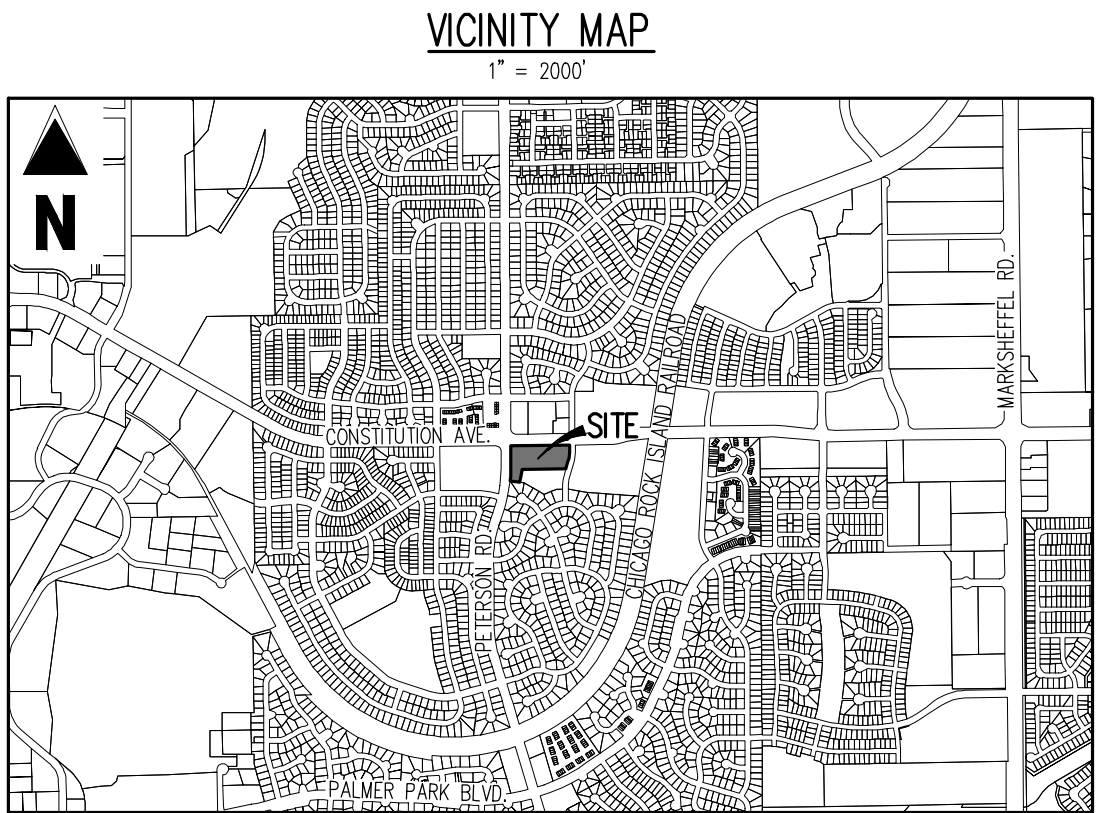
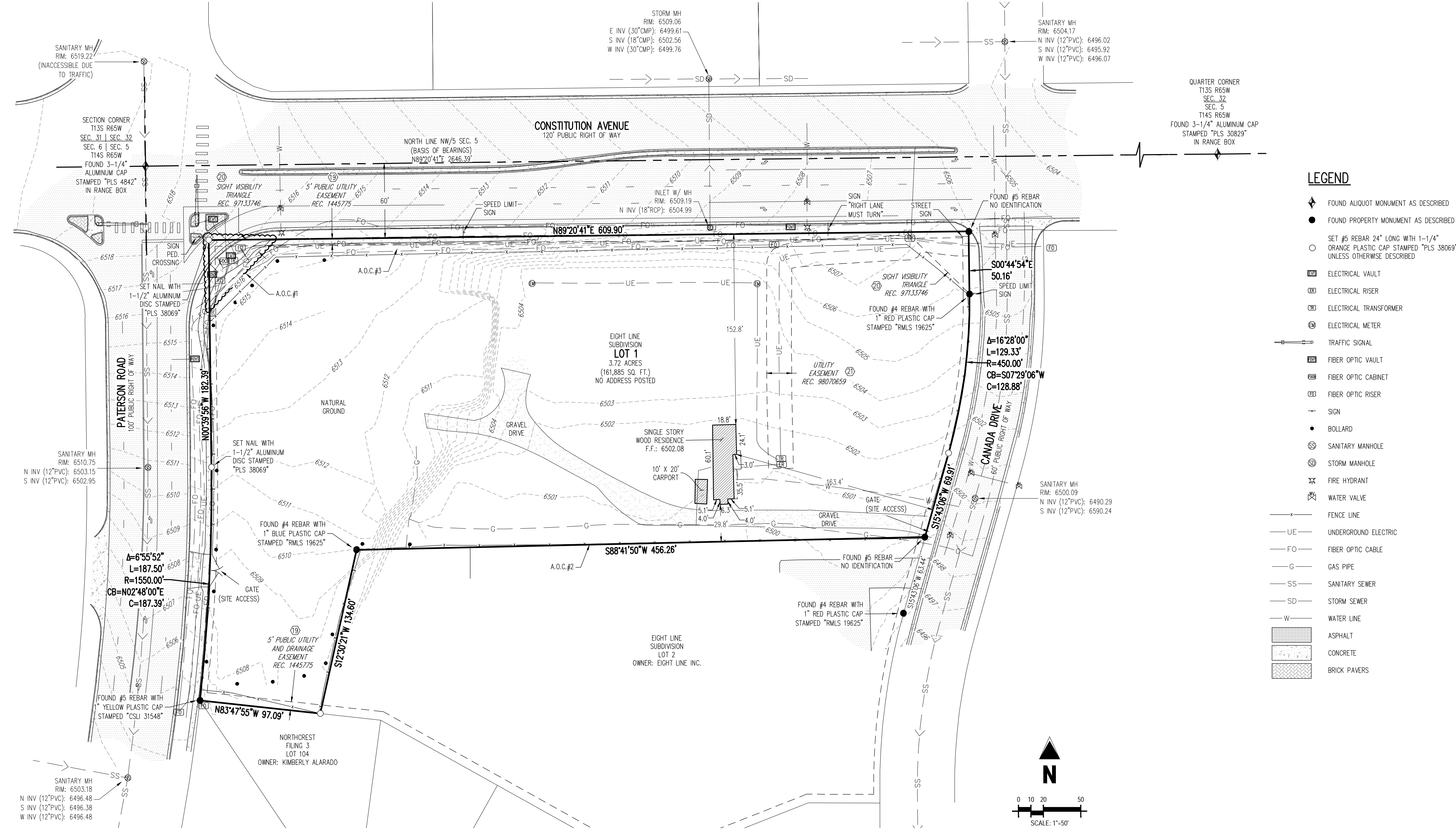


ALTA/NSPS LAND TITLE SURVEY

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 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 TIME OF SURVEY BY THE CLIENT.
- THIS COMMITMENT PROVIDED BY CLIENT AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1104524-DCT2, 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. [AS SHOWN OR NOTED.]
 - EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. [AS SHOWN OR NOTED.]
 - 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 PUBLIC RECORDS. [AS SHOWN OR NOTED.]
 - 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.]
 - ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, 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.]
 - ANY AND ALL UNPAID TAXES, ASSESSMENTS AND UNREDEEMED TAX SALES. [NOT A SURVEY RELATED ITEM.]
 - UNPATENTED MINING CLAIMS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. [APPARENT SURFACE OBSERVATIONS ARE AS SHOWN. DOCUMENTS PROVIDED ARE ADDRESSED HEREON.]

- ANY WATER RIGHTS, CLAIMS OF TITLE TO WATER, IN, ON OR UNDER THE LAND. [BEYOND SCOPE OF SURVEY.]
- ANY EXISTING LEASES OR TENANCIES. [NOT A SURVEY RELATED ITEM.]
- 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 CHAMBERLAIN SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 29, 1981 IN BOOK 3496 AT PAGE 586. [PARCEL IS SUBJECT TO AND IS BLANKET IN NATURE.]
- EASEMENT FOR DITCH AND PIPELINE AS DESCRIBED IN WARRANTY DEED RECORDED MAY 4, 1983 IN BOOK 3716 AT PAGE 800. [PARCEL IS QUIL SUBJECT TO DITCH AND PIPELINE EASEMENTS REFERENCED.]
- 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.]
- EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF NORTHCREST FILING NO. 4, 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 3788 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 AGREEMENT 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.]
- 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.]

- 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 ANTIATIONS THERE TO. [PARCEL IS SUBJECT TO AND IS BLANKET IN NATURE.]
- 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.]
- 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.]
- 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.]
- 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.]
- 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.]
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION NO. 09-154 RECORDED JULY 1, 2009 AT RECEPTION NO. 208075825. [PARCEL IS SUBJECT TO AND IS BLANKET IN NATURE.]
- 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.]

- ### AREAS OF CONCERN (A.O.C.)
- NO DOCUMENTATION FOUND ALLOWING THE SIDEWALK AT THE NORTHWEST CORNER OF THE PROPERTY.
 - THE CHAIN LINK FENCE MEANDERS THE PROPERTY LINE ALONG THE SOUTHERN PROPERTY LINES.
 - WALKING PATH ALONG CONSTITUTION AVENUE BETWEEN CHAIN LINK FENCE AND RIGHT OF WAY LINE. PATH IS DUE TO LACK OF SIDEWALK ALONG ROADWAY.

- ### BENCHMARK INFORMATION
- PUBLISHED BENCHMARK:
COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) BENCHMARK SR07 BEING A 2" ALUMINUM CAP STAMPED "CSU FIMS CONTROL SR07" AT THE SOUTHEAST CORNER OF THE CONCRETE BASE FOR AN ELECTRICAL VAULT ON THE WEST SIDE OF PATERSON ROAD, ABOUT 360' SOUTH OF THE CENTER LINE OF LEON 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.

LEGEND

- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND PROPERTY MONUMENT AS DESCRIBED
- SET #5 REBAR 24" LONG WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069" UNLESS OTHERWISE DESCRIBED
- ☐ ELECTRICAL VAULT
- ⊞ ELECTRICAL RISER
- Ⓜ ELECTRICAL TRANSFORMER
- Ⓜ ELECTRICAL METER
- Ⓜ TRAFFIC SIGNAL
- Ⓜ FIBER OPTIC VAULT
- Ⓜ FIBER OPTIC CABINET
- Ⓜ FIBER OPTIC RISER
- SIGN
- BOLLARD
- Ⓜ SANITARY MANHOLE
- Ⓜ STORM MANHOLE
- Ⓜ FIRE HYDRANT
- Ⓜ WATER VALVE
- FENCE LINE
- UNDERGROUND ELECTRIC
- FIBER OPTIC CABLE
- GAS PIPE
- SS SANITARY SEWER
- SD SANITARY SEWER
- W WATER LINE
- ASPHALT
- CONCRETE
- BRICK PAVERS

#	Date	Issue / Description	Init.
1			
2			
3			
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8			
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10			

Project No: JDA000002.10
Drawn By: EMV
Checked By: BJD
Date: 01/17/2022



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