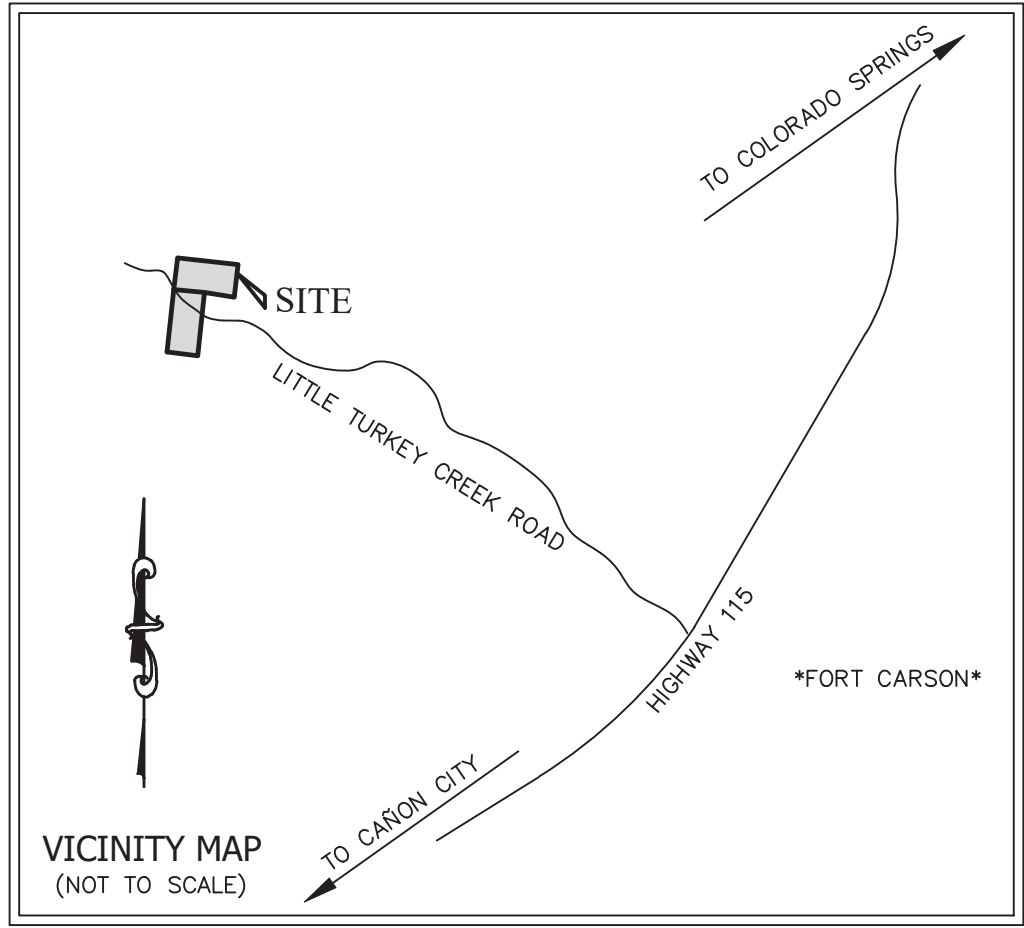


DYSART BOUNDARY LINE ADJUSTMENT

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.



PARCEL DETAILS

Address: 5050 Little Turkey Creek Road, Colorado Springs, CO 80926
APN/Parcel ID: 7600000067, 7600000051, 7600000053
Owner of Record: Rocky Dysart and Laura Hunter
Phone: 720-994-8646

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF:

Rocky Dysart and Laura Hunter, has executed these presents this _____ day of _____, 20____.

Rocky Dysart, Owner

Laura Hunter, Owner

State of Colorado)
County of El Paso) ss

Signed before me on _____, 20____, by

Eric Leffler, owner.

Notary Public

Commision Expiration: _____.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

The Dysart Boundary Line Adjustment was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20____, subject to any notes or conditions specified herein.

Planning and Community Development Director

NOTES

- All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

PROPERTY DESCRIPTION (AS DEEDED)

Parcel B:
The South half of the Northeast quarter of the Southwest quarter of Section 8, Township 16 South, Range 67 West of the 6th P.M., County of El Paso, State of Colorado.

Parcel B-1:
A non-Exclusive Right of Way for ingress and egress over and across the roadway which is now in use and has been used for said purposes and which road runs from Highway 115 and generally follows the course of Little Turkey Creek over and across land in Section 22, 15, 16, 17 and 8, and over and across the South half of the Northwest quarter of the Southwest quarter of Section 8, all in Township 16 South, Range 67 West of the 6th P.M., portions of which are defined and set out in a Decree of the El Paso County District Court recorded in Book 2239 at Page 420 of said El Paso County records and by Grant recorded in Book 2085 at Page 695 of said records, County of El Paso, State of Colorado.

(Schedule # 7600000051)

Parcel C:
The West half of the Southeast quarter of the Southwest quarter of Section 8, Township 16 South, Range 67 West of the 6th P.M., County of El Paso, State of Colorado.

Parcel C-1:
A non-exclusive right of way for ingress and egress over and across the roadway which is now in use and has been used for said purposes and which road runs from Highway 115 and generally follows the course of Little Turkey Creek over and across land in Section 22, 15, 16, 17 and 8, all in Township 16 South, Range 67 West of the 6th P.M., portions of which are defined and set out in a decree of the El Paso County District Court recorded in Book 2239 at Page 420 of said El Paso County records and by Grant recorded in Book 2085 at Page 695 of said records, County of El Paso, State of Colorado.

(Schedule # 7600000053)

(Per Exhibit A of title and Warranty Deed By Reception No. 221169351)

PROPERTY DESCRIPTION (ADJUSTED PARCEL B)

A portion of the South half of the Northeast quarter of the Southwest quarter and a portion of the West half of the Southeast quarter of the Southwest quarter of Section 8, Township 16 South, Range 67 West of the 6th P.M., County of El Paso, State of Colorado, further described as follows:

Basis of Bearings: Bearings are based on the former and as adjusted Easterly line of Parcel C, the West half of the Southeast quarter of the Southwest quarter of Section 8, coincident with the Westerly Line of the East half of the Southeast quarter of the Southeast quarter of said Section 8, also being unplatted lands as described in special warranty deed by Reception No. 220067966, monumented on the north end with a found 7/8" outside diameter iron pipe, 0.2' above grade, and on the southerly end with a 5/8" outside diameter iron pipe, 0.2' above grade, and is assumed to bear South 06°14'47" West, a measured distance of 1,384.79 feet between said monuments.

Beginning at a found 7/8" outside diameter iron pipe; thence South 36°02'05" West, a distance of 365.01 feet; thence North 46°14'24" West, a distance of 289.64 feet; thence North 72°59'10" West, a distance of 126.97 feet; thence South 85°49'56" West, a distance of 135.26 feet to a point on the Westerly line of the of the East half of the Southeast quarter of the Southeast quarter of said Section 8, coincident with the East half of the Southwest quarter of the Southwest quarter of said Section 8; thence North 06°12'40" East along said Westerly line of the of the East half of the Southeast quarter of the Southeast quarter of said Section 8, coincident with the East half of the Southwest quarter of the Southwest quarter of said Section 8, a distance of 133.08 feet to the Southwest 1/16 corner of section 8, township 16 south, range 67 west of the 6th Principal Meridian; thence North 06°20'25" East along the Westerly line of the South half of the Northeast quarter of the Southwest quarter, coincident with the Easterly line of "Parcel A" per warranty deed by Reception No. 221169351, 689.55 feet to a found 7/8" outside diameter iron pipe; thence South 83°38'19" East Along the Northerly line of the South half of the Northeast quarter of the Southwest quarter coincident with the South half of the Southeast quarter of the Northwest quarter of said Section 8, a distance of 1328.24 feet to a found 1" outside diameter iron pipe; thence South 06°01'50" West, along the Easterly line of South half of the Northeast quarter of the Southwest quarter of said Section 8, coincident with the Westerly line of the West half of the Northwest quarter of the Southeast quarter of said Section 8 to the South 1/16 corner of said Section 8, township 16 South, range 67 West of the 6th Principal Meridian, being a Number 6 reborn aluminum cap, PLS 38759; thence North 82°20'30" West along the Southerly line of the South half of the Northeast quarter of the Southwest quarter of said Section 8, coincident with the Northerly line of Westerly Line of the East half of the Southeast quarter of the Southwest quarter of said section 8, also being unplatted lands as described in special warranty deed by Reception No. 220067966, a distance of 663.33 feet to a found 7/8" outside diameter iron pipe and the Point of Beginning.

Said Lands contain 1,024,368 Square Feet (23.516 Acres) of land, more or less.

Parcel B-1:
A non-Exclusive Right of Way for ingress and egress over and across the roadway which is now in use and has been used for said purposes and which road runs from Highway 115 and generally follows the course of Little Turkey Creek over and across land in Section 22, 15, 16, 17 and 8, and over and across the South half of the Northwest quarter of the Southwest quarter of Section 8, all in Township 16 South, Range 67 West of the 6th P.M., portions of which are defined and set out in a Decree of the El Paso County District Court recorded in Book 2239 at Page 420 of said El Paso County records and by Grant recorded in Book 2085 at Page 695 of said records, County of El Paso, State of Colorado.

PROPERTY DESCRIPTION (ADJUSTED PARCEL C)

A portion of the South half of the Northeast quarter of the Southwest quarter and a portion of the West half of the Southeast quarter of the Southwest quarter of Section 8, Township 16 South, Range 67 West of the 6th P.M., County of El Paso, State of Colorado, further described as follows:

Basis of Bearings: Bearings are based on the former and as adjusted Easterly line of Parcel C, the West half of the Southeast quarter of the Southwest quarter of Section 8, coincident with the Westerly Line of the East half of the Southeast quarter of the Southeast quarter of said section 8, also being unplatted lands as described in special warranty deed by Reception No. 220067966, monumented on the north end with a found 7/8" outside diameter iron pipe, 0.2' above grade, and on the Southerly end with a 5/8" outside diameter iron pipe, 0.2' above grade, and is assumed to bear South 06°14'47" West, a measured distance of 1,384.79 feet between said monuments.

Beginning at a found 7/8" outside diameter iron pipe; thence South 06°14'47" West, Easterly line of "Parcel C" coincident with the Westerly Line of the East half of the Southeast quarter of the Southeast quarter of said section 8, also being unplatted lands as described in special warranty deed by Reception No. 220067966, a distance of 1,384.79 feet to a found 5/8" outside diameter iron pipe; thence N 61°50'36" W along the Southerly line of the West half of the Southeast quarter of the Southwest quarter of said Section 8, coincident with the Northerly line of said Section 16, also being unplatted lands by the Bureau of Land Management, a distance of 668.64 feet to the a found 7/8" outside diameter iron pipe with a 1-1/2" aluminum cap, PLS 25968; thence North 06°12'40" East along the Westerly line of the of the East half of the Southeast quarter of the Southeast quarter of said section 8, coincident with the east half of the southwest quarter of the southwest quarter of said Section 8, a distance of 1221.67 feet; thence North 85°49'56" East, a distance of 135.26 feet; thence South 72°59'10" East, a distance of 126.97 feet; thence South 46°14'24" East, a distance of 289.64 feet; thence North 36°02'05" East, a distance of 365.01 feet to a found 7/8" outside diameter iron pipe and the Point of Beginning.

Said Lands contain 803,871 Square Feet (18.454 Acres) of land, more or less.

Parcel C-1:
A non-exclusive right of way for ingress and egress over and across the roadway which is now in use and has been used for said purposes and which road runs from Highway 115 and generally follows the course of Little Turkey Creek over and across land in Section 22, 15, 16, 17 and 8, all in Township 16 South, Range 67 West of the 6th P.M., portions of which are defined and set out in a decree of the El Paso County District Court recorded in Book 2239 at Page 420 of said El Paso County records and by Grant recorded in Book 2085 at Page 695 of said records, County of El Paso, State of Colorado.

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 Purpose of this Boundary Line Adjustment is to reconfigure the parcels into their new configuration.

5. This survey does not constitute a title search by Apex Land Surveying and Mapping, LLC, to determine ownership or easements of record, Apex Land Surveying and Mapping, LLC, relied upon Title Commitment 598-F0718920-158-DMB, Amendment No. 1, with an effective date of July 15, 2021 as provided by Fidelity National Title Company.

7. Easements and other record documents shown or noted on this boundary line adjustment 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.

7. Basis of Bearings: Bearings are based on the former and as adjusted Easterly line of Parcel C, the West half of the Southeast quarter of the Southwest quarter of Section 8, coincident with the Westerly Line of the East half of the Southeast quarter of the Southeast quarter of said section 8, also being unplatted lands as described in special warranty deed by Reception No. 220067966, monumented on the north end with a found 7/8" outside diameter iron pipe, 0.2' above grade, and on the southerly end with a 5/8" outside diameter iron pipe, 0.2' above grade, and is assumed to bear South 06°14'47" West, a measured distance of 1,384.79 feet between said monuments

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. Parcel B-1 and C-1 as are defined and set out in a Decree of the El Paso County District Court recorded in Book 2239 at Page 420 of said El Paso County records and by Grant recorded in Book 2085 at Page 695 of said records, County of El Paso, State of Colorado, Book 2239 at Page 420 Describes the the roadway as right of way for ingress and egress. Document describes the portions of said private road affecting said subject parcels as appurtenant. Book 2085 at Page 695 Describes existing right of way as generally following the course of Turkey Creek Road. A right of way for the purpose of access to and from other property, as reserved by the grantor in that Deed recorded in Book 2016 at Page 401, Book 2149 at Page 468 and Book 2169 at Page 889 also describes an easement for all utilities over and across and under the Southwest Quarter of Section 8, Said existing roadway (Little Turkey Creek Road) shown and graphically depicted on this Boundary Line Adjustment.

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_____.

Surveyor's Name, (Signature)

Date

Colorado Registered PLS #38759

DRAFT

DEPOSITING CERTIFICATION

Deposited this _____ day of _____, A.D.

20____ at _____ o'clock ____M. in Book _____ of Land

Survey Plats, at Page(s) _____.

Deposit Number _____ of the records of the Clerk and

Recorder's Office of El Paso County, Colorado.

_____ By: Deputy

PDC File No: xxxxxx

DATE: May 03, 2026		REVISIONS	
No.	Remarks	Date	By

ORIGINAL SIZE: 24" X 36"

Field: TJM

Drawn: TJM/DDR

Checked: DDR



APEX LAND SURVEYING AND MAPPING LLC

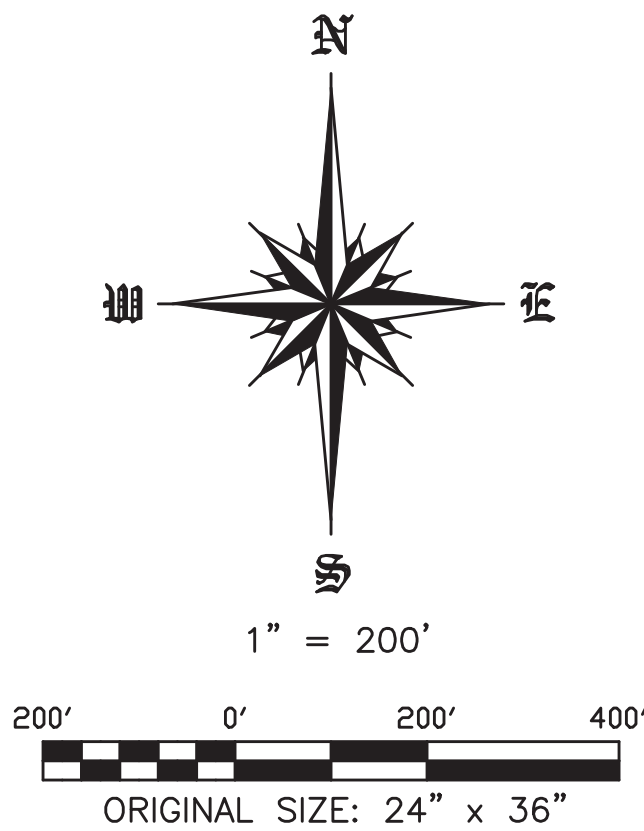
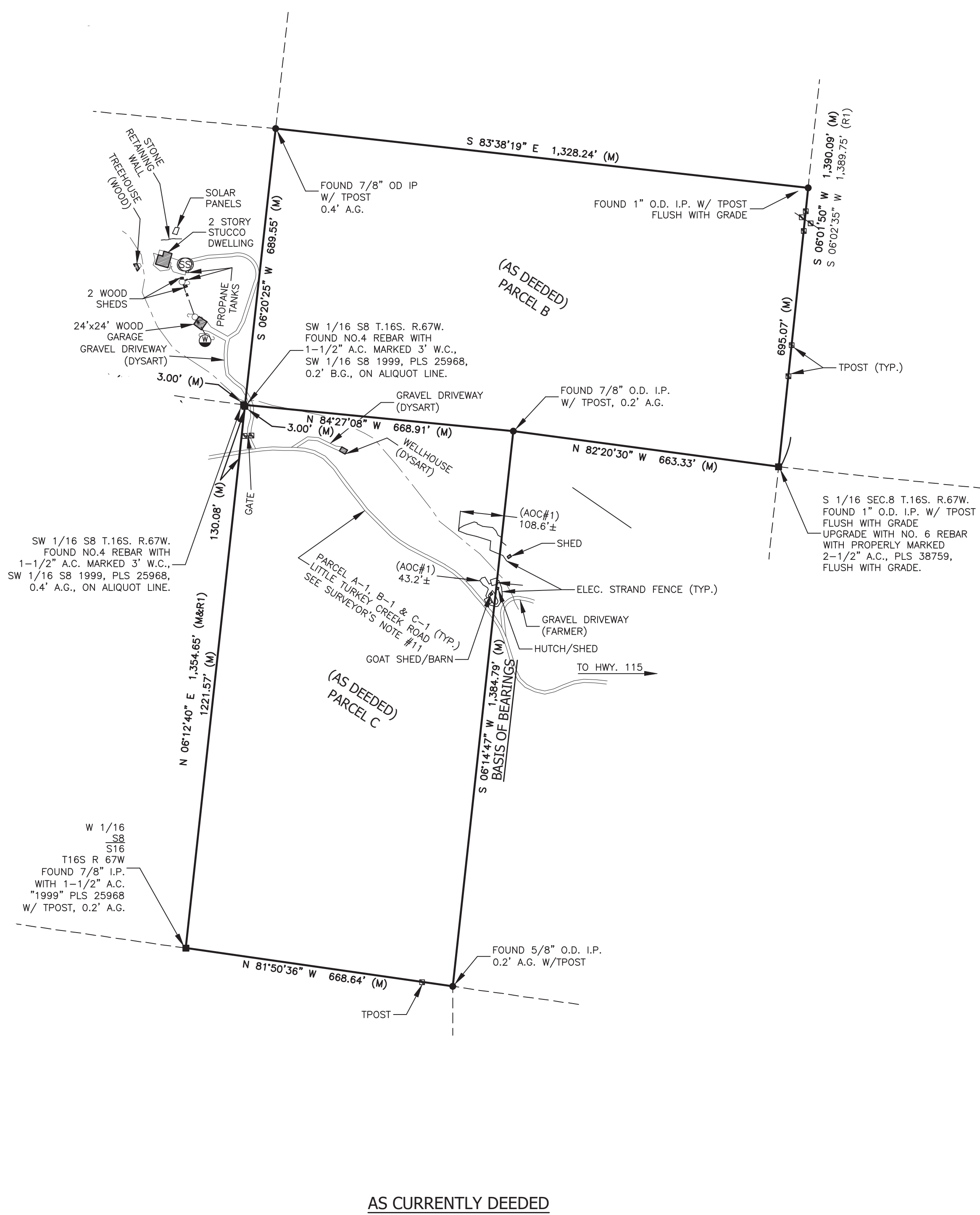
6130 Spurwood Drive
Colorado Springs, CO 80918
Phone: 719-318-0377
E-mail: info@apexsurveyor.com
Website: www.apexsurveyor.com

PROJECT No.: 25093-1

SHEET 1 OF 2

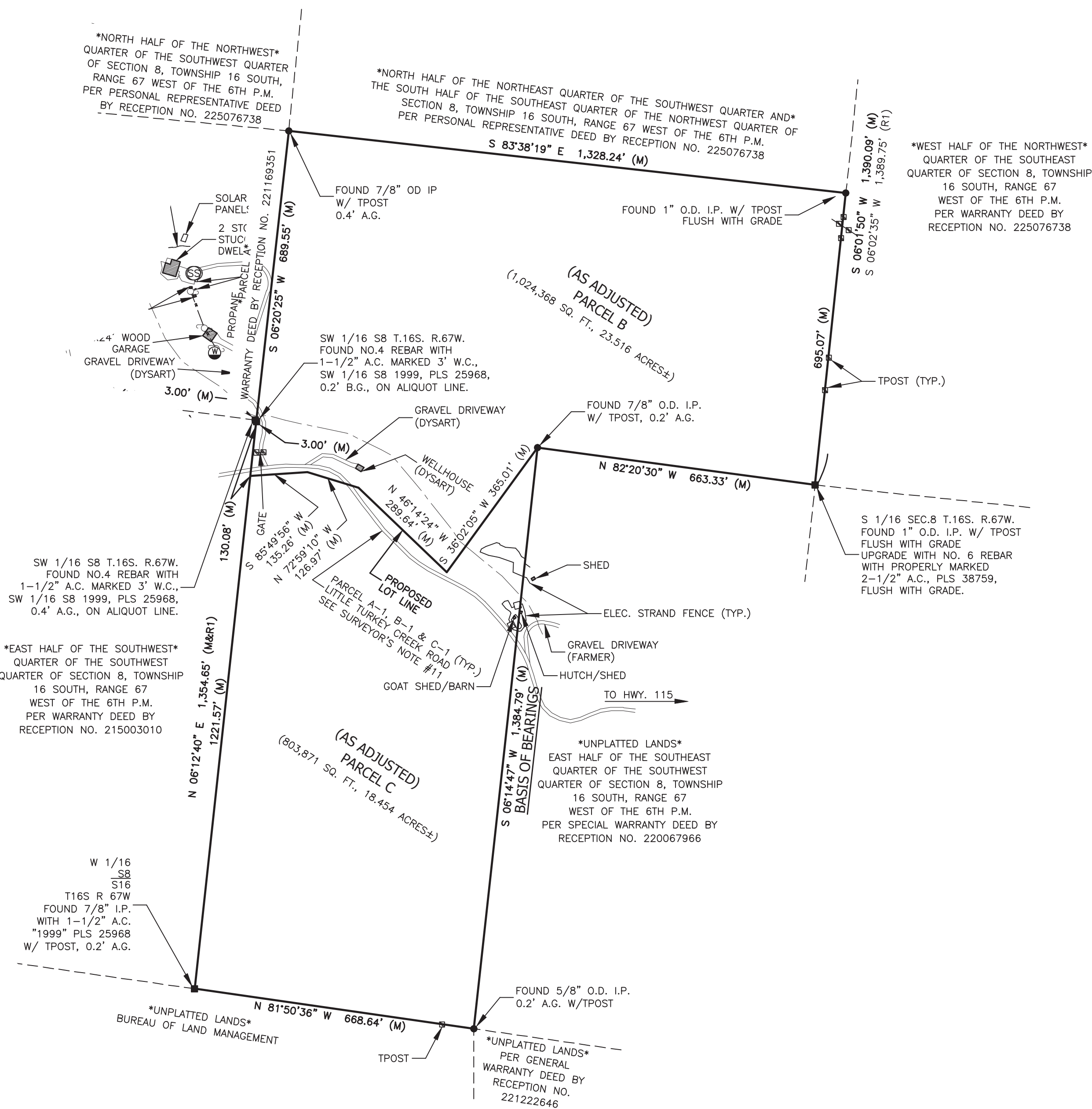
DYSART BOUNDARY LINE ADJUSTMENT

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.



LEGEND

- PLSS MONUMENT FOUND AS NOTED
- MONUMENT FOUND AS NOTED
- (M) MEASURED VALUE
- (R1) RECORD VALUE PER PINNACLE LAND SURVEYING LSP REC#99900225
- (R2) RECORD VALUE PER COMAPSS LAND SURVEYING AND MAPPING LSP REC#222900231
- (AOC) AREA OF CONCERN
- I.P. IRON PIPE
- A.C. ALUMINUM CAP
- B.C. BRASS CAP
- O.D. OUTSIDE DIAMETER
- A.G. ABOVE GRADE
- B.G. BELOW GRADE
- ± MORE OR LESS
- * NOT A PART
- TPOST (TYP.)
- ⊙ UTILITY POLE
- ⊙ WELL HEAD
- ⊙ SEPTIC SEWER MANHOLE WITH CLEANOUTS
- OVERHEAD ELECTRIC LINE
- BREAK SYMBOL



AS CURRENTLY DEEDED

AS ADJUSTED

DRAFT

Danny Rodic
State of Colorado Professional Land Surveyor No. 38759
For and on behalf of Apex Land Surveying and Mapping LLC.

PDC File No: xxxxxx

DATE: May 03, 2026		REVISIONS	
No.	Remarks	Date	By
Field: TJM	Drawn: TJM/DDR	Checked: DDR	



APEX LAND SURVEYING AND MAPPING LLC

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Colorado Springs, CO 80918
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Website: www.apexsurveyor.com

PROJECT No.: 25093-1

SHEET 2 OF 2