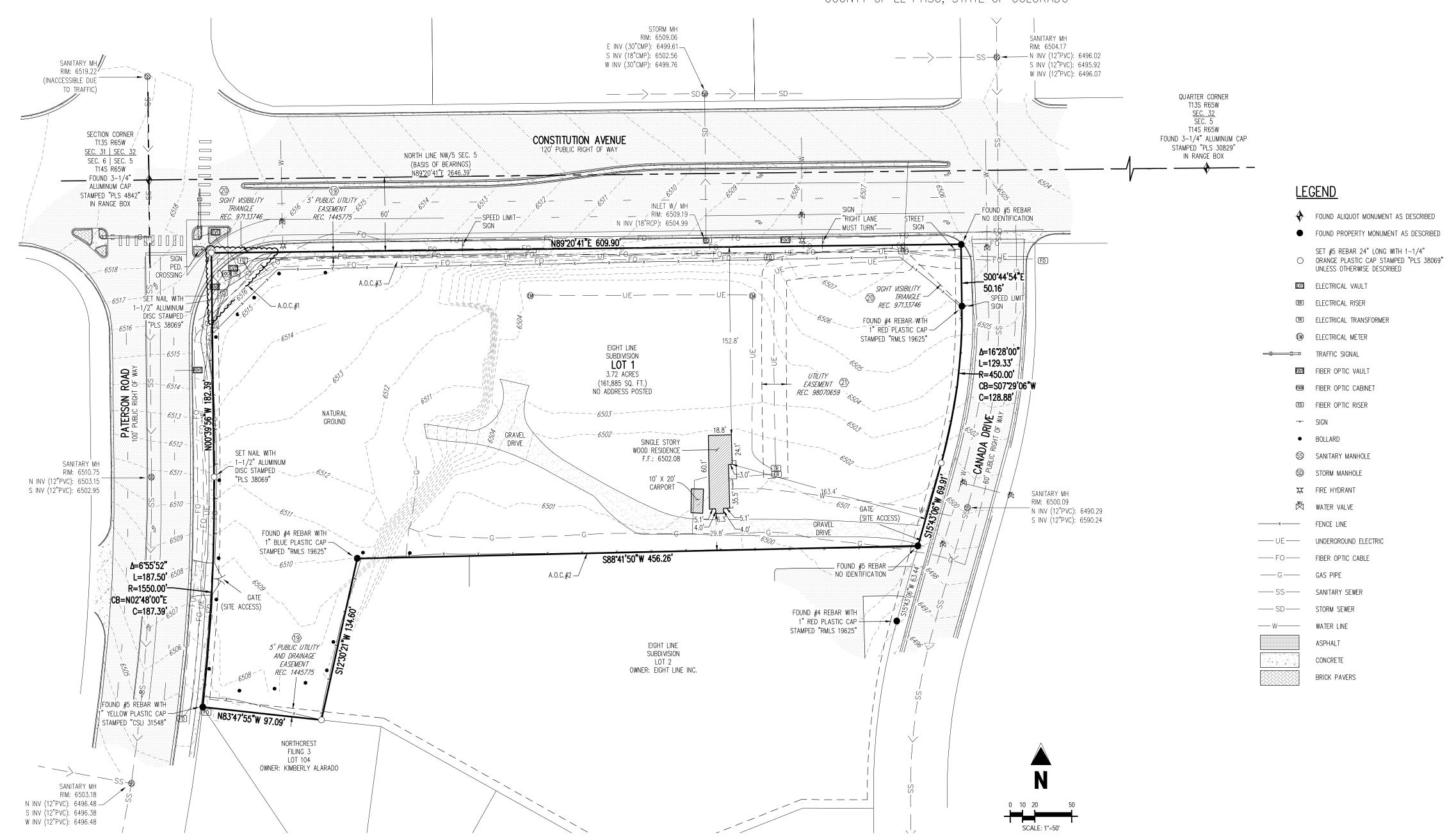
ALTA/NSPS LAND TITLE SURVEY

LOT 1, EIGHT LINE SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



TITLE COMMITMENT/REPORT INFORMATION

THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OF THIS 8 ANY WATER RIGHTS, CLAIMS OF TITLE TO WATER, IN, ON OR UNDER THE LAND. TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE 9 TIME OF SURVEY BY THE CLIENT.

TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1104524-DC72, WITH A COMMITMENT DATE OF DECEMBER 27, 2021 AT 5:00 PM.

- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
- 2 EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. [AS SHOWN OR NOTED.]
- 3 DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, AND ANY FACTS WHICH A CORRECT LAND SURVEY AND INSPECTION OF THE LAND WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE
- 4 ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN. [NOT A SURVEY RELATED ITEM.]
- 5 ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. [DEFECTS AND LIENS ARE NOT SURVEY RELATED AND THEREFORE NOT ADDRESSED. ENCUMBRANCES AND ADVERSE CLAIMS ARE AS SHOWN. "OTHER MATTER" IS UNDEFINED AND NOT ADDRESSED.]
- 6 ANY AND ALL UNPAID TAXES, ASSESSMENTS AND UNREDEEMED TAX SALES. (NOT A SURVEY RELATED ITEM.)
- 7 UNPATENTED MINING CLAIMS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE [APPARENT SURFACE OBSERVATIONS ARE AS SHOWN. DOCUMENTS PROVIDED ARE ADDRESSED HEREON.]

[BEYOND SCOPE OF SURVEY.]

[PARCEL IS SUBJECT TO AND IS BLANKET IN NATURE.]

- ANY EXISTING LEASES OR TENANCIES. [NOT A SURVEY RELATED ITEM.]
- 10 ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE CHEROKEE METROPOLITAN DISTRICT, FORMERLY KNOWN AS CHEROKEE WATER AND SANITATION DISTRICT, FORMERLY KNOWN AS CIMARRON SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 29, 1981 IN BOOK 3496 AT
- 11 EASEMENT FOR DITCH AND PIPELINE AS DESCRIBED IN WARRANTY DEED RECORDED MAY 4, 1983 IN BOOK 3716 AT [PARCEL IS <u>NOT</u> SUBJECT TO DITCH AND PIPELINE EASEMENTS REFERENCED.]
- 12 TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE COVENANT RECORDED SEPTEMBER 21, 1983 IN BOOK 3782 AT PAGE 1025.
- [PARCEL IS SUBJECT TO AND IS BLANKET IN NATURE.] 13 EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF NORTHCREST FILING NO. 3, RECORDED OCTOBER 7, 1983 AT RECEPTION NO. 1034203.
- [PARCEL IS SUBJECT TO. NOTE: PLAT GRANTS NO EASEMENT ON SUBJECT PROPERTY.] TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE AVIGATION

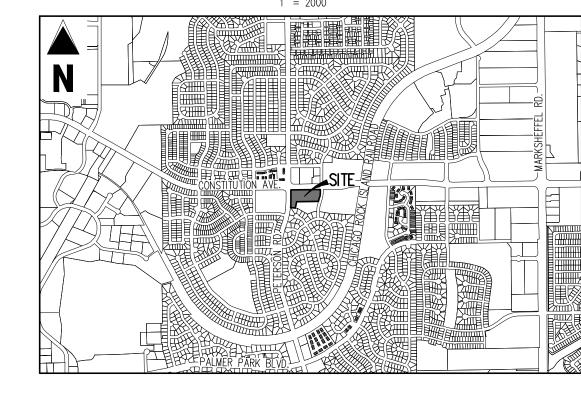
EASEMENT RECORDED OCTOBER 7, 1983 IN BOOK 3789 AT PAGE 893.

[PARCEL IS SUBJECT TO AND IS BLANKET IN NATURE.]

- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE SUBDIVISION IMPROVEMENTS AGREEMENTS RECORDED OCTOBER 7, 1983 IN BOOK 3789 AT PAGE 889 AND RECORDED JANUARY 24, 1984 IN BOOK 3827 AT PAGE 1459. [PARCEL IS SUBJECT TO AND IS BLANKET IN NATURE.]
- 16 TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION NO. 83-372A, LAND USE-186A RECORDED JANUARY 24, 1984 IN BOOK 3827 AT PAGE 1455. [PARCEL IS SUBJECT TO AND IS BLANKET IN NATURE.]

- 17 COVENANTS, CONDITIONS, RESTRICTIONS AND PROVISIONS AS SET FORTH IN DECLARATION OF PROTECTIVE COVENANTS RECORDED FEBRUARY 13, 1984 IN BOOK 3834 AT PAGE 1498 BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, AND ANY AND ALL AMENDMENTS, ASSIGNMENTS, OR ANNEXATIONS THERETO. [PARCEL IS SUBJECT TO AND IS BLANKET IN NATURE.]
- 18 TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION NO. 92-42, LAND USE-5 RECORDED APRIL 1, 1992 IN BOOK 5955 AT PAGE 1306. [PARCEL IS SUBJECT TO AND IS BLANKET IN NATURE.]
- (19) EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF NORTHCREST FILING NO. 4, RECORDED AUGUST 29, 1986 AT RECEPTION NO. 01445775. [PARCEL IS SUBJECT TO, EASEMENTS SHOWN HEREON.]
- (20) EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF EIGHT LINE SUBDIVISION, RECORDED NOVEMBER 14, 1997 AT RECEPTION NO. 97133746. [PARCEL IS SUBJECT TO, EASEMENTS SHOWN HEREON.]
- (21) AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICAL ENERGY AND INCIDENTAL PURPOSES GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., AS SET FORTH IN AN INSTRUMENT RECORDED MAY 27, 1998 AT RECEPTION NO. 98070659. [PARCEL IS SUBJECT TO, EASEMENTS SHOWN HEREON.]
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION NO. 99-64 RECORDED APRIL 8, 1999 AT RECEPTION NO. 99054215. [PARCEL IS SUBJECT TO AND IS BLANKET IN NATURE.]
- 23 TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE WATER AND SEWER SERVICE AGREEMENT BY AND BETWEEN CHEROKEE METROPOLITAN DISTRICT; CHEROKEE WATER, LLC; AND JASPERCO, LLC RECORDED JULY 24, 2008 AT RECEPTION NO. 208083515. [PARCEL IS SUBJECT TO AND IS BLANKET IN NATURE.]
- 24 TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION NO. 09-154 RECORDED JULY 1, 2009 AT RECEPTION NO. 209075825. [PARCEL IS SUBJECT TO AND IS BLANKET IN NATURE.]
- 25 TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION NO. 09-153 RECORDED MARCH 6, 2014 AT RECEPTION NO. 214018535. [PARCEL IS SUBJECT TO AND IS BLANKET IN NATURE.]
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION NO. 16-028 RECORDED JULY 27, 2016 AT RECEPTION NO. 216008388. [PARCEL IS SUBJECT TO AND IS BLANKET IN NATURE.]

VICINITY MAP



PROPERTY DESCRIPTION

LOT 1, EIGHT LINE SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO.

EIGHT LINE SUBDIVISION IS LOCATED WITHIN THE CITY OF COLORADO SPRINGS AND RECORDED AT RECEPTION NO. 97133746 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE.

GENERAL NOTES

1) FIELD WORK WAS COMPLETED ON: JANUARY 14, 2022.

2) ACCESS IS OBTAINED VIA FENCE GATE ALONG PATERSON ROAD & CANADA DRIVE.

3) BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM. CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST BEARS N89'20'41"E, MONUMENTED BY THE NORTHWEST CORNER OF SAID SECTION 5, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 4842 1985" IN RANGE BOX, AND BY THE NORTH QUARTER CORNER OF SAID SECTION 5, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 30829 2003", AS SHOWN

4) PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08041C0752G, HAVING A REVISION DATE OF DECEMBER 7, 2018, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS "ZONE X", AN AREA OF MINIMAL FLOOD HAZARD. THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.

5) UTILITY NOTE: THE LOCATION OF UTILITIES SHOWN HEREON WAS ESTABLISHED FROM SURFACE EVIDENCE, EXISTING UTILITY MARKERS AND UTILITY LOCATES FROM A UTILITY CONTRACTOR. THE EXACT LOCATION OF BURIED UTILITIES IS UNCERTAIN PRIOR TO ANY EXCAVATION THE CONTRACTOR SHOULD CONTACT THE UTILITY NOTIFICATION CENTER. THE SURVEYOR MAKES NO GUARANTEE EITHER EXPRESSED OR IMPLIED THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION DEPICTED ALTHOUGH THE UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

6) THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.

7) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.

8) EASEMENTS AND PUBLIC 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

9) CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.

10) 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 COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).

11) TOPOGRAPHIC CONTOURS ARE SHOWN HEREON AT 1 FOOT INTERVALS.

12) NO MARKED PARKING SPACES WERE OBSERVED ON THE SURVEYED PARCEL.

13) NO EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION WAS OBSERVED.

14) ADDITIONAL CERTIFICATION: I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS MAP WAS PREPARED FROM THE FIELD NOTES TAKEN DURING AN ACTUAL ON THE GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS MAP REFLECTS THE RESULTS OF THAT SURVEY, AND THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

BENCHMARK INFORMATION

PUBLISHED BENCHMARK:

AREAS OF CONCERN (A.O.C.)

LINE. PATH IS DUE TO LACK OF SIDEWALK ALONG ROADWAY.

1. NO DOCUMENTATION FOUND ALLOWING THE SIDEWALK AT THE NORTHWEST CORNER OF THE

2. THE CHAIN LINK FENCE MEANDERS THE PROPERTY LINE ALONG THE SOUTHERN PROPERTY LINES.

3. WALKING PATH ALONG CONSTITUTION AVENUE BETWEEN CHAIN LINK FENCE AND RIGHT OF WAY

COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) BENCHMARK SRO7 BEING A 2" ALUMINUM CAP STAMPED "CSU FIMS CONTROL SR07" AT THE SOUTHEAST CORNER OF THE CONCRETE BASE FOR AN ELECTRIC VAULT ON THE WEST SIDE OF PETERSON ROAD, ABOUT 360' SOUTH OF THE CENTER LINE OF LEOTI DRIVE.

FIMS DATUM ELEVATION = 6534.61

SURVEYOR'S CERTIFICATE:

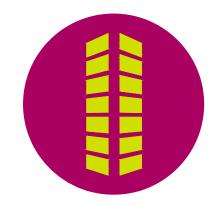
TO: JASPERCO, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 8, 9, 11, 13, AND 16 OF TABLE A THEREOF.

BRIAN J. DENNIS COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069 PROJECT NO.: JDA000002.10 FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

1155 Kelly Johnson Blvd., Suite 305 Colorado Springs, CO 80920 719.900.7220 • GallowayUS.com

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Date Issue / Description

JDA000002.10