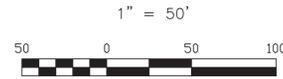


LAND SURVEY PLAT

A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 35, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO
PARCEL DETAIL



LEGEND

- FOUND MONUMENT AS NOTED ON SHEET 2
- SET No. 5 REBAR AND ORANGE PLASTIC CAP STAMPED "PLS 38141"
- (M) FIELD-MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- (C) CALCULATED DIMENSIONS
- ~C~ CONCRETE SURFACE
- UTILITY POLE
- GUY WIRE
- ⊞ ELECTRIC METER
- ⊞ WATER METER
- ⊞ SEPTIC LIDS
- x — x — BARBED WIRE FENCE
- — — — — WOOD FENCE
- — — — — BOUNDARY LINE
- — — — — ADJACENT PARCEL LINE
- — — — — EASEMENT LINE
- - - - - CURRENTLY MONUMENTED SECTION LINE
- — — — — HISTORICAL/ORIGINAL SECTION LINE/SUBDIVISION LINE
- OE — OE — OVERHEAD UTILITY LINE(S)

EXISTING LEGAL DESCRIPTION

Lot 14, Villa Casitas Filing No. 1,
County of El Paso,
State of Colorado.

(Per the General Warranty Deed recorded under Reception No. 220015077)

Address of Record: 10015 Calle Bernardo Point, Fountain, CO 80817

PROPOSED RIGHT-OF-WAY VACATION LEGAL DESCRIPTION

That portion of the Calle Bernardo right-of-way lying adjacent to the North of Lot 14, Villa Casitas Filing No. 1 as recorded under Plat Book R-2 at Page 63, records of El Paso County, lying within the Southwest Quarter of Section 35, Township 17 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

BASIS OF BEARINGS: Bearings are based upon the South line of Section 35, Township 17 South, Range 65 West of the 6th P.M., monumented at both ends with a #6 rebar and 3.25" aluminum cap stamped "PLS 16128", and is assumed to bear N 88°19'13" W, a field measured distance of 5,251.83 feet.

BEGINNING at the Northwest corner of said Lot 14;
thence along the Northerly extension of the West line of said Lot 14, N 01°43'45" E, a distance of 70.00 feet;
thence 70.00 feet Northerly and parallel to the Northerly line of said Lot 14, 506.01 feet along the arc of a 1000.00 foot radius non-tangent curve to the left, having a central angle of 28°59'31" and a chord that bears N 77°12'20" E 500.62 feet;
thence N 69°57'16" E, a distance of 555.06 feet to the Northeast corner of said Lot 14;
thence the following two (2) courses along the Northerly line of said Lot 14:
1) S 62°42'34" W, a distance of 550.63 feet;
2) S 62°00'00" W 550.47'(R)
thence along the arc of a 1070.00 foot radius tangent curve to the right, having a central angle of 28°59'38" and a chord that bears S 77°12'23" W 535.70 feet to the Point of Beginning.

Containing a calculated area of 55,933 square feet (1.28 acres) of land, more or less.

PROPOSED OVERALL LEGAL DESCRIPTION

Lot 14 together with that portion of the Calle Bernardo right-of-way lying adjacent to the North of said Lot 14, Villa Casitas Filing No. 1 as recorded under Plat Book R-2 at Page 63, records of El Paso County, lying within the Southwest Quarter of Section 35, Township 17 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

BASIS OF BEARINGS: Bearings are based upon the South line of Section 35, Township 17 South, Range 65 West of the 6th P.M., monumented at both ends with a #6 rebar and 3.25" aluminum cap stamped "PLS 16128", and is assumed to bear N 88°19'13" W, a field measured distance of 5,251.83 feet.

BEGINNING at the Northwest corner of said Lot 14;
thence along the Northerly extension of the West line of said Lot 14, N 01°43'45" E, a distance of 70.00 feet;
thence 70.00 feet Northerly and parallel to the Northerly line of said Lot 14, 506.01 feet along the arc of a 1000.00 foot radius non-tangent curve to the left, having a central angle of 28°59'31" and a chord that bears N 77°12'20" E 500.62 feet;
thence N 69°57'16" E, a distance of 555.06 feet to the Northeast corner of said Lot 14;
thence the following three (3) courses along the Easterly, Southerly, and Westerly lines of said Lot 14:
1) S 27°16'01" E along the Easterly line of said Lot 14, a distance of 519.13 feet to the Southeast corner of said Lot 14;
2) N 87°37'25" W along the Southerly line of said Lot 14, a distance of 1251.81 feet to the Southwest corner of said Lot 14;
3) N 01°43'45" E along the Westerly line of said Lot 14, a distance of 38.47 feet to the Point of Beginning.

Containing a calculated area of 308,443 square feet (7.08 acres) of land, more or less.

SURVEYOR'S CERTIFICATION

The undersigned State of Colorado Professional Land Surveyor does hereby state to:

1) El Paso County

that the accompanying plat was surveyed and drawn by him or under his direct supervision and responsible charge, in accordance with the applicable standards of practice by surveyors in the State of Colorado, and based upon his professional knowledge, information, belief and opinion, accurately shows the described tract of land thereof, and complies with the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended. The above statement is not a guaranty or warranty, either expressed or implied.



Spencer J. Barron
State of Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

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

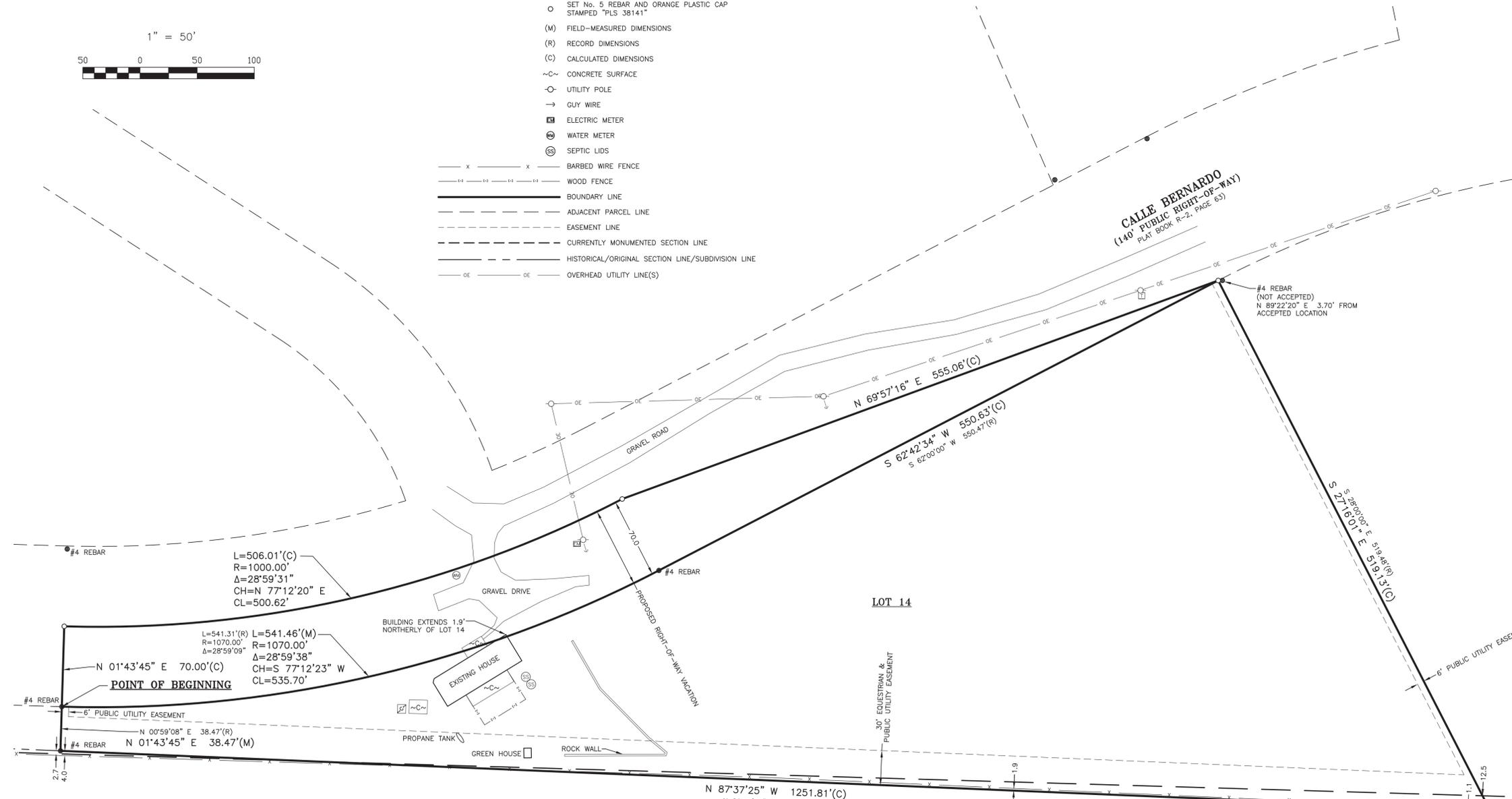
DATE: 11/18/2021		REVISIONS	
No.	Remarks	Date	By

BARRON LAND
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
2790 N. Academy Blvd., Suite 311 P: 719.360.6827
Colorado Springs, CO 80917 F: 719.466.6527
www.BARRONLAND.com

PROJECT No.: 20-041 SHEET 1 OF 2

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. A U.S. Survey Foot is defined as 1200/3937 meters.
4. Any underground or above ground utilities shown hereon have been located from field survey information. Barron Land, LLC does not guaranty said underground utilities to be shown in their exact location and that said underground utilities are shown in their entirety. Barron Land, 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.
5. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. A current title commitment was not provided at the time of survey and the client did not request rights-of-way or easements to be shown as part of this survey.
6. This survey was performed in the field on August 7, 2020.
7. Lot 14 contains a calculated area of 252,509 square feet (5.80 acres) of land, more or less.
8. BASIS OF BEARINGS for this Survey: Bearings are based upon the South line of Section 35, Township 17 South, Range 65 West of the 6th P.M., monumented at both ends with a #6 rebar and 3.25" aluminum cap stamped "PLS 16128", and is assumed to bear N 88°19'13" W, a field measured distance of 5,251.83 feet. Please see the Surveyor's Boundary Synopsis on Sheet 2.
9. Found monuments shown hereon are flush with grade, unless noted otherwise.



LAND SURVEY PLAT

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

BOUNDARY DETERMINATION DETAIL



1" = 300'



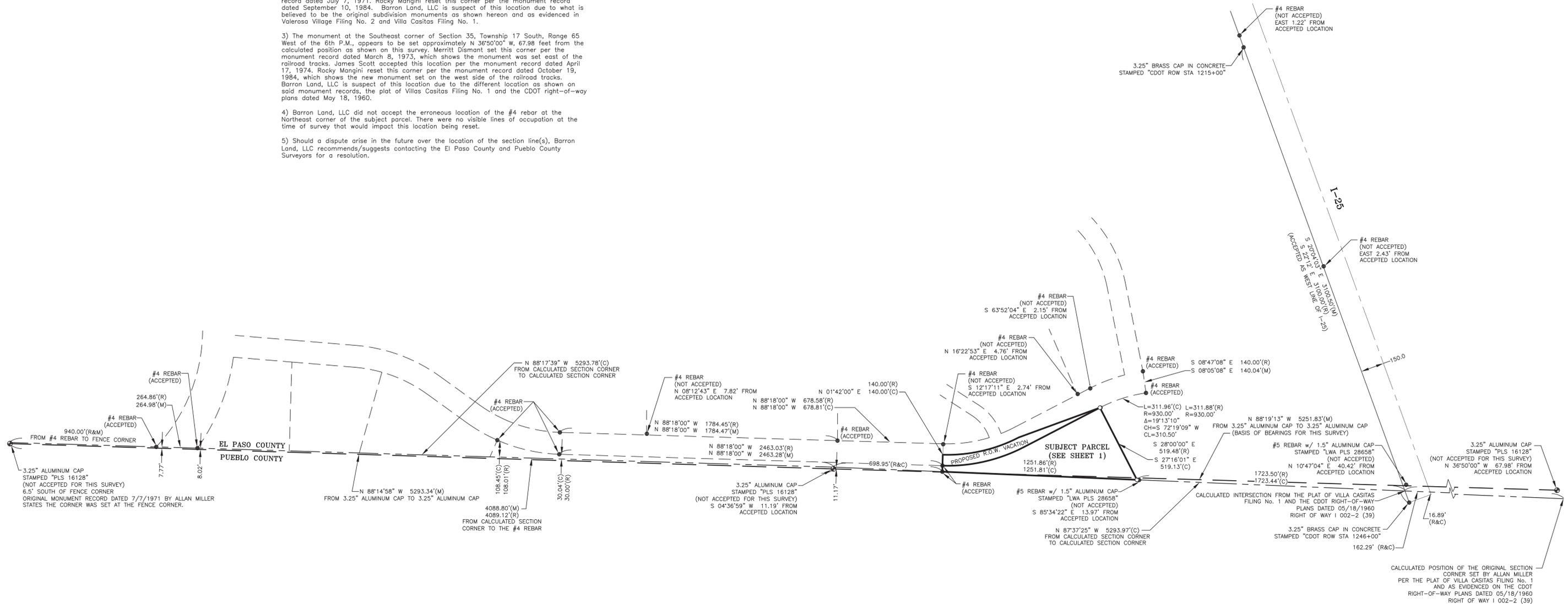
SURVEYOR'S SYNOPSIS

After the field survey of the subject parcel, it is apparent that there are some large discrepancies/deficiencies in the currently monumented section lines and internal subdivision corners as shown hereon. Please see below for brief explanations of said discrepancies/deficiencies.

- 1) The monument at the Southwest corner of Section 34, Township 17 South, Range 65 West of the 6th P.M., appears to be set approximately 6.5 feet south of the corner set by Allan Miller per the monument record dated July 7, 1971. Rocky Mangini reset this corner per the monument record dated February 21, 1989. Barron Land, LLC has accepted the fence corner location, as this location fits what is believed to be the original subdivision monuments as shown hereon and as evidenced in Valerosa Village Filing No. 2 and Villa Casitas Filing No. 1.
- 2) The monument at the Southeast corner of Section 34, Township 17 South, Range 65 West of the 6th P.M., appears to be set approximately 11.19 feet Southerly of the calculated position as shown on this survey. Allan Miller set this corner per the monument record dated July 7, 1971. Rocky Mangini reset this corner per the monument record dated September 10, 1984. Barron Land, LLC is suspect of this location due to what is believed to be the original subdivision monuments as shown hereon and as evidenced in Valerosa Village Filing No. 2 and Villa Casitas Filing No. 1.
- 3) The monument at the Southeast corner of Section 35, Township 17 South, Range 65 West of the 6th P.M., appears to be set approximately N 36°50'00" W, 67.98 feet from the calculated position as shown on this survey. Merritt Dismant set this corner per the monument record dated March 8, 1973, which shows the monument was set east of the railroad tracks. James Scott accepted this location per the monument record dated April 17, 1974. Rocky Mangini reset this corner per the monument record dated October 19, 1984, which shows the new monument set on the west side of the railroad tracks. Barron Land, LLC is suspect of this location due to the different location as shown on said monument records, the plot of Villas Casitas Filing No. 1 and the CDOT right-of-way plans dated May 18, 1960.
- 4) Barron Land, LLC did not accept the erroneous location of the #4 rebar at the Northeast corner of the subject parcel. There were no visible lines of occupation at the time of survey that would impact this location being reset.
- 5) Should a dispute arise in the future over the location of the section line(s), Barron Land, LLC recommends/suggests contacting the El Paso County and Pueblo County Surveyors for a resolution.

LEGEND

- FOUND MONUMENT AS NOTED HEREON
- SET No. 5 REBAR AND ORANGE PLASTIC CAP STAMPED "PLS 38141"
- (M) FIELD-MEASURED DIMENSIONS
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DATE: 11/18/2021		REVISIONS	
No.	Remarks	Date	By

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 PROJECT No.: 20-041 SHEET 2 OF 2