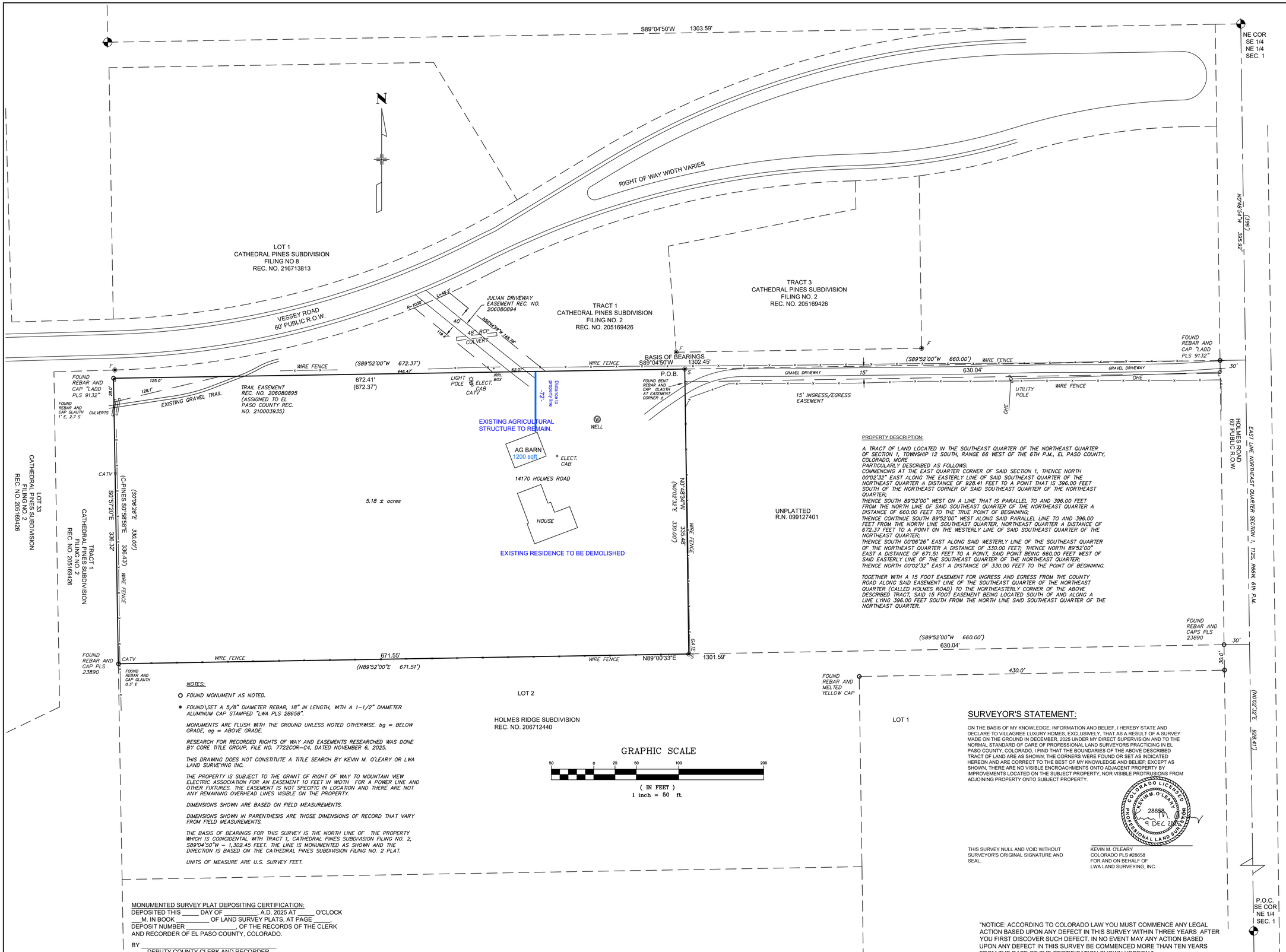

PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 1, THENCE NORTH 00°02'32" EAST ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 928.41 FEET TO A POINT THAT IS 396.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;
THENCE SOUTH 89°52'00" WEST ON A LINE THAT IS PARALLEL TO AND 396.00 FEET FROM THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 660.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 89°52'00" WEST ALONG SAID PARALLEL LINE TO AND 396.00 FEET FROM THE NORTH LINE SOUTHEAST QUARTER, NORTHEAST QUARTER A DISTANCE OF 672.37 FEET TO A POINT ON THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;
THENCE SOUTH 00°06'26" EAST ALONG SAID WESTERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 330.00 FEET; THENCE NORTH 89°52'00" EAST A DISTANCE OF 671.51 FEET TO A POINT, SAID POINT BEING 660.00 FEET WEST OF SAID EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;
THENCE NORTH 00°02'32" EAST A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 15 FOOT EASEMENT FOR INGRESS AND EGRESS FROM THE COUNTY ROAD ALONG SAID EASEMENT LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (CALLED HOLMES ROAD) TO THE NORTHEASTERLY CORNER OF THE ABOVE DESCRIBED TRACT, SAID 15 FOOT EASEMENT BEING LOCATED SOUTH OF AND ALONG A LINE LYING 396.00 FEET SOUTH FROM THE NORTH LINE SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER.

NOTES:

- FOUND MONUMENT AS NOTED.
- FOUND\SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP STAMPED "LWA PLS 28658".

MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE. bg = BELOW GRADE, ag = ABOVE GRADE.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS RESEARCHED WAS DONE BY CORE TITLE GROUP, FILE NO. 7722COR-C4, DATED NOVEMBER 6, 2025.

THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

THE PROPERTY IS SUBJECT TO THE GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION FOR AN EASEMENT 10 FEET IN WIDTH FOR A POWER LINE AND OTHER FIXTURES. THE EASEMENT IS NOT SPECIFIC IN LOCATION AND THERE ARE NOT ANY REMAINING OVERHEAD LINES VISIBLE ON THE PROPERTY.

DIMENSIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.

DIMENSIONS SHOWN IN PARENTHESIS ARE THOSE DIMENSIONS OF RECORD THAT VARY FROM FIELD MEASUREMENTS.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE PROPERTY WHICH IS COINCIDENTAL WITH TRACT 1, CATHEDRAL PINES SUBDIVISION FILING NO. 2, S89°04'50"W - 1,302.45 FEET. THE LINE IS MONUMENTED AS SHOWN AND THE DIRECTION IS BASED ON THE CATHEDRAL PINES SUBDIVISION FILING NO. 2 PLAT.

UNITS OF MEASURE ARE U.S. SURVEY FEET.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SURVEYOR'S STATEMENT:

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I HEREBY STATE AND DECLARE TO VILLAGREE LUXURY HOMES, EXCLUSIVELY, THAT AS A RESULT OF A SURVEY MADE ON THE GROUND IN DECEMBER, 2025 UNDER MY DIRECT SUPERVISION AND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN EL PASO COUNTY, COLORADO, I FIND THAT THE BOUNDARIES OF THE ABOVE DESCRIBED TRACT OF LAND ARE AS SHOWN; THE CORNERS WERE FOUND OR SET AS INDICATED HEREON AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS ONTO ADJACENT PROPERTY BY IMPROVEMENTS LOCATED ON THE SUBJECT PROPERTY, NOR VISIBLE PROTRUSIONS FROM ADJOINING PROPERTY ONTO SUBJECT PROPERTY.

COLORADO LICENSED
KEVIN M. O'LEARY
28658
9 DEC 2025
PROFESSIONAL LAND SURVEYOR

THIS SURVEY NULL AND VOID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.

KEVIN M. O'LEARY
COLORADO PLS #28658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

MONUMENTED SURVEY PLAT DEPOSITING CERTIFICATION:
DEPOSITED THIS _____ DAY OF _____, A.D. 2025 AT _____ O'CLOCK
___M. IN BOOK _____ OF LAND SURVEY PLATS, AT PAGE ____,
DEPOSIT NUMBER _____, OF THE RECORDS OF THE CLERK
AND RECORDER OF EL PASO COUNTY, COLORADO.

BY _____
DEPUTY COUNTY CLERK AND RECORDER

"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."

REVISIONS:
ADD WELL / ELECT 12-9-25

LWA LAND SURVEYING, INC.
953 E. FILLMORE STREET
COLORADO SPRINGS, CO 80907
TELEPHONE (719) 636-5179

DWG: JULIAN
SCALE: 1" = 50'
DATE: 12/2/25
DRAWN BY: KMO
CHECKED BY: THK
PROJECT NO. 25073
SHEET: 1 OF 1

LAND SURVEY PLAT
14170 HOLMES ROAD
PART SE 1/4 NE 1/4
SEC. 1, T12S, R66W, 6th PM.