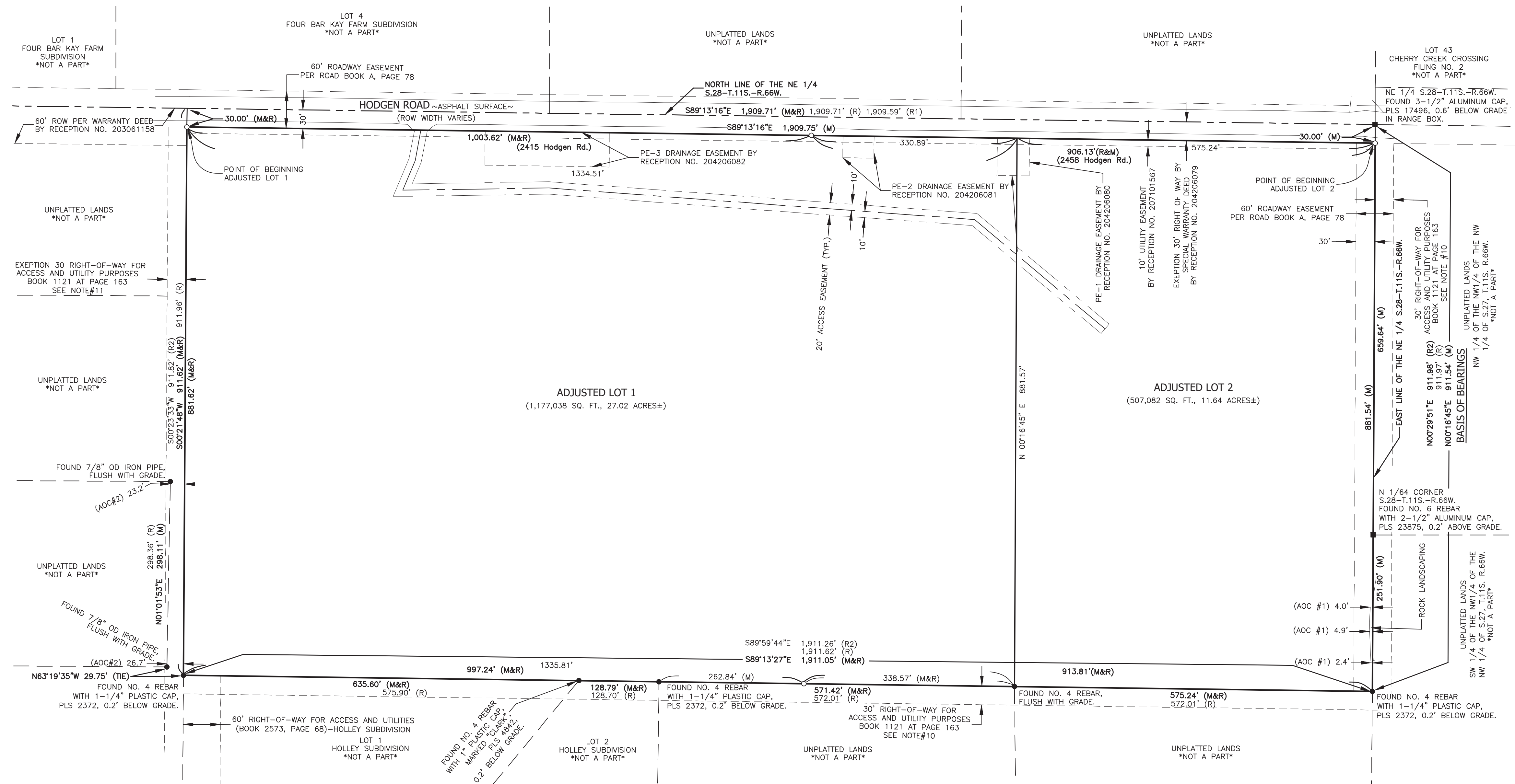
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PROJECT No.: 26034

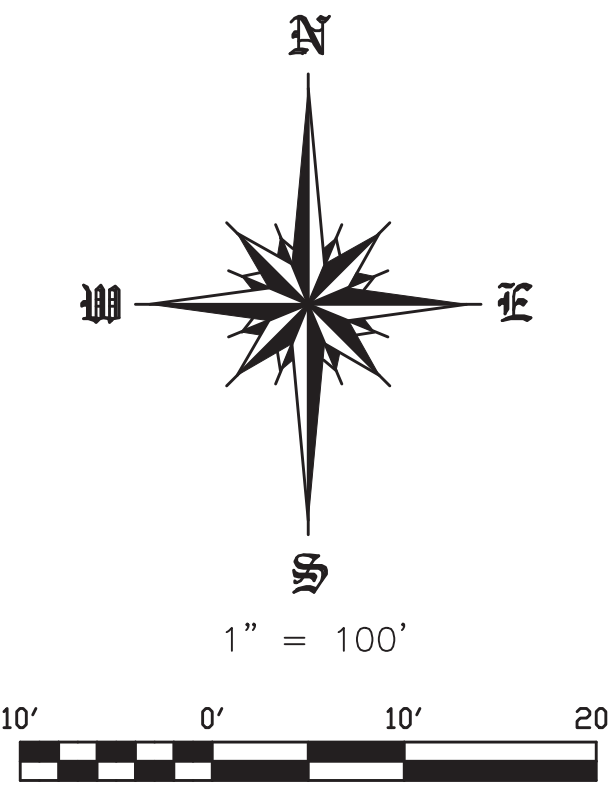
SHEET 2 OF 3

WOODBURY HULL BOUNDARY ADJUSTMENT EXHIBIT

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



AS ADJUSTED



LEGEND

- PLSS MONUMENT FOUND AS NOTED
- MONUMENT FOUND AS NOTED
- FOUND NO. 5 REBAR WITH 1-1/4\"/>
- (R) RECORD VALUE
- (M) MEASURED VALUE
- (AOC#...) AREA OF CONCERN

DRAFT

PDC File No: XX XX

DATE: August 3, 2026		REVISIONS	
No.	Remarks	Date	By
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SHEET 3 OF 3