

ALTA/NSPS LAND TITLE SURVEY

PART OF THE NE 1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO,

SHEET 1 OF 1

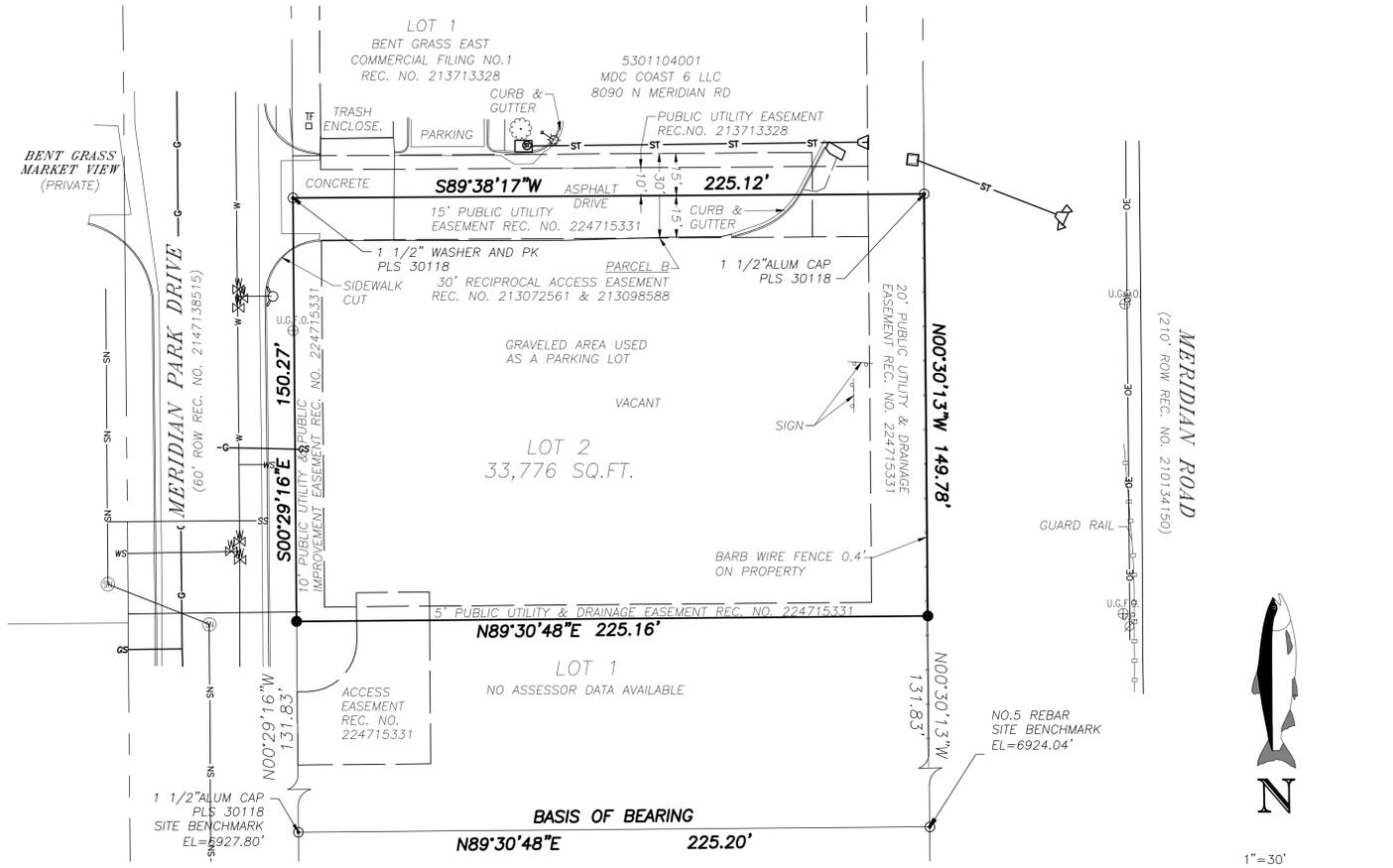
TITLE COMMITMENT NOTES:

THIS ALTA/NSPS LAND TITLE SURVEY IS BASED SOLELY ON THE INFORMATION CONTAINED IN TITLE COMMITMENT ORDER NO. SC5511897, PROVIDED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE 09/20/2024 AND THAT RIDGELINE LAND SURVEYING DID NOT PROVIDE A TITLE SEARCH TO DETERMINE OWNERSHIP OF THE PROPERTY, RESEARCH COMPATIBILITY WITH THE ADJOINING PROPERTIES, OR RESEARCH EASEMENTS AND RIGHTS OF WAY NOT OF RECORD.

THE FOLLOWING COMMENTS ARE IN REGARDS TO THE AFOREMENTIONED TITLE COMMITMENT SCHEDULE B, PART II WITH EACH NUMBER CORRESPONDING TO THOSE ON THE TITLE POLICY:

TITLE EXCEPTIONS 1-7 NOT A PART OF THIS SURVEY.

8. EXISTING LEASES AND TENANCIES, IF ANY: **NO EVIDENCE OF EXISTING LEASE OR TENANTS.**
 9. RIGHTS AND RESERVATIONS AS SET FORTH IN UNITED STATES PATENT RECORDED FEBRUARY 03, 1893, IN BOOK 143 AT PAGE 4. **PARCEL IS INCLUDED IN DOCUMENT, NOTHING TO PLOT**
 10. EASEMENT AND RIGHT OF WAY GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., FOR ELECTRIC TRANSMISSION OR DISTRIBUTION LINE, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED SEPTEMBER 09, 1964 IN BOOK 20333 AT PAGE 442. EASEMENT BURDENS THE **PARCEL WAS BURDENED BY EASEMENT. EASEMENT IS NOT PLOTTABLE.**
 11. RESERVATION OF ONE-HALF OF ANY AND ALL INTEREST IN COAL, OIL, GAS AND OTHER MINERALS IN, UNDER AND UPON THE SUBJECT PROPERTY, BY JUANITA HUDSON IN WARRANTY DEED RECORDED SEPTEMBER 24, 1964 IN BOOK 20333, OR A SEVERANCE OF MINERALS EVIDENCED THEREBY, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. **PARCEL IS INCLUDED IN DOCUMENT, ONE HALF OF MINERAL RIGHTS SEVERED**
 12. RESERVATION OF ALL REMAINING MINERAL RIGHTS BY GERALD L. HLATKI AND MYRLE E. HLATKI IN WARRANTY DEED RECORDED NOVEMBER 20, 1978 IN BOOK 3110 AT PAGE 614, OR A SEVERANCE OF MINERALS EVIDENCED THEREBY, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. **PARCEL IS INCLUDED IN DOCUMENT, REMAINING MINERAL RIGHTS SEVERED**
 13. INCLUSION OF SUBJECT PROPERTY IN THE UPPER BLACK SQUIRREL CREEK GROUND WATER MANAGEMENT DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 11, 1979, IN BOOK 3260 AT PAGE 701. **PARCEL IS INCLUDED IN DISTRICT, NOTHING TO PLOT**
 14. INCLUSION OF SUBJECT PROPERTY IN THE FALCON FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 02, 1980, IN BOOK 3380 AT PAGE 670 AND RECORDED DECEMBER 2, 1980 IN BOOK 3380 AT PAGE 675 AND RECORDED FEBRUARY 17, 1981 IN BOOK 3404 AT PAGE 582 AND RECORDED FEBRUARY 17, 1981 IN BOOK 3404 AT PAGE 587. **PARCEL IS INCLUDED IN DISTRICT, NOTHING TO PLOT**
 15. THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE WOODMEN HILLS METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 12, 2003, UNDER RECEPTION NO. 203286253 AND JANUARY 23, 2004 UNDER RECEPTION NO. 204013207 AND MARCH 13, 2023 UNDER RECEPTION NO. 223020253. **PARCEL IS INCLUDED IN DISTRICT, NOTHING TO PLOT**
 16. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 04-501 REGARDING SKETCH PLAN, RECORDED JANUARY 24, 2005, UNDER RECEPTION NO. 205011638. **PARCEL IS INCLUDED IN DOCUMENT, NOTHING TO PLOT**
 17. THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE WOODMEN ROAD METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JANUARY 29, 2004, UNDER RECEPTION NO. 204016142. **PARCEL IS INCLUDED IN DISTRICT, NOTHING TO PLOT**
 18. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND WATER RIGHTS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDERS RECORDED APRIL 5, 2005, UNDER RECEPTION NUMBERS 205048369, 205048370 AND 205048371. **PARCEL IS INCLUDED IN DOCUMENT, NOTHING TO PLOT**
 19. ALL WATER AND WATER RIGHTS CONVEYED TO WOODMEN HILLS METROPOLITAN DISTRICT DESCRIBED IN THAT SPECIAL WARRANTY DEED—WATER RIGHTS RECORDED APRIL 8, 2005 UNDER RECEPTION NO. 205050350. **PARCEL IS INCLUDED IN DOCUMENT, NOTHING TO PLOT**
 20. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 07-133 RECORDED MAY 30, 2007 UNDER RECEPTION NO. 207072586. **PARCEL IS INCLUDED IN DOCUMENT, NOTHING TO PLOT**
 21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 07-134 RECORDED MAY 30, 2007 AT RECEPTION NO. 207072587. **PARCEL IS INCLUDED IN DOCUMENT, NOTHING TO PLOT**
 22. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 07-135 RECORDED MAY 30, 2007 AT RECEPTION NO. 207072588. **PARCEL IS INCLUDED IN DOCUMENT, NOTHING TO PLOT**
 23. THE EFFECT OF BENT GRASS OVERALL PUD DEVELOPMENT PLAN, RECORDED JUNE 04, 2007, UNDER RECEPTION NO. 207074523. **PARCEL IS INCLUDED IN DOCUMENT, NOTHING TO PLOT**
 24. THE EFFECT OF BENT GRASS PHASE ONE SITE SPECIFIC PUD DEVELOPMENT PLAN, RECORDED JUNE 04, 2007, UNDER RECEPTION NO. 207074524. **PARCEL IS NOT INCLUDED IN DOCUMENT**
 25. THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE BENT GRASS METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED SEPTEMBER 25, 2007, UNDER RECEPTION NO. 207124524, NOVEMBER 29, 2007 UNDER RECEPTION NO. 207152168 AND RECORDED DECEMBER 11, 2007 UNDER RECEPTION NO. 207157347 AND RECORDED DECEMBER 18, 2007 UNDER RECEPTION NO. 207160587 AND RECORDED AUGUST 7, 2013 UNDER RECEPTION NO. 213101580. **PARCEL IS INCLUDED IN DOCUMENTS, NOTHING TO PLOT**
 26. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN OIL AND GAS LEASE BETWEEN JUANITA HUDSON AND RED RIVER RESOURCES, LLC, RECORDED DECEMBER 27, 2011 UNDER RECEPTION NO. 211128377 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTERESTS THEREIN. **PARCEL IS INCLUDED IN DOCUMENTS, NOTHING TO PLOT**
- NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
27. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 13-141, RECORDED MARCH 27, 2013, UNDER RECEPTION NO. 213039538. **PARCEL IS INCLUDED IN DOCUMENTS, NOTHING TO PLOT**
 28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JUNE 03, 2013 UNDER RECEPTION NO. 213071317 AND SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 215064707, SECOND ADDENDUM TO SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JULY 1, 2016 UNDER RECEPTION NO. 216073107. **PARCEL IS INCLUDED IN DOCUMENTS, NOTHING TO PLOT**
 29. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BENT GRASS EAST COMMERCIAL FILING NO. 1 RECORDED JUNE 3, 2013 UNDER RECEPTION NO. 213713328. RESOLUTION NO. 13-142 IN CONJUNCTION THEREWITH RECORDED AUGUST 01, 2013 AT RECEPTION NO. 213098893. **SHOWN**
 30. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS WHICH ARE A BURDEN TO THE SUBJECT PROPERTY AS SET FORTH AND GRANTED IN RECIPROCAL ACCESS EASEMENT AND TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT RECORDED JUNE 04, 2013 UNDER RECEPTION NO. 213072561 AND FIRST AMENDMENT TO RECIPROCAL ACCESS EASEMENT AND TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT RECORDED JULY 31, 2013 UNDER RECEPTION NO. 213098588. **PARCEL B, SHOWN**
 31. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESTRICTIVE COVENANT AGREEMENT RECORDED JULY 31, 2013 UNDER RECEPTION NO. 213098864. **PARCEL IS INCLUDED IN DOCUMENT, NOTHING TO PLOT**
 32. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 14-341 REGARDING APPROVAL OF PRELIMINARY PLAN REQUEST FOR BENT GRASS EAST COMMERCIAL (SP-14-009) RECORDED SEPTEMBER 11, 2014 UNDER RECEPTION NO. 214083055. **PARCEL IS INCLUDED IN DOCUMENT, NOTHING TO PLOT**



TITLE COMMITMENT NOTES: (CONTINUED)

33. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN USE RESTRICTION AGREEMENT RECORDED SEPTEMBER 19, 2014 UNDER RECEPTION NO. 214085629 AND FIRST AMENDMENT TO USE RESTRICTION AGREEMENT RECORDED OCTOBER 17, 2014 UNDER RECEPTION NO. 214095183. **PARCEL IS INCLUDED IN DOCUMENT, NOTHING TO PLOT**
34. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BENT GRASS EAST COMMERCIAL FILING NO. 2 RECORDED OCTOBER 09, 2014 UNDER RECEPTION NO. 214713515. RESOLUTION NO. 14-340 IN CONNECTION THEREWITH RECORDED SEPTEMBER 11, 2014 UNDER RECEPTION NO. 214083054. **SHOWN**
35. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED OCTOBER 09, 2014 UNDER RECEPTION NO. 214092268. **PARCEL IS INCLUDED IN DOCUMENT, NOTHING TO PLOT**
36. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED OCTOBER 09, 2014 UNDER RECEPTION NO. 214092269. **PARCEL IS INCLUDED IN DOCUMENT, NOTHING TO PLOT**
37. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BENT GRASS EAST COMMERCIAL FILING NO. 2A RECORDED DECEMBER 02, 2014 UNDER RECEPTION NO. 214713554. **SHOWN**
38. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 13-143 RECORDED MARCH 27, 2013, UNDER RECEPTION NO. 213039539. **PARCEL IS INCLUDED IN DOCUMENT, NOTHING TO PLOT**
39. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 15-109 RECORDED MARCH 06, 2015 UNDER RECEPTION NO. 215021334. **DOCUMENT PERTAINS TO THE IMPROVEMENTS TO BENT GRASS MEADOWS DRIVE.**
40. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BENT GRASS COMMERCIAL MERCHANTS ASSOCIATION RECORDED MAY 25, 2018 UNDER RECEPTION NO. 218059945. **PARCEL IS INCLUDED IN THE EXPANSION PROPERTY, DOES NOT CURRENTLY BURDEN THE PROPERTY.**
NOTE: SUBJECT PROPERTY IS A PORTION OF EXPANSION PROPERTY.
41. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SIGNAGE EASEMENT AGREEMENT RECORDED JUNE 14, 2022 UNDER RECEPTION NO. 222081645. **EASEMENT LOCATED OFF SUBJECT PROPERTY.**
42. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BENT GRASS EAST FILING NO. 4 RECORDED JUNE 11, 2024 UNDER RECEPTION NO. 224715331. RESOLUTION NO. 24-185 IN CONNECTION THEREWITH RECORDED MAY 9, 2024 UNDER RECEPTION NO. 224034871. **SHOWN**
43. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS WHICH ARE A BURDEN TO THE SUBJECT PROPERTY AS SET FORTH AND GRANTED IN DECLARATION OF CROSS-ACCESS EASEMENT RECORDED NOVEMBER 03, 2023 UNDER RECEPTION NO. 223092254 AND JUNE 11, 2024 UNDER RECEPTION NO. 224044076. **PARCEL C, BLANKET EASEMENT COVERS OF LOT 1 AND LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4 NOT COVERED BY PARCEL B SHOWN HEREON.**
44. RIGHT OF REVERSION, COVENANTS, TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EXHIBIT "B" OF SPECIAL WARRANTY DEED RECORDED _____ UNDER RECEPTION NO. _____. (TO BE RECORDED)

LEGAL DESCRIPTION

PARCEL A:
LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4, COUNTY OF EL PASO, STATE OF COLORADO.
THE ABOVE LOT CONTAINS 33,776 SQUARE FEET, MORE OR LESS.

PARCEL B:
THOSE NON-EXCLUSIVE EASEMENT RIGHTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS CREATED BY RECIPROCAL ACCESS EASEMENT AND TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT RECORDED JUNE 04, 2013 UNDER RECEPTION NO. 213072561 AND FIRST AMENDMENT TO RECIPROCAL ACCESS EASEMENT AND TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT RECORDED JULY 07, 2013 UNDER RECEPTION NO. 213098588.

PARCEL C:
THOSE NON-EXCLUSIVE EASEMENT RIGHTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS CREATED BY DECLARATION OF CROSS-ACCESS EASEMENT RECORDED NOVEMBER 3, 2023 UNDER RECEPTION NO. 223092254 AND JUNE 11, 2024 UNDER RECEPTION NO. 224044076.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1, BENT GRASS EAST COMMERCIAL FILING NO. 4, RECORDED AT RECEPTION NO. 224715331, IN THE RECORDS OF EL PASO COUNTY COLORADO. SAID LINE BEARS N89°30'48"E FROM MONUMENTS SHOWN.

FLOOD PLAIN STATEMENT

THIS PARCEL LIES IN ZONE X, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 08041C0553 G DATED DECEMBER 07, 2018. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THESE ZONES.

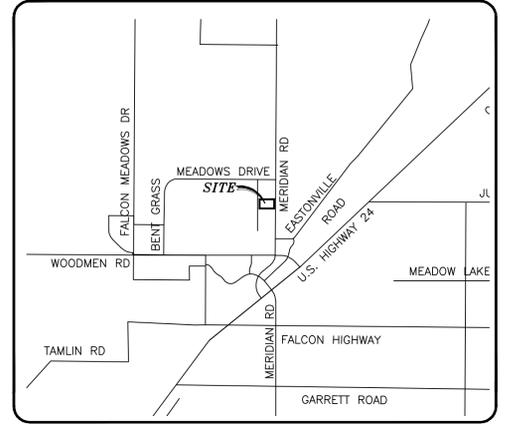
ZONE X - AREAS OUTSIDE THE 500 YEAR FLOOD AREAS.

GENERAL NOTES

- 1) ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
- 2) ALL BOUNDARY DIMENSIONS SHOWN REPRESENT PLATTED COURSES, FOUND OR SET PROPERTY MONUMENTS CONFIRM PATTED COURSES.
- 3) THE PROPERTY SURVEYED IS CONTIGUOUS WITH NO GAPS OR OVERLAPS.
- 4) THE CONCRETE DEVELOPMENT SIGN LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY IS NOT COVERED BY EASEMENT.

REVISIONS

- 9/27/24 MAP CREATION
- 4/4/24 REVISE NOTES AND ADD EXCEPTION REFERENCE NO.'S
- 9/7/24 REVISE LEGEND



VICINITY MAP

n.t.s.
LEGEND

PROPERTY LINE	—	SET 1/2" REBAR AND CAP PLS 34583 (UNLESS SHOWN OTHERWISE)	•
R.O.W.	—	FOUND MONUMENT	⊙
EASEMENT	—	TELEPHONE MANHOLE	⊕
CURB & GUTTER	—	FIBER OPTIC MANHOLE	⊕
EDGE OF PAVEMENT	—	SANITARY MANHOLE	⊕
GAS MAIN	—	STORM MANHOLE	⊕
WATER MAIN	—	STORM FLARED END SECTION	⊕
SANITARY SEWER	—	PEDESTAL (ELEC./TELE., WAT., CATV)	⊕
STORM SEWER	—	UTILITY POLE	⊕
OVERHEAD WIRES	—	LIGHT POLE	⊕
UNDERGROUND ELEC. WIRES	—	ELEC. VAULT	⊕
UNDERGROUND TELE. WIRES	—	TRANSFORMER	⊕
COMMUNICATIONS WIRES	—	ELECTRIC PANEL	⊕
FENCE LINE	—	ORNAMENTAL LIGHT	⊕
GUARD RAIL	—	AIR CONDITIONER	⊕
FIRE HYDRANT	⊕	ELECTRIC HANDHOLE	⊕
WATER METER	⊕	ELECTRIC METER	⊕
WATER VALVE	⊕	CLEANOUT	⊕
GAS METER	⊕	UNDERGROUND MARKER (ELEC., TELE., WAT., CATV)	⊕
UNDERGROUND MARKER (ELEC., TELE., WAT., CATV)	⊕	SIGN	⊕
FIBER OPTIC VAULT	⊕	SANITARY SERVICE	SS
		WATER SERVICE	WS
		GAS SERVICE	GS

ABBREVIATIONS

I.E. = INVERT ELEVATION	AL = ALUMINUM
T.O.P. = TOP OF PIPE	RPC = RED PLASTIC CAP
FL = FLOWLINE	YPC = YELLOW PLASTIC CAP
B.O.P. = BOTTOM OF PIPE	OPC = ORANGE PLASTIC CAP
SAN. = SANITARY SYSTEM	MON. = MONUMENT
R-O-W = RIGHT OF WAY	IP = IRON PIPE

SURVEYOR'S CERTIFICATION:

TO: LAND TITLE GUARANTEE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, LIVE OAK BANK.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 27, 2024.
DATE OF MAP: OCTOBER 2, 2024
FINAL REV. _____, 2024

JAMES F. LENZ
COLORADO PLS 34583
FOR AND ON BEHALF OF
RIDGELINE LAND SURVEYING LLC

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____ 2024, AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

STEVE SCHLEIKER, EL PASO COUNTY CLERK AND RECORDER

BY: _____ DEPUTY _____ FEE: _____

