

ALTA/NSPS LAND TITLE SURVEY

PARCELS LOCATED IN THE WEST HALF OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION

PER LAND TITLE GUARANTEE COMPANY ALTA COMMITMENT ORDER NO. SC55109592 WITH A COMMITMENT DATE OF FEBRUARY 03, 2023 AT 5:00 P.M.

PARCEL A:

LOT 1, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1,
COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. LYING EAST OF THE EAST LINE OF THAT TRACT CONVEYED TO THE STATE HIGHWAY DEPARTMENT BY QUITCLAIM DEED RECORDED SEPTEMBER 8, 1948 IN BOOK 1185 AT PAGE 458, ALSO DESCRIBED AS: THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 996.04 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY 25 DESCRIBED IN THAT DEED TO THE STATE HIGHWAY DEPARTMENT RECORDED SEPTEMBER 8, 1948 IN BOOK 1185 AT PAGE 458, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE ON A DEFLECTION ANGLE TO THE LEFT 95°08'20" AND ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 1334.24 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ON A DEFLECTION ANGLE TO THE RIGHT 95°00'36" AND ALONG SAID NORTHERLY LINE 441.95 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ON A DEFLECTION ANGLE TO THE RIGHT 90°16'15" AND ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1329.88 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ON A DEFLECTION ANGLE TO THE RIGHT 89°51'29" AND ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 319.15 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTHERLY BOUNDARY OF LOT 1, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1, BEING MONUMENTED AS SHOWN HEREON, ASSUMED TO BEAR SOUTH 80°00'37" WEST, A DISTANCE OF 358.79 FEET.

BENCHMARK

NGS CONTROL POINT T 395 BEING A STANDARD NGS STEEL ROD IN A LOGO MONUMENT BOX LOCATED 20 MILES NORTH OF COLORADO SPRINGS ON THE EAST SIDE OF I-25, 1,200 FEET NORTH OF THE WEIGH STATION BUILDING, AND 20.5 FEET EAST OF THE EASTERLY EDGE OF OIL OF THE NORTHBOUND LANES OF I-25.

ELEVATION = 7111.32 (NAVD88)

FLOOD ZONE

THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 08041C0276G, MAP REVISED DECEMBER 7, 2018.

TITLE COMMITMENT NOTES

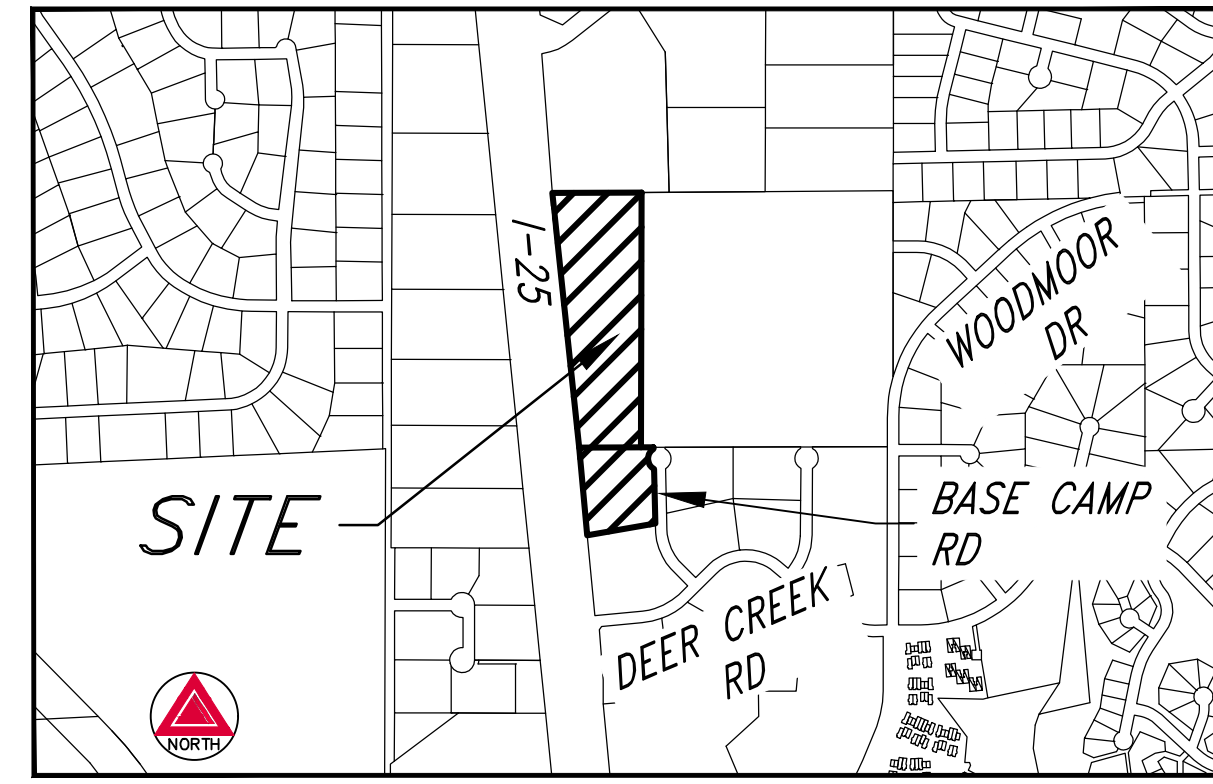
LAND TITLE GUARANTEE COMPANY ALTA COMMITMENT ORDER NO. SC55109592 WITH A COMMITMENT DATE OF FEBRUARY 03, 2023 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.

NOTE: THE WORD "AFFECTS" AS USED BELOW, IS HEREBY DEFINED AS: "A DETERMINATION THAT THE PROPERTY OR INTERESTS DESCRIBED, WITHIN THE ITEMS LISTED ABOVE THE SCHEDULE B, PART II PROVIDED, FALLS WITHIN OR TOUCHES THE SURVEYED PROPERTY".

ITEM NUMBERS BELOW REFER TO THOSE ITEMS AS LISTED IN SCHEDULE B, PART II OF SAID TITLE COMMITMENT.

ITEM NUMBERS 1-7 ARE STANDARD EXCEPTIONS NOT TO BE ADDRESSED AS A PART OF THIS SURVEY.

- (NOTE; EXCEPTIONS BELOW AFFECT PARCELS A AND B UNLESS INDICATED AS ONLY AFFECTING PARCELS A OR B.)
8. EXISTING LEASES AND TENANCIES, IF ANY.
NOT ADDRESS BY THIS SURVEY.
 9. RIGHTS AND RESERVATIONS AS CONTAINED IN PATENTS OF THE UNITED STATE RECORDED NOVEMBER 27, 1878 IN BOOK 25 AT PAGES 349 AND 350 AND MAY 25, 1888 IN BOOK 72 AT PAGE 182.
AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
 10. ANY AND ALL RIGHTS OF THE MONUMENT DITCH COMPANY OR SUCCESSOR ENTITY RELATING TO MONUMENT DITCH OR CANAL, WHICH TRAVERSES SUBJECT PROPERTY OR IS DESCRIBED AS A BOUNDARY OF SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO DITCH MAINTENANCE AND ACCESS RIGHTS TO LANDS ADJOINING THE DITCH OR CANAL, AS DISCLOSED BY INSTRUMENT RECORDED MAY 22, 1885 IN BOOK 60 AT PAGES 35 AND 36.
DOES NOT AFFECT THE SURVEYED PROPERTY.
 11. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATION, ACCESS RIGHTS AND LIMITATIONS OF ACCESS AS SET FORTH IN DEED TO STATE HIGHWAY DEPARTMENT RECORDED SEPTEMBER 08, 1948 IN BOOK 1185 AT PAGES 461, 462, 463, AND QUIT CLAIM DEEDS AMENDING SAID DEED TO HIGHWAY DEPARTMENT RECORDED AUGUST 26, 1964 IN BOOK 2031 AT PAGE 43 AND MARCH 30, 1998 UNDER RECEPTION NO. 098038911 AND JUNE 23, 1998 UNDER RECEPTION NO. 098086299.
AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
 12. A RIGHT OF WAY AND EASEMENT TO THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY, FOR COMMUNICATIONS AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED SEPTEMBER 24, 1951 IN BOOK 1312 AT PAGE 243.
AFFECTS THE SURVEYED PROPERTY BUT LOCATION IS INDETERMINATE IN NATURE AND CANNOT BE PLOTTED. THE LOCATION OF THE CABLE REFERENCED IN SAID INSTRUMENT IS UNKNOWN.
 13. RESERVATION OF A ONE-HALF INTEREST IN OIL, GAS IN AND UNDER THE LAND AND THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF PROSPECTING SUCH MINERALS, OIL, AND GAS, AS SET FORTH IN WARRANTY DEED RECORDED JULY 24, 1953 IN BOOK 1392 AT PAGE 78, OR A SEVERANCE OF MINERALS EVIDENCED THEREBY, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.



VICINITY MAP
SCALE 1" = 1000'

TITLE COMMITMENT NOTES - CONTINUED

14. RIGHT OF WAY FOR TELEPHONE LINES AS SET FORTH IN DEED RECORDED JULY 24, 1953 IN BOOK 1392 AT PAGE 78 AND MAY 17, 1955 IN BOOK 1499 AT PAGE 130 AND DECEMBER 12, 1962 IN BOOK 1937 AT PAGE 970 AND APRIL 12, 1967 IN BOOK 2175 AT PAGE 903.
AFFECTS THE SURVEYED PROPERTY BUT LOCATION IS INDETERMINATE IN NATURE AND CANNOT BE PLOTTED.
15. RESERVATION OF A ONE-HALF INTEREST IN MINERAL RIGHTS RECORDED MAY 17, 1955 IN BOOK 1499 AT PAGE 130 AND DECEMBER 12, 1962 IN BOOK 1937 AT PAGE 970
AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
16. WATER AND DITCH RIGHTS AS CONVEYED IN DEEDS RECORDED MAY 17, 1955 IN BOOK 1499 AT PAGE 130 AND DECEMBER 12, 1962 IN BOOK 1937 AT PAGE 970.
AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
17. RESERVATION SET FORTH IN INSTRUMENT RECORDED SEPTEMBER 6, 1968 IN BOOK 2252 AT PAGE 432 BETWEEN F.M. SETCHELL AND W.L. SETCHELL AND THE WOODMOOR CORPORATION EXCEPTING ONE-HALF MINERAL RIGHTS HERETOFORE CONVEYED.
(AFFECTS PARCEL A)
AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
18. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF WOODMOOR BUSINESS/TECHNOLOGICAL PARK RECORDED DECEMBER 09, 1971 IN PLAT BOOK T2 AT PAGE 68 UNDER RECEPTION NO. 848443.
(AFFECTS PARCEL A)
THE REFERENCED PLAT AFFECTS THE SURVEYED PROPERTY, BUT THERE ARE NO PLOTTABLE EASEMENTS PER SAID PLAT WHICH LIE WITHIN THE SURVEYED PROPERTY.
19. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED FEBRUARY 03, 1972, IN BOOK 2465 AT PAGE 618 AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 11, 1972, IN BOOK 2530 AT PAGE 812.
(AFFECTS PARCEL A)
AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
20. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE APPLICATION FOR DRIVEWAY PERMIT RECORDED OCTOBER 18, 1972 IN BOOK 2532 AT PAGE 825.
(AFFECTS PARCEL A)
DOES NOT AFFECT THE SURVEYED PROPERTY.
21. ORDER AND DECREE CREATING TRI-LAKES FIRE PROTECTION DISTRICT RECORDED JULY 18, 1977 IN BOOK 2941 AT PAGE 577.
AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
22. TERMS, CONDITIONS, PROVISIONS OF RESOLUTION NO. 85-153, LAND USE-86 RECORDED MAY 31, 1985 IN BOOK 5015 AT PAGE 1430.
(AFFECTS PARCEL A, SEE PAGES 1447 TO 1449 FOR SAID RESOLUTION)
DOES NOT AFFECT THE SURVEYED PROPERTY.
23. ANY TAX, LIEN, FEE OR ASSESSMENT OTHER EFFECT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE WOODMOOR WATER AND SANITATION DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 28, 1998 IN BOOK 5698 AT PAGE 120, AND MARCH 6, 1990 IN BOOK 5717 AT PAGE 267, AND JUNE 25, 1990 IN BOOK 5749 AT PAGE 349, AND JULY 22, 1998 UNDER RECEPTION NO. 98102299 AND SEPTEMBER 18, 1998 UNDER RECEPTION NUMBER 98135387, AS WELL AS ANY TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SAID INSTRUMENTS.
AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
24. WATER RIGHTS CONVEYED IN DEED RECORDED JULY 22, 1998 UNDER RECEPTION NO. 98102300.
(AFFECTS PARCEL B)
AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
25. EASEMENTS, NOTES, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF GREATER EUROPE MISSION SUBDIVISION FILING NO. 1 RECORDED MARCH 30, 2000 UNDER RECEPTION NO. 200033900.
(AFFECTS PARCEL A)
AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON.
26. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 99-303 RECORDED SEPTEMBER 07, 1999 UNDER RECEPTION NO. 099142096.
(AFFECTS PARCEL B)
AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.

TITLE COMMITMENT NOTES - CONTINUED

27. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED APRIL 11, 2000, UNDER RECEPTION NO. 200039720.
EXPIRATION DATE OF 12/31/2015.
(AFFECTS PARCEL A)
AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 00-30 RECORDED MARCH 07, 2001 UNDER RECEPTION NO. 201027831.
(AFFECTS PARCEL A)
AFFECTS THE SURVEYED PROPERTY, AND IS SHOWN HEREON.
29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN THE RESOLUTION NO. 00-88 RECORDED MARCH 7, 2001, UNDER RECEPTION NO. 201027841.
(AFFECTS PARCEL A)
AFFECTS THE SURVEYED PROPERTY, AND IS SHOWN HEREON.
30. THE EFFECT OF RESOLUTION NO. 12-007, RECORDED JANUARY 19, 2012, UNDER RECEPTION NO. 212006140.
AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
31. THE EFFECT OF RESOLUTION NO. 18-017, RECORDED JANUARY 16, 2018, UNDER RECEPTION NO. 218005929.
(AFFECTS PARCEL A)
AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
32. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN MEMORANDUM OF AGREEMENT RECORDED JANUARY 16, 2018 UNDER RECEPTION NO. 218005930.
(AFFECTS PARCEL A)
AFFECTS THE SURVEYED PROPERTY BUT HAS EXPIRED BY ITS TERMS.
33. THE EFFECT OF RESOLUTION NO. 18-018, RECORDED JANUARY 16, 2018, UNDER RECEPTION NO. 218005931.
(AFFECTS PARCEL A)
AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLOTTABLE ITEM.
34. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN MEMORANDUM OF AGREEMENT RECORDED JANUARY 16, 2018 UNDER RECEPTION NO. 218005932.
(AFFECTS PARCEL A)
AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON.
35. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT TCE-11 RECORDED MARCH 02, 2018 UNDER RECEPTION NO. 21802442.
(AFFECTS PARCEL A)
AFFECTS THE SURVEYED PROPERTY BUT HAS EXPIRED BY ITS TERMS.
36. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT TCE-12-1 RECORDED APRIL 17, 2018 UNDER RECEPTION NO. 218043184.
(AFFECTS PARCEL B)
AFFECTS THE SURVEYED PROPERTY BUT HAS EXPIRED BY ITS TERMS.
37. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT TCE-12-2 RECORDED APRIL 17, 2018 UNDER RECEPTION NO. 218043185.
(AFFECTS PARCEL B)
AFFECTS THE SURVEYED PROPERTY BUT HAS EXPIRED BY ITS TERMS.
38. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT PE-12 RECORDED APRIL 17, 2018 UNDER RECEPTION NO. 218043186.
(AFFECTS PARCEL B)
AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON.
39. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 22-441 RECORDED DECEMBER 07, 2022, UNDER RECEPTION NO. 222147512.
AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.

GENERAL NOTES

1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW ON MAY 10, 2022 AND UPDATED ON FEBRUARY 13, 2023.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. AS TO TABLE A ITEM NO. 2: SURVEYED PROPERTY ADDRESS AS POSTED IS 18950 BASE CAMP ROAD, MONUMENT, CO 80132-8009.
4. AS TO TABLE A ITEM NO. 4: THE SURVEYED PARCEL 1 CONTAINS A TOTAL OF 3,591 ACRES OR 156,422 SQUARE FEET, MORE OR LESS. THE SURVEYED PARCEL 2 CONTAINS A TOTAL OF 11,609 ACRES OR 505,680 SQUARE FEET, MORE OR LESS. PARCELS 1 AND 2 COMBINED CONTAIN A TOTAL OF 15,200 ACRES OR 662,102 SQUARE FEET, MORE OR LESS.
5. AS TO TABLE A ITEM NO. 6(A) & 6(B): THERE WAS NO ZONING LETTER OR REPORT PROVIDED BY THE CLIENT AT THE TIME OF THIS SURVEY.
6. AS TO TABLE A ITEM NO. 9: THE NUMBER OF ACTUAL PARKING SPACES LOCATED ON THE SURVEYED PROPERTY IS 98, INCLUDING 2 DESIGNATED AS HANDICAP SPACES.
7. AS TO TABLE A ITEM NO. 11: THIS SURVEY DOES NOT CERTIFY TO SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY TYPE. LOCATION DEPICTED HEREON ARE DERIVED FROM FIELD SURVEY OF UTILITY FLAGGING / PAINT MARKING, PERFORMED BY AZTEC CONSULTANTS INC. UTILITY LOCATES DEPARTMENT ON MAY 6, 2022.
8. AS TO TABLE A ITEM NO. 12: THERE WERE NO GOVERNMENTAL AGENCY SURVEY - RELATED REQUIREMENTS PROVIDED BY THE CLIENT AT THE TIME OF THIS SURVEY.
9. AS TO TABLE A ITEM NO. 16: THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
10. AS TO TABLE A ITEM NO. 17: NO INFORMATION WAS MADE AVAILABLE ABOUT PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
11. AS TO TABLE A ITEM NO. 18: ANY PLOTTABLE OFFSITE EASEMENTS THAT WERE PROVIDED WITHIN THE TITLE COMMITMENT REFERENCED HEREIN ARE SHOWN HEREON.
12. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LAND TITLE GUARANTEE COMPANY ALTA COMMITMENT ORDER NO. SC55109592 WITH A COMMITMENT DATE OF FEBRUARY 03, 2023 AT 5:00 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SURVEYED PROPERTY.
13. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO BASE CAMP ROAD, A DEDICATED PUBLIC STREET.
14. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
15. THERE WERE NO ENCROACHMENTS OBSERVED AT THE TIME OF THIS SURVEY.

SURVEYOR'S STATEMENT

TO: CENTRAL DEVELOPMENT PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY
GREATER EUROPE MISSION, AN ILLINOIS NONPROFIT CORPORATION
LAND TITLE GUARANTEE COMPANY
OLD REPUBLIC NATIONAL 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(a), 6(b), 7(a), 8, 9, 11(b), 12, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 10, 2022 AND UPDATED ON FEBRUARY 13, 2023.

DATE OF PLAT OR MAP: 2/23/2023

BRADY J. MOORHEAD, PLS NO. 38668
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

EL PASO COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS ALTA WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF EL PASO COUNTY AT ____M. ON THE ____ DAY OF _____, 20____,
RECEPTION NO. _____,
EL PASO COUNTY CLERK AND RECORDER
BY: _____
DEPUTY

SCALE	N/A
DATE	2/23/2023
BY	
DATE	
REVISION DESCRIPTION	

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
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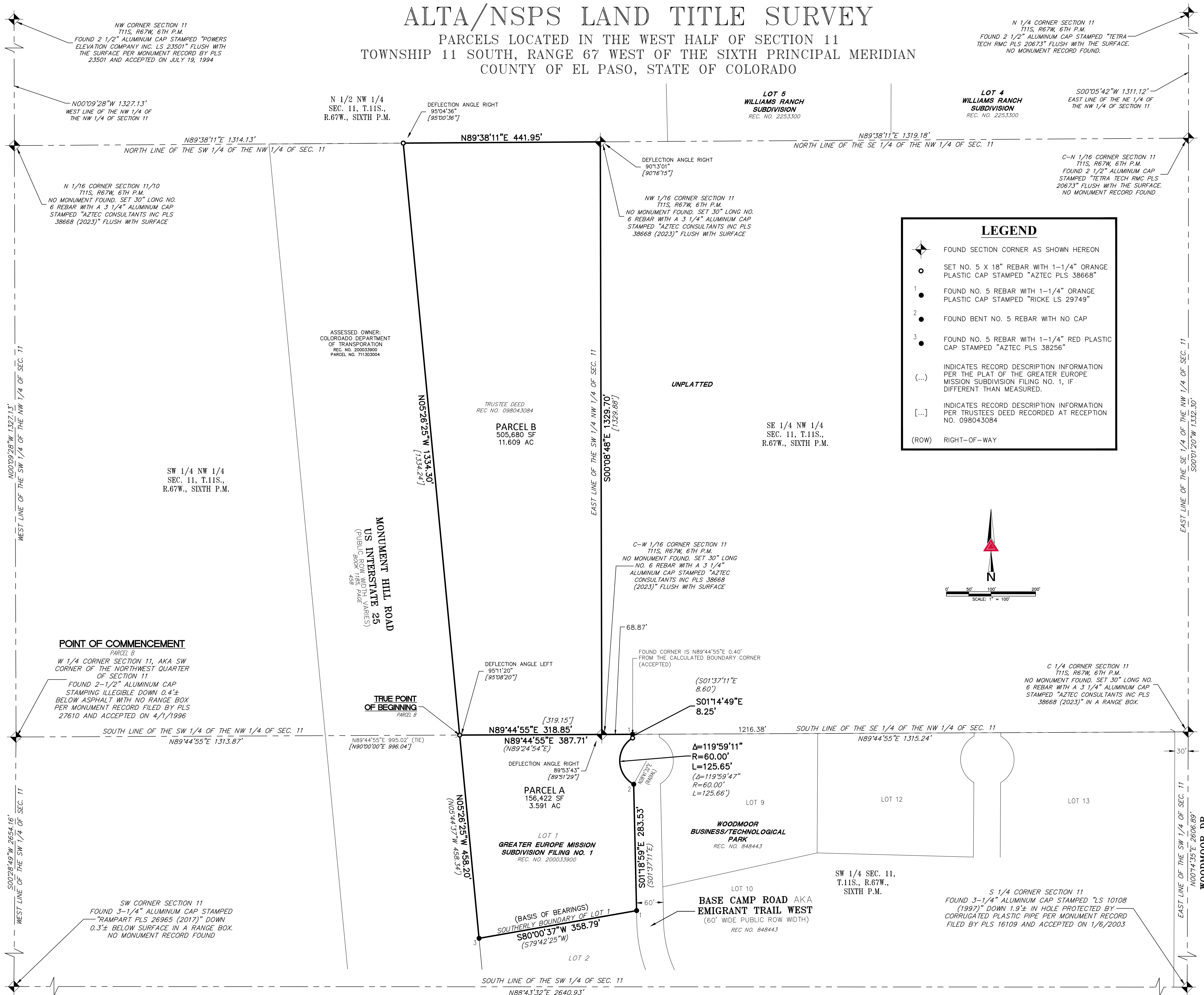
ALTA/NSPS LAND TITLE SURVEY
W 1/2 SEC. 11, T.11S., R.67W., 6TH P.M.
EL PASO COUNTY, COLORADO
 PREPARED FOR
 THE GARRETT COMPANIES
 1051 GREENWOOD SPRINGS BLVD., SUITE 101, GREENWOOD, IN 46143

SHEET	ONE
OF	5 SHEETS
JOB NO.	144422-02

FOR REVIEW

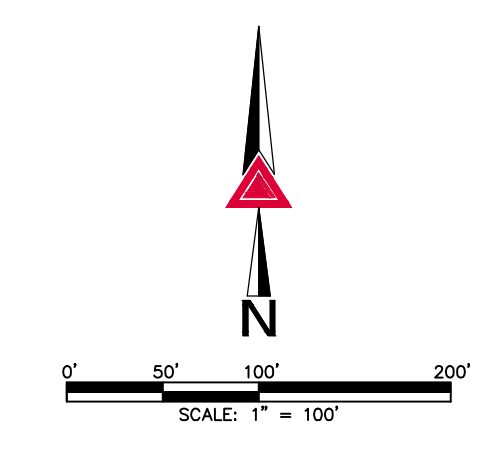
ALTA/NSPS LAND TITLE SURVEY

PARCELS LOCATED IN THE WEST HALF OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38668"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "RICKE LS 29749"
- FOUND BENT NO. 5 REBAR WITH NO CAP
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- (...) INDICATES RECORD DESCRIPTION INFORMATION PER THE PLAT OF THE GREATER EUROPE MISSION SUBDIVISION FILING NO. 1, IF DIFFERENT THAN MEASURED.
- [...] INDICATES RECORD DESCRIPTION INFORMATION PER TRUSTEES DEED RECORDED AT RECEPTION NO. 098043084
- (ROW) RIGHT-OF-WAY



NW CORNER SECTION 11 T11S, R67W, 6TH P.M. FOUND 2 1/2" ALUMINUM CAP STAMPED "POWERS ELEVATION COMPANY INC. LS 23501" FLUSH WITH THE SURFACE PER MONUMENT RECORD BY PLS 23501 AND ACCEPTED ON JULY 19, 1994

N 1/2 NW 1/4 SEC. 11, T.11S., R.67W., SIXTH P.M.

N 1/16 CORNER SECTION 11/10 T11S, R67W, 6TH P.M. NO MONUMENT FOUND. SET 30" LONG NO. 6 REBAR WITH A 3 1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC PLS 38668 (2023)" FLUSH WITH SURFACE

ASSESSED OWNER: COLORADO DEPARTMENT OF TRANSPORTATION REC. NO. 200033900 PARCEL NO. 711303004

TRUSTEE DEED REC. NO. 098043084

SW 1/4 NW 1/4 SEC. 11, T.11S., R.67W., SIXTH P.M.

POINT OF COMMENCEMENT PARCEL B W 1/4 CORNER SECTION 11, AKA SW CORNER OF THE NORTHWEST QUARTER OF SECTION 11 FOUND 2-1/2" ALUMINUM CAP STAMPING ILLEGIBLE DOWN 0.4"± BELOW ASPHALT WITH NO RANGE BOX PER MONUMENT RECORD FILED BY PLS 27610 AND ACCEPTED ON 4/1/1996

TRUE POINT OF BEGINNING PARCEL B

SW CORNER SECTION 11 FOUND 3-1/4" ALUMINUM CAP STAMPED "RAMPART PLS 26965 (2017)" DOWN 0.3"± BELOW SURFACE IN A RANGE BOX. NO MONUMENT RECORD FOUND

N 1/4 CORNER SECTION 11 T11S, R67W, 6TH P.M. FOUND 2 1/2" ALUMINUM CAP STAMPED "TETRA TECH RMC PLS 20673" FLUSH WITH THE SURFACE. NO MONUMENT RECORD FOUND.

LOT 5 WILLIAMS RANCH SUBDIVISION REC. NO. 2253300

LOT 4 WILLIAMS RANCH SUBDIVISION REC. NO. 2253300

SOUTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SEC. 11

N 1/16 CORNER SECTION 11 T11S, R67W, 6TH P.M. NO MONUMENT FOUND. SET 30" LONG NO. 6 REBAR WITH A 3 1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC PLS 38668 (2023)" FLUSH WITH SURFACE

C-N 1/16 CORNER SECTION 11 T11S, R67W, 6TH P.M. FOUND 2 1/2" ALUMINUM CAP STAMPED "TETRA TECH RMC PLS 20673" FLUSH WITH THE SURFACE. NO MONUMENT RECORD FOUND

C-W 1/16 CORNER SECTION 11 T11S, R67W, 6TH P.M. NO MONUMENT FOUND. SET 30" LONG NO. 6 REBAR WITH A 3 1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC PLS 38668 (2023)" FLUSH WITH SURFACE

C 1/4 CORNER SECTION 11 T11S, R67W, 6TH P.M. NO MONUMENT FOUND. SET 30" LONG NO. 6 REBAR WITH A 3 1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC PLS 38668 (2023)" IN A RANGE BOX.

S 1/4 CORNER SECTION 11 FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 10108 (1997)" DOWN 1.9"± IN HOLE PROTECTED BY CORRUGATED PLASTIC PIPE PER MONUMENT RECORD FILED BY PLS 16109 AND ACCEPTED ON 1/6/2003

SCALE	1" = 100'
DATE	2/23/2023
BY	
DATE	
REVISION DESCRIPTION	

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado, 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

ALTA/NSPS LAND TITLE SURVEY
W 1/2 SEC. 11, T.11S., R.67W., 6TH P.M.
EL PASO COUNTY, COLORADO

PREPARED FOR
THE GARRETT COMPANIES
1051 GREENWOOD SPRINGS BLVD., SUITE 101, GREENWOOD, IN 46143

SHEET
TWO
OF 5 SHEETS

144422-02
JOB NO.

FOR REVIEW

ALTA/NSPS LAND TITLE SURVEY

PARCELS LOCATED IN THE WEST HALF OF SECTION 11
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

N 1/16 CORNER SECTION 11/10
T11S, R67W, 6TH P.M.
NO MONUMENT FOUND. SET 30" LONG NO.
6 REBAR WITH A 3 1/4" ALUMINUM CAP
STAMPED "AZTEC CONSULTANTS INC PLS
3866B (2022)" FLUSH WITH SURFACE

N 1/2 NW 1/4
SEC. 11, T.11S.,
R.67W., SIXTH P.M.

ASSESSED OWNER:
LEWIS-PALMER SCHOOL DISTRICT 38
REC. NO. 206144703
PARCEL NO. 711100027

LOT 5
WILLIAMS RANCH
SUBDIVISION
REC. NO. 2293300

NW 1/16 CORNER SECTION 11
T11S, R67W, 6TH P.M.
NO MONUMENT FOUND. SET 30" LONG NO. 6 REBAR WITH A 3
STAMPED "AZTEC CONSULTANTS INC PLS 3866B (2023)" FL

C-N 1/16 CORNER SECTION 11
T11S, R67W, 6TH P.M.
FOUND 2 1/2" ALUMINUM CAP
STAMPED "TETRA TECH RMC PLS
20673" FLUSH WITH THE SURFACE.
NO MONUMENT RECORD FOUND

US INTERSTATE 25
(PUBLIC ROW WIDTH VARIES)
BOOK 1185, PAGE 498

SW 1/4 NW 1/4
SEC. 11, T.11S.,
R.67W., SIXTH P.M.

RESOLUTION NO. 00-30
REC. NO. 201027831
RESOLUTION NO. 00-88
REC. NO. 201027841

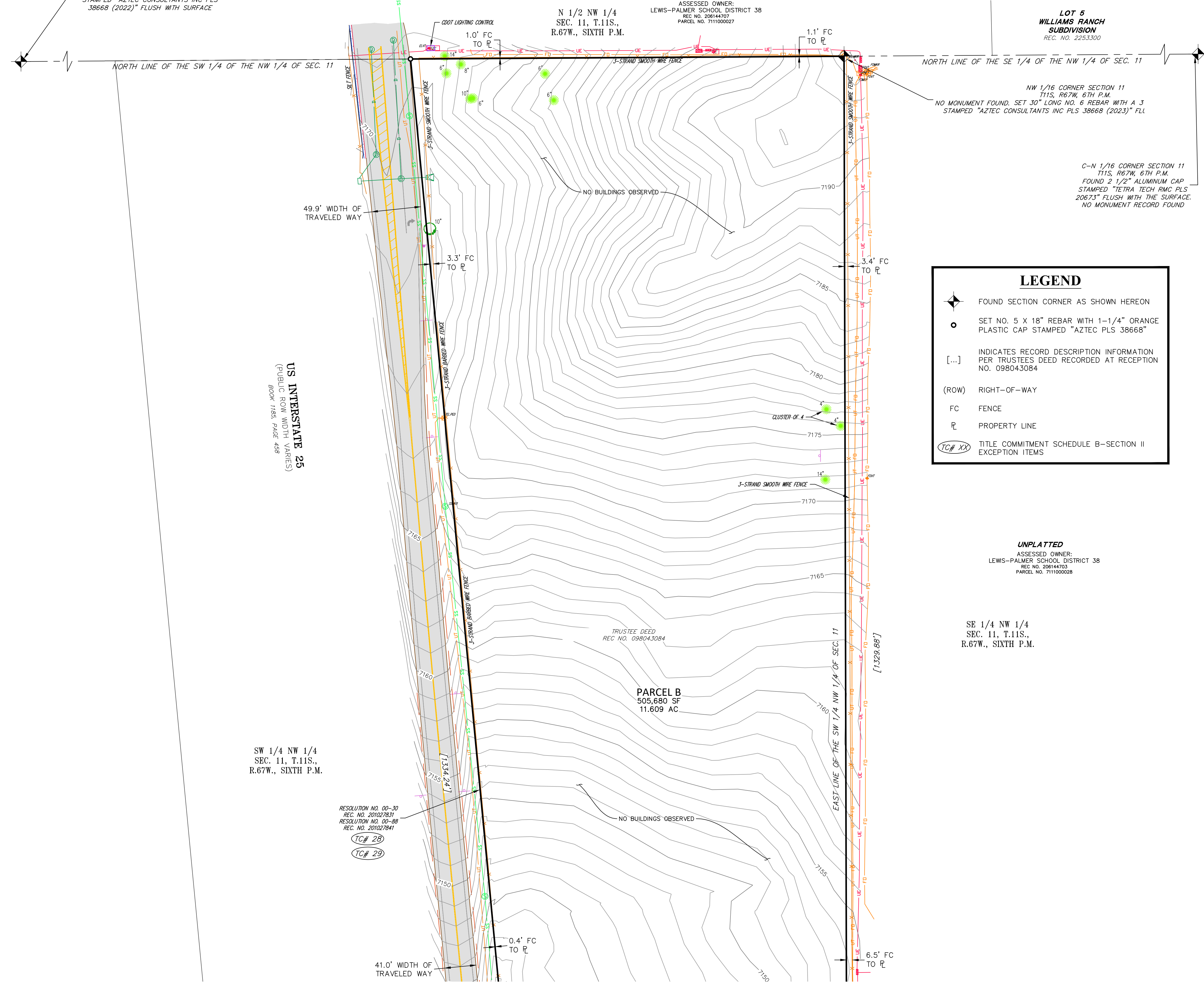
TC# 28
TC# 29

TRUSTEE DEED
REC. NO. 098043084

PARCEL B
505,680 SF
11.609 AC

SE 1/4 NW 1/4
SEC. 11, T.11S.,
R.67W., SIXTH P.M.

UNPLATTED
ASSESSED OWNER:
LEWIS-PALMER SCHOOL DISTRICT 38
REC. NO. 206144703
PARCEL NO. 711100028

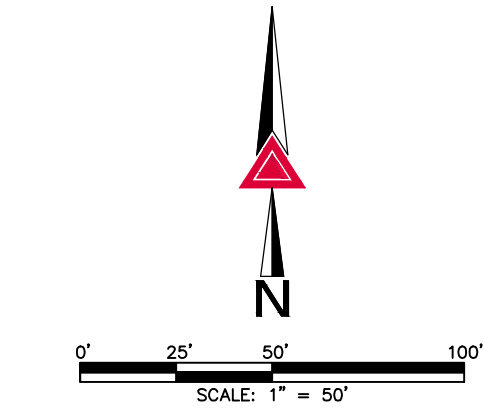


LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 3866B"
- [...] INDICATES RECORD DESCRIPTION INFORMATION PER TRUSTEE'S DEED RECORDED AT RECEPTION NO. 098043084
- (ROW) RIGHT-OF-WAY
- FC FENCE
- PL PROPERTY LINE
- TITLE COMMITMENT SCHEDULE B-SECTION II EXCEPTION ITEMS

TOPOGRAPHIC LEGEND

- SANITARY CLEANOUT
- SANITARY MANHOLE
- SANITARY MKR POST
- SANITARY UNDERGROUND
- RIPRAP
- LANDSCAPE BOULDER
- STORM LINE UNDERGROUND
- STORM INLET
- STORM FES
- STORM MANHOLE
- WATER FIRE HYDRANT
- WATER LINE UNDERGROUND
- WATER VALVE
- ELECTRIC BREAKER BOX
- ELECTRIC CABINET
- ELECTRIC METER
- ELECTRIC MKR
- ELECTRIC TRANSFORMER
- ELECTRIC UNDERGROUND
- LIGHT POLE
- ELECTRIC VAULT
- ELECTRIC OUTLET
- TELEPHONE CABINET
- TELEPHONE LINE UNDERGROUND
- TELEPHONE PEDESTAL
- FIBER OPTIC UNDERGROUND
- FIBER OPTIC CABINET
- FIBER OPTIC MKR
- FIBER OPTIC VAULT
- CABLE TV CABINET
- CABLE TV PEDESTAL
- CABLE TV UNDERGROUND
- GAS LINE UNDERGROUND
- GAS VALVE
- CONDUIT
- MISC
- LANDSCAPE EDGE
- LANDSCAPE LIGHT
- TREE CONIFER
- TREE DECIDUOUS
- FENCE
- GATE
- WOOD POST
- HANDICAP RAMP
- SIDEWALK
- FLAGPOLE
- EDGE ASPHALT
- EDGE CONCRETE
- SHOULDER
- TRAIL
- CURB LIP OF GUTTER
- CURB TOP BACK
- FLOWLINE
- CURB TOP FACE
- PAN
- PAN FLOWLINE
- LINEMARKING WHITE STRIPE SOLID
- LINEMARKING YELLOW STRIPE SOLID
- DELINEATOR
- SIGN
- BUILDING
- BUILDING OVERHANG-EAVE
- STEPS
- STRUCTURE
- COLUMN
- HANDRAIL
- WALL
- EX CONT-MJR
- EX CONT-MNR



FOR REVIEW

SCALE 1" = 50'	DATE 2/23/2023	BY	REVISION DESCRIPTION
300 East Mineral Ave., Suite 1 Littleton, Colorado, 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com			
ALTA/NSPS LAND TITLE SURVEY W 1/2 SEC. 11, T.11S., R.67W., 6TH P.M. EL PASO COUNTY, COLORADO			
PREPARED FOR THE GARRETT COMPANIES 1051 GREENWOOD SPRINGS BLVD., SUITE 101, GREENWOOD, IN 48143			
SHEET FOUR OF 5 SHEETS			
144422-02 JOB NO.			

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

