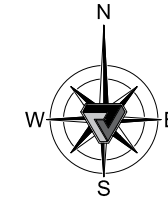


WEST QUARTER CORNER
SECTION 24, TOWNSHIP 12 SOUTH,
RANGE 66 WEST, 6TH.P.M.

SIERRA RIDGE TRAIL



**TOWER
VENTURES**

495 TENNESSEE STREET, SUITE 152
MEMPHIS, TN 38102



**TOTAL
SITE SERVICES**

1065 POPLAR STREET
JOHNSTOWN, CO 80534

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE
PRINTED MEDIA ONLY.

SUBMITTALS

REV	DESCRIPTION	DRN BY:	REV BY:	APP BY:



SITE INFORMATION

SITE NAME:
BLACK FOREST

SITE ID: COL1005

SITE ADDRESS:
10765 KINCH CT,
BLACK FOREST, CO 80908
EL PASO COUNTY

SHEET DESCRIPTION

TITLE SHEET

SHEET NO.

S-1

N0°48'33"W 2643.97'

MILAM ROAD

#9, #10, #11

Line Table		
Line #	Length	Direction
L1	50.000	S00° 00' 00.00"E
L2	50.000	N90° 00' 00.00"W
L3	50.000	N00° 00' 00.00"E
L4	50.000	N90° 00' 00.00"E
L5	573.655	S00° 46' 32.68"E
L6	260.887	S89° 16' 43.36"W
L7	724.871	S00° 43' 23.78"E
L8	460.328	N89° 09' 50.22"E
L9	104.997	N00° 49' 28.16"W

CALCULATED SOUTHWEST CORNER
SECTION 24, TOWNSHIP 12 SOUTH,
RANGE 66 WEST, 6TH.P.M.

S89°09'49"W 2639.73'
(BASIS OF BEARING)

SOUTH QUARTER
CORNER SECTION 24,
TOWNSHIP 12 SOUTH,
RANGE 66 WEST, 6TH.P.M.

KINCH PAUL
PARCEL: 6224004017

THOMAS L WILKERSON
LIVING TRUST
PARCEL: 6224004007

PEDONE LEROY H
PARCEL: 6224004008

DOWLING THOMAS F
PARCEL: 6224004010

2 KINCH COURT LLC
PARCEL: 6224004018

KINCH AMY
PARCEL: 6224004020
12.9 ACRES

MATTHEW A
POWELL TRUST
PARCEL: 6224004019

MUVISTA ENTERPRISES LLC
PARCEL: 6224000029

L=30.29', R=60.04'
Δ=28°54'21" CH=N89° 13' 00"E 29.97'

(P) ACCESS AND UTILITIES
EASEMENT P.O.B.

WEST 383.63'

S0°46'30"E 471.06'

N89°18'15"E 349.65'

N89°16'36"E 280.88'

NORTH 1507.56'

N0°43'24"W 784.94'

S0°41'46"E 862.98'

S89°09'50"W 660.02'

GRAPHIC SCALE



(IN FEET)
1 inch = 250 ft.



TO OBTAIN LOCATION OF PARTICIPANTS
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TOLL FREE: 1-800-424-5555 OR
www.montana811.org
MONTANA STATUTE
REQUIRES MIN OF 2
WORKING DAYS NOTICE
BEFORE YOU EXCAVATE



TOWER VENTURES

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1065 POPLAR STREET
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SITE INFORMATION

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10765 KINCH CT,
BLACK FOREST, CO 80908
EL PASO COUNTY

SHEET DESCRIPTION

TITLE SHEET

SHEET NO.

S-2



LEASE SITE
N: 1420278.1620'
E: 3219073.4820'
GROUND ELEV: 7336.63'
LAT: N38°59'05.18"
LONG: W104°43'45.42"

(P) LEASE SITE P.O.B.

WEST 144.17'

165.00'

7340

7335

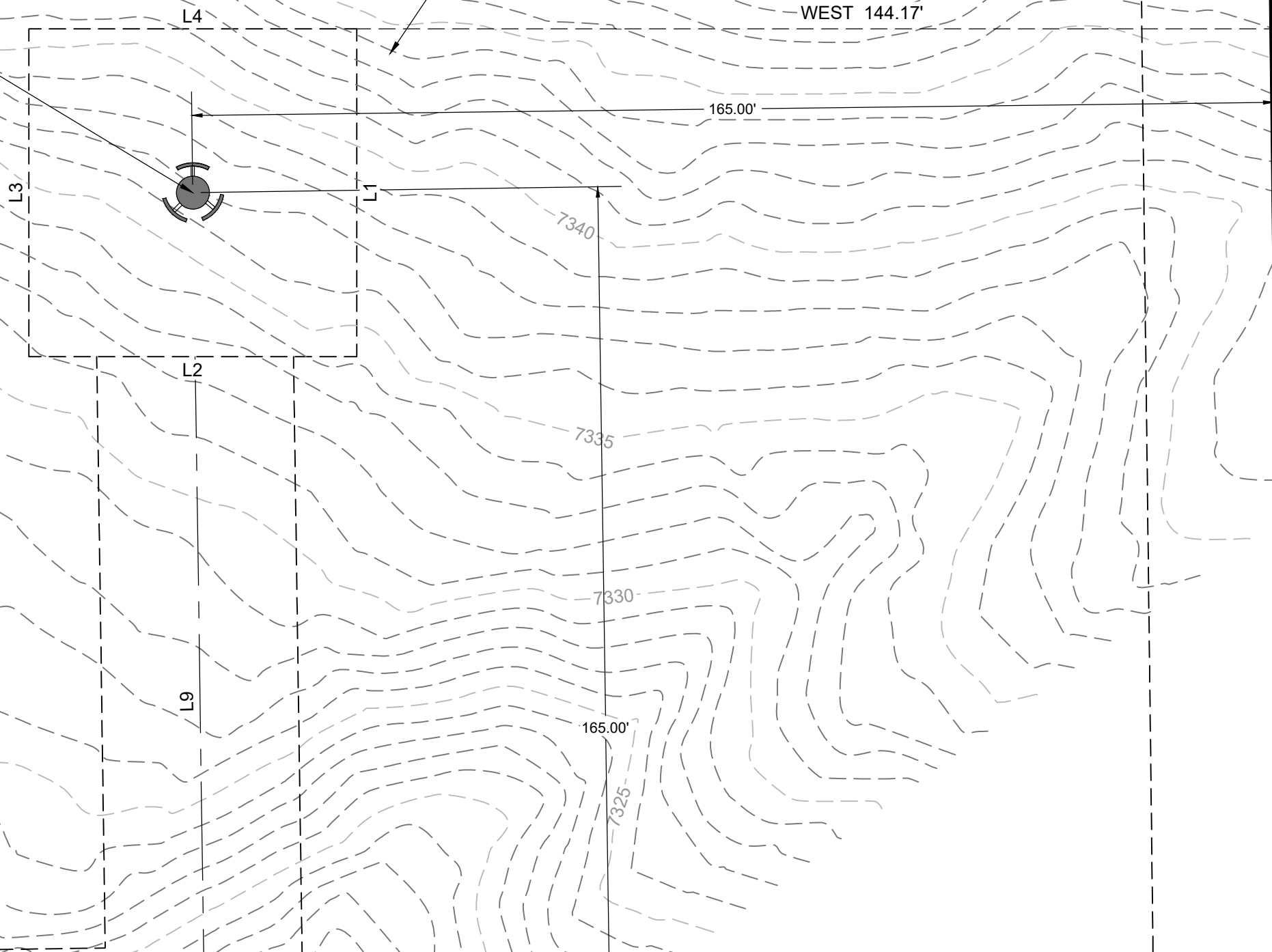
7330

165.00'

7325

7325

7320



NORTH 367.57'

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



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SOUTH QUARTER
CORNER SECTION 24,
TOWNSHIP 12 SOUTH,
RANGE 66 WEST, 6TH.P.M.

LEGAL DESCRIPTION

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, EXCEPT THE SOUTH 180 FEET THEREOF; THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTH 33 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

AND BEING THE SAME PROPERTY CONVEYED TO PAUL A. KINCH AND AMY L. KINCH FROM BONNIE C. DAVIDSON, AS TRUSTEE OF THE BONNIE C. DAVIDSON FAMILY TRUST ESTABLISHED U/T/A DATED JULY 15, 2010 BY WARRANTY DEED DATED JANUARY 12, 2017 AND RECORDED JANUARY 17, 2017 IN INSTRUMENT NO. 217005652; AND FURTHER CONVEYED TO PAUL KINCH AND AMY KINCH FROM PAUL A. KINCH AND AMY L. KINCH BY WARRANTY DEED DATED APRIL 13, 2021 AND RECORDED APRIL 23, 2021 IN INSTRUMENT NO. 221080901; AND FURTHER CONVEYED TO PAUL KINCH AND AMY KINCH FROM PAUL A. KINCH AND AMY L. KINCH BY WARRANTY DEED DATED APRIL 13, 2021 AND RECORDED APRIL 27, 2021 IN INSTRUMENT NO. 221083199.

TAX PARCEL NO. 5224000011

LEASE SITE DESCRIPTION

BEGINNING AT A POINT NORTH, 363.73 FEET AND WEST, 139.11 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, SAID POINT ALSO HAVING A BASIS OF BEARING S.89°09'49"W., BETWEEN THE SOUTH QUARTER CORNER AND THE CALCULATED SOUTHWEST CORNER OF SAID SECTION.; RUNNING THENCE SOUTH, A DISTANCE OF 50.00 FEET; THENCE WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH, A DISTANCE OF 50.00 FEET; THENCE EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,500.00 SQUARE FEET.

ACCESS & UTILITY EASEMENT DESCRIPTION

AN EASEMENT 30.00 FEET IN WIDTH, BEING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT NORTH, 1028.60 FEET AND WEST, 367.12 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, SAID POINT ALSO HAVING A BASIS OF BEARING S.89°09'49"W., BETWEEN THE SOUTH QUARTER CORNER AND THE CALCULATED SOUTHWEST CORNER OF SAID SECTION.; RUNNING THENCE S.00°46'30"E., A DISTANCE OF 94.51 FEET; THENCE S.89°16'36"W., A DISTANCE OF 270.90 FEET; THENCE S.00°43'24"E., A DISTANCE OF 724.87 FEET; THENCE N.89°09'50"E., A DISTANCE OF 460.33 FEET; THENCE N.00°49'28"W., A DISTANCE OF 101.16 FEET TO THE POINT OF TERMINUS.

TITLE COMMITMENT SCHEDULE B, PART II EXCEPTIONS

ITEMS #1-#7, #12- #15
(NOT A SURVEY MATTER)

ITEMS #9-#11
(PLOTTABLE, OUTSIDE SUBJECT AREA)

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM SURFACE FIELD OBSERVATIONS ONLY. THE SURVEYOR MAKES NO WARRANTIES OR GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THEY ARE LOCATED AS ACCURATELY AS REASONABLY EXPECTED FROM THE INFORMATION DESCRIBED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND POSITION OF THE UTILITIES. (POT HOLING TO OBTAIN HORIZONTAL AND VERTICAL POSITIONS AND PIPE SIZES WAS NOT PERFORMED). THE SURVEYOR DID NOT ENTER ANY CONFINED SPACES OR CONTACT DIG LINE FOR UTILITY MARK OUTS.

SURVEY NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS TECHNIQUES, PROJECTED TO THE COLORADO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM, SOUTH ZONE. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH AND ALL DISTANCES SHOWN ARE AT GROUND. REFER TO THE DRAWING FOR THE SPECIFIC LINE AND MONUMENTS USED.
2. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)(GEOID12B) IS EXPRESSED IN U.S. SURVEY FEET.
3. THE SURVEY ACCURACY MEETS A LINEAR ANGULAR CLOSURE OF 1:5000.
4. THIS IS NOT A BOUNDARY SURVEY, IT IS AN EXHIBIT ONLY.

SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this drawing was made under my supervision and the monuments shown thereon actually exist, that this drawing accurately represents said survey, and that said survey is in compliance with the requirements of Title 38, Article 51, C.R.S. I further certify this exhibit to the following parties;

Burch, Porter and Johnson, PLLC
TVT II, LLC
Trustmark National Bank
Fidelity National Title Insurance Company
Strategic Market Services - FNT

SIGNED THIS 26TH DAY OF DECEMBER, 2023.



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SITE INFORMATION

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BLACK FOREST

SITE ID: COL1005

SITE ADDRESS:
10765 KINCH CT,
BLACK FOREST, CO 80908

EL PASO COUNTY

SHEET DESCRIPTION

TITLE SHEET

SHEET NO.

S-3



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