

OWNER: JOHN BUSCHMANN & RUSSELL STILSON
 APN: 4400000475
 ZONING: RR-5
 AGRICULTURAL

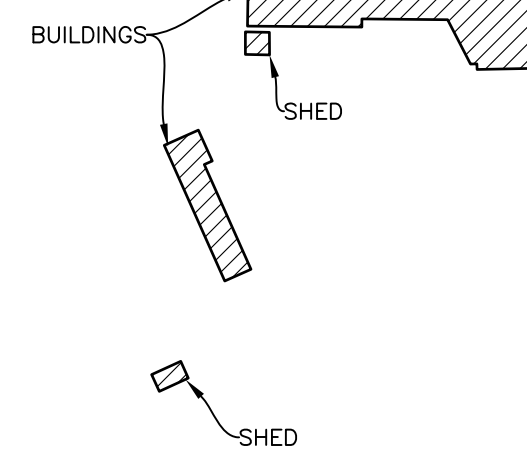
APPROX. LOCATION
 SANITARY SEWER FORCE MAIN ESMT.
 (REC. NO. 201107850)
 OWNER: CHEROKEE METROPOLITAN DISTRICT

OWNER: HARMON L. JONES
 APN: 4400000185
 ZONING: RR-5
 WAREHOUSE/STORAGE, SERVICE GARAGE

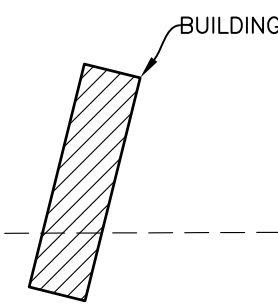
OWNER: CITY OF COLORADO SPRINGS
 APN: 4400000506
 ZONING: RR-5
 PUBLIC/EXEMPT

(BASIS OF BEARINGS)
 N89°49'21"E 1242.32' (M)
HIGHWAY 94
 (100' PUBLIC R.O.W.)
 (REC. NO. 219151478)

30' TEMPORARY CONSTRUCTION ESMT.
 (REC. NO. 201107850)
 OWNER: CHEROKEE METROPOLITAN DISTRICT



EAST LINE OF MINERAL RIGHT LIMITS
 (BOOK 1998, PAGE 253)
 OWNER: HORACE L. BOUCHER
 AND ESTHER L. BOUCHER



SOUTH LINE OF UTILITY ESMT.
 (BOOK 2404, PAGE 587 & 588)
 OWNER: EL PASO COUNTY
 MUTUAL TELEPHONE COMPANY

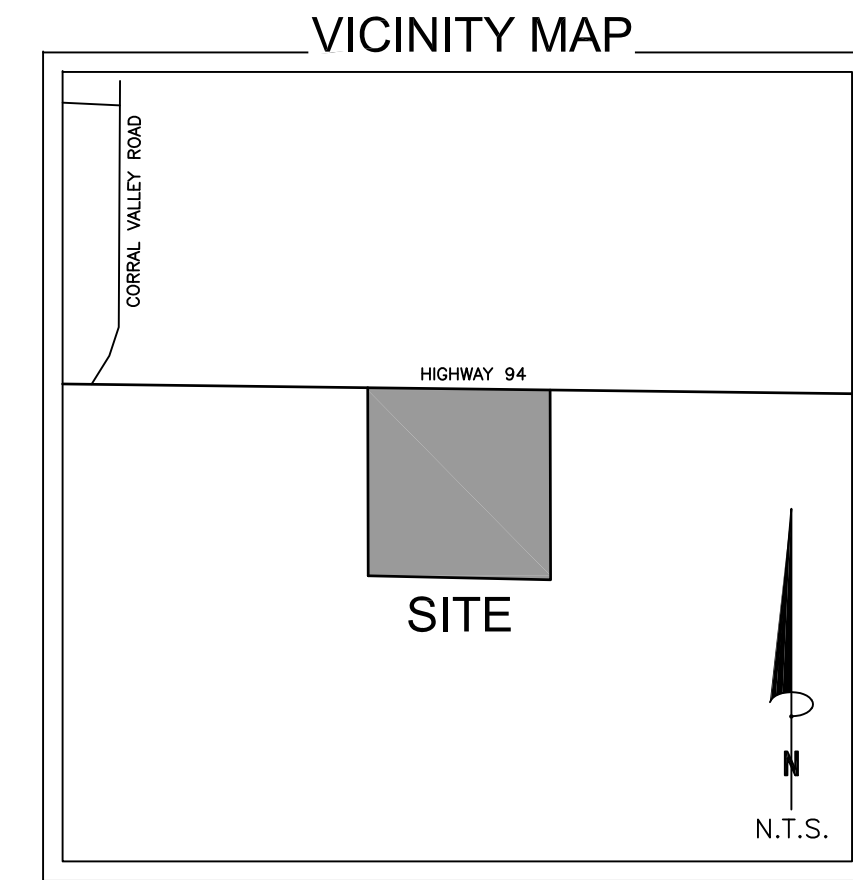
OWNER: FAIR DINKUM TRUST
 APN: 4400000239
 ZONING: RR-5
 RESIDENTIAL

CURRENT ZONE: RR-5
 REC. NO. 219151478
 OWNER: UDON HOLDINGS LLC.
 APN: 4400000237
 1,511,848 S.F. ±
 34.71 ACRES ±

REC. NO. 213111125
 OWNER: EMPRISE ACQUISITIONS, LLC
 APN: 4400000066
 ZONING: RR-5
 RESIDENTIAL

OWNER: MARIE VETTE
 APN: 4400000061
 ZONING: RR-5
 AGRICULTURAL

OWNER: GARY MILLER
 APN: 4400000310
 ZONING: RR-5
 AGRICULTURAL

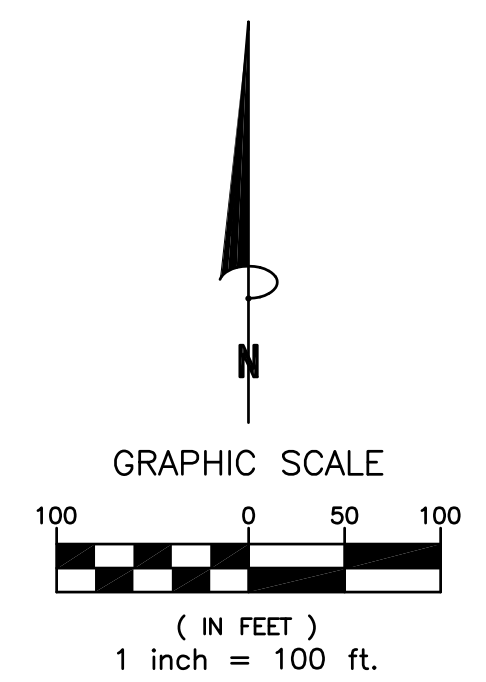


PROPERTY DESCRIPTION:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT ANY PORTION THEREOF WITHIN THE RIGHT OF WAY FOR HIGHWAY 94.

NOTES:

- Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- This site is zoned "RR-5" (Residential Rural) per El Paso County Planning Department.
 Building Setbacks:
 Front: 25', Side: 25', Rear: 25'
 No zoning information provided by the client. Zoning setbacks shown hereon are the interpretation of the surveyor. For clarification of exact zoning designations and setback locations, please, contact the El Paso County Planning and Zoning Department at 719.520.6300.
- Petitioner:
 Name: UDON HOLDINGS LLC.
 Address: 12265 Highway 94, Colorado Springs, CO 80929
- Mineral Rights Estate Holder(s): The following were identified as holding an undivided one-half interest in all oil, gas, and other minerals as reserved by the estate of Kathryn M. Fairley in deed recorded February 13, 1964 in Book 1998 at Page 253, and any and all assignments thereof or interest therein. Current estate holders have been identified as Esther L. and Horace L. Boucher. No estate address or contact information found. Notification of the map amendment (rezoning) request was provided via publication in the Ranchland News Publication on July 11, 2020.**



No.	Description	By	Date

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within two years after the first date of recording of this survey or any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.