

ALTA/NSPS LAND TITLE SURVEY
PART OF THE NE 1/4 OF SECTION 21, AND THE NW 1/4 AND A PORTION OF THE SW 1/4 OF THE NE 1/4 OF
SECTION 22, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO,
SHEET 1 OF 6

TITLE COMMITMENT NOTES:

THIS ALTA/NSPS LAND TITLE SURVEY IS BASED SOLELY ON THE INFORMATION CONTAINED IN TITLE COMMITMENT NO. SC55089992. PROVIDED BY LAND TITLE GUARANTEE COMPANY, DATED MAY 2, 2018 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 FORE MENTIONED TITLE COMMITMENT WITH EACH NUMBER CORRESPONDING TO THOSE ON THE TITLE POLICY:

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

8. EXISTING LEASES AND EASEMENTS, IF ANY, **ANNUAL PASTURE LEASE AGREEMENT EXISTS BETWEEN THE R.C. SINGER CORPORATION (LESSOR) AND ROWLD SINGER (LESSEE)**

9. RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATER OF JIMMY CAMP CREEK AS THE SAME COURSES THROUGH THE SUBJECT PROPERTY, WITHOUT DIMINUTION.

10. RESERVATIONS AND RIGHTS AS SET FORTH IN PATENT OF THE UNITED STATES RECORDED JUNE 04, 1904 IN BOOK 54 AT PAGE 69. **INCLUDES SUBJECT PROPERTY**

11. ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC IN AND TO THE SUBJECT PROPERTY BY REASON OF RESOLUTION OF BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1887 IN ROAD BOOK A LINES ON THE PUBLIC DOMAIN, **NO APPARENT INTEREST ACQUIRED BY THE PUBLIC ALONG SECTION LINE COMMON TO SECTION 21 AND SECTION 22 ON SAID PROPERTY, PLOTTED.**

12. ANY AND ALL WATER, IRRIGATION, AND DITCH RIGHTS SET FORTH IN AGREEMENT RECORDED DECEMBER 9, 1922 IN BOOK 608 AT PAGE 542 AND IN DEEDS RECORDED MARCH 11, 1952 IN BOOK 1331 AT PAGE 283 AND JUNE 11, 1954, IN BOOK 1424, AT PAGE 316, DECEMBER 16, 1958 IN BOOK 1717, PAGE 606, JULY 21, 1959 IN BOOK 1755 AT PAGE 544, IN BOOK 3424, AT PAGE 316, DECEMBER 11, 1964, PAGE 606, JULY 21, 1964, PAGE 606, JULY 21, 1964, IN BOOK 3423, AT PAGE 701, BOOK 606, PAGE 542 IS AGREEMENT FOR USE OF DITCH BETWEEN SECTION 22 AND SECTION 27 RUNNING FROM THE FOUNTAIN MUTUAL IRRIGATION COMPANY DITCH, THE DITCH PHYSICALLY EXISTS AND IS PLOTTED, DEED RECORDED IN BOOK 1331, PAGE 283 TRANSFERS THE RIGHT OF 50 SHARES OF FOUNTAIN MUTUAL IRRIGATION COMPANY, DEED IN BOOK 1434 AT PAGE 316, RESERVES 1/2 INTEREST IN OIL, GAS AND MINERALS TO REMAIN WITH CLEM AND DOROTHY LUMAS.

13. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY FOR GAS PIPE LINE RECORDED OCTOBER 15, 1927 IN BOOK 798 AT PAGE 149. **EASEMENT BURDENS THE PROPERTY AND IS NOT FLOTTABLE**

14. MINERALS AS RESERVED IN DEED RECORDED JUNE 11, 1954 IN BOOK 1434 AT PAGE 316, OR A SEVERANCE OF MINERALS EVIDENCED THEREBY, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN, **DEED IN BOOK 1434 AT PAGE 316, RESERVES 1/2 INTEREST IN OIL, GAS AND MINERALS TO REMAIN WITH CLEM AND DOROTHY LUMAS.**

15. RIGHT OF WAY AND EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC, FOR ELECTRICITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED DECEMBER 26, 1962, IN BOOK 1939 AT PAGE 544. OUIT CLAIM DEED IN CONNECTION THEREWITH RECORDED APRIL 12, 1978 IN BOOK 3027 AT PAGE 355. BOOK 1939 AT PAGE 544 GRANTS MOUNTAIN VIEW ELECTRIC ASSOCIATION A BLANKET RIGHT-OF-WAY EASEMENT FOR ELECTRIC TRANSMISSION, BOOK 3027 AT PAGE 355 OUIT CLAIMS BACK TO THE SINGERS THE LANDS MORE OR LESS DESCRIBED IN BOOK 1939 AT PAGE 544.

16. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED AUGUST 29, 1963 IN BOOK 1972 AT PAGE 424. **EASEMENT FOR GAS PIPELINE TO CROSS THE EXISTING FOUNTAIN MUTUAL IRRIGATION COMPANIES DITCH LOCATED ON SUBJECT PROPERTY, DITCH AND PIPE LINE SHOWN HEREON.**

17. EASEMENT GRANTED TO DAVE LACY FOR INGRESS AND EGRESS, AND INCIDENTAL PURPOSES, BY DEED RECORDED APRIL 12, 1978, IN BOOK 3027 AT PAGE 353. SAID EASEMENT ALSO SHOWN ON PLAT OF SINGER'S SUBDIVISION RECORDED DECEMBER 23, 1981 UNDER RECEPTION NO. 499296 IN PLAT BOOK H3 AT PAGE 81. **BURDENS PROPERTY, SHOWN HEREON.**

18. RIGHT OF WAY AND EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., FOR ELECTRICITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED APRIL 17, 1978, IN BOOK 3028 AT PAGE 601. **GRANTED EASEMENT ALONG NORTHWEST SIDE OF THEN EXISTING GAS ROAD IS NOW LOCATED IN DEDICATED MARKSHEFFEL ROAD RIGHT-OF-WAY, NOT PLOTTED. ADDITIONAL EASEMENT GRANTED OVER THE WESTERLY 15 FEET OF THE NORTHWEST 1/4, ASSUMED DESCRIPTION IS REFERRING TO THE NORTHEAST 1/4 OF SECTION 21, EASEMENT SHOWN HEREON.**

19. TERMS CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS SET FORTH IN RULE AND ORDER RECORDED JANUARY 6, 1986 IN BOOK 515 AT PAGE 274. AMENDED RULE AND ORDER IN CONNECTION THEREWITH RECORDED FEBRUARY 19, 1986 IN BOOK 515 AT PAGE 274. **GRANTED EASEMENT FOR TELEPHONE SERVICE LINES PLOTS MOSTLY IN THE CIPHERBET MARKSHEFFEL ROAD RIGHT-OF-WAY. A SMALL PORTION OF SAID EASEMENT BURDENS PROPERTY SHOWN HEREON.**

20. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION AGREEMENT RECORDED JUNE 14, 1989 IN BOOK 5640 AT PAGES 858. **BURDENS THE PROPERTY, DESCRIPTION COVER THE ENTIRE PROPERTY.**

21. THE EFFECT OF ORDINANCE NO. 849, REGARDING ZONING, RECORDED JUNE 14, 1989, IN BOOK 5640 AT PAGE 866. **BURDENS THE PROPERTY, DESCRIPTION COVERS THE ENTIRE PROPERTY.**

22. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN WATER EASEMENT AGREEMENT RECORDED JULY 02, 2008 UNDER RECEPTION NO. 208076275. **BURDENS THE PROPERTY, SHOWN HEREON.**

23. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN CONSENTS TO GRANT OF EASEMENT-WATER LINE AND APPURTENANCES RECORDED JULY 02, 2008 UNDER RECEPTION NO. 208076289 AND 208076299. **CONSENT DOCUMENT THAT REFERENCES THE GRANT OF EASEMENT IN ITEM 22 (RECEPTION NO. 208076275)**

24. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN VARIANCE BY EL PASO COUNTY LAND USE DEPARTMENT, RECORDED APRIL 09, 2010 UNDER RECEPTION NO. 210033307. **GRANTED EASEMENT FOR SINGER SUBDIVISION USE AS A RADIO TRANSMISSION TOWER SITE. THE APPROVED USE, IF EVER CONSTRUCTED, WILL INDIRECTLY BURDEN THE PROPERTY.**

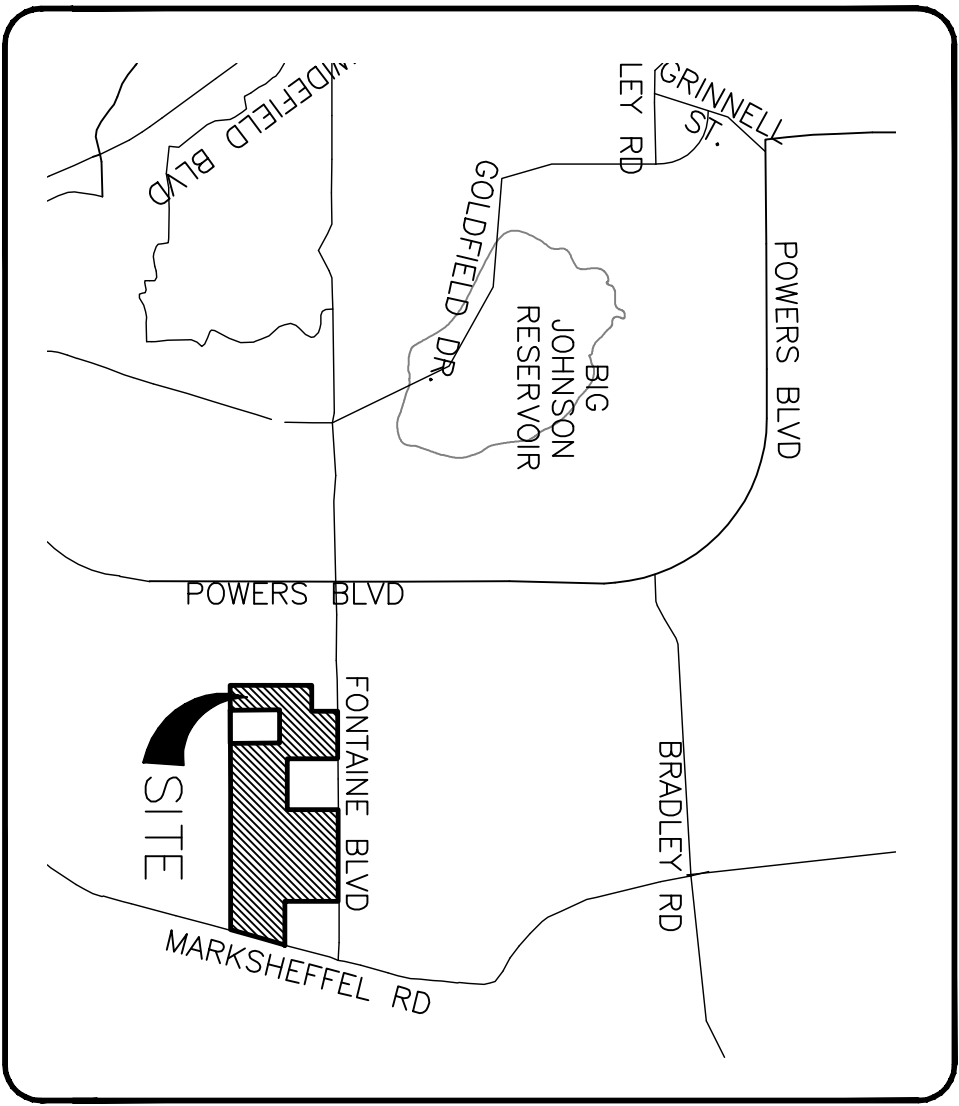
25. THE EFFECT OF RESOLUTION NO. 15--232 OF THE BOARD OF COUNTY COMMISSIONERS, RECORDED JUNE 05, 2015, UNDER RECEPTION NO. 215058074. **RESOLUTION ACCEPTS AGREEMENT TO GRANT EASEMENTS AND ACQUIRE PROPERTY REFERENCED IN ITEMS 26 & 28, TEMPORARY EASEMENT HAS EXPIRED, PERMANENT EASEMENT BURDENS PROPERTY AND IS SHOWN HEREON.**

26. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EL PASO COUNTY SERVICES DEPARTMENT MEMORANDUM OF AGREEMENT RECORDED JUNE 04, 2015 UNDER RECEPTION NO. 215058872. **BURDENS PROPERTY, SHOWN HEREON.**

27. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GROWT OF RIGHT OF WAY RECORDED DECEMBER 07, 2015 UNDER RECEPTION NO. 215131215. **BURDENS PROPERTY, SHOWN HEREON.**

28. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED MARCH 12, 2016 UNDER RECEPTION NO. 216026880. **TEMPORARY EASEMENT HAS EXPIRED ACCORDING TO THE TERMS OF THE EASEMENT AGREEMENT, DOES NOT BURDEN THE PROPERTY, NOT PLOTTED.**

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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



VICINITY MAP

n.t.s.

TABLE A ITEMS

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. **FLAGGED MONUMENTS WHERE MONUMENT WERE NOT IN EXISTENCE.**

2. ADDRESS OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK.

3. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. **SHOWN**

4. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT). **275,248 ACRES**

7. (A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. **NO BUILDINGS ON PROPERTY**

(B) SQUARE FOOTAGE OF:

(C) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED.

8. ADDITIONAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5, ABOVE) (E.G. PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). **ALL FEATURES SHOWN, ALL PROPERTY USED FOR AGRICULTURE**

11. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY:

• OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5, E.I.V.

• EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM UTILITY COMPANIES, OR PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION), AND

• MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO AN 811 UTILITY LOCATE OR SIMILAR REQUEST. **UTILITIES SHOWN HEREON WERE BASED ON FIELD OBSERVATIONS AND UTILITY LOCATES IN EXISTENCE AT THE TIME OF THE SURVEY.**

13. NAMES OF ADJOINING OWNERS, ACCORDING TO CURRENT TAX RECORDS, IF MORE THAN ONE OWNER. IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL."

14. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET, PROPERTY FRONTS FONTAINE BLVD, AND MARKSHEFFEL ROAD, **PROPERTY IS 1500' EAST OF THE INTERSECTION OF SAID ROADS AND 1350' SOUTH OF SAID INTERSECTION.**

16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. **NONE.**

18. IF THERE HAS BEEN A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT, THE SURVEYOR SHALL LOCATE ANY DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK AND SHOW THEM ON THE FACE OF THE PLAT OR MAP. IF NO MARKERS WERE OBSERVED, THE SURVEYOR SHALL SO STATE. **NO WETLANDS MARKERS WERE OBSERVED.**

SURVEYOR'S CERTIFICATION:

TO R.C. SINGER CORPORATION, AND LAND TITLE GUARANTEE 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 SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7a, 7b(1), 7c, 8, 11, 13, 14, 16, 18, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 11, 2018.

DATE OF MAP: JULY 19, 2018

JAMES F. LENZ
COLORADO P.L.S. 34583
FOR AND ON BEHALF OF
RIDGELINE LAND SURVEYING LLC

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 21, AND THE NORTHWEST QUARTER AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN THE CITY OF FOUNTAIN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH-SOUTH CENTRELINE OF SAID SECTION 21 WITH A LINE BEING 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE N 89°45'30"E (ALL BEARINGS USED IN THIS DESCRIPTION ARE RELATIVE TO SAID NORTH-SOUTH CENTRELINE OF SECTION 21 WHICH WAS ASSUMED TO BE N 00°17'17"W AND MONUMENTED BY A 3 1/4" ALUMINUM CAP PLS 14611 AT THE NORTH-SOUTH CORNER AND A 3 1/4" ALUMINUM CAP PLS 10377 AT THE NORTH QUARTER CORNER OF SAID SECTION 21) ON SAID PARALLEL LINE, 660.00 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED JULY 6, 1961 IN BOOK 1866 AT PAGE 322 OF THE RECORDS OF SAID COUNTY AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE N 89°56'47"E TO A POINT ON A LINE BEING 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE N 89°56'47"E TO A POINT ON THE WESTERLY LINE OF COTTONWOOD GROVE PLING NO. 1 AS RECORDED MAY 27, 1966 IN PLAT BOOK A4 AT PAGE 112 OF SAID RECORDS; THENCE S 00°01'28"E, 1289.62 FEET; (2) THENCE N 89°54'06"E, 1067.32 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS DESCRIBED IN RULE AND ORDER RECORDED JANUARY 16, 1986 IN BOOK 515 AT PAGE 274 OF SAID RECORDS; THENCE S 15°16'47"W ON SAID WESTERLY RIGHT-OF-WAY LINE, 1568.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 22; THENCE S89°54'23"W ON SAID SOUTH LINE, 3333.86 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 21; THENCE S 89°45'19"W ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 21, 2625.66 FEET TO A POINT ON THE EASTERLY LINE OF A VACATION AND REPLAT OF LOTS 42, THRU 48 PEACHTER VALLEY ESTATES AS RECORDED MARCH 2, 1973 IN PLAT BOOK 12 AT PAGE 28 OF SAID RECORDS AND 07°00'57"W ON SAID EASTERLY LINE, 1981.63 FEET TO A POINT ON THE SOUTHERLY LINE OF THE AFOREMENTIONED TRACT OF LAND DESCRIBED IN BOOK 886 AT PAGE 522; THENCE EASTERLY AND NORTHERLY ON SAID SOUTHERLY AND EASTERLY LINES OF SAID TRACT OF LAND FOR THE FOLLOWING TWO (2) COURSES: (1) THENCE N 89°45'30"E, 636.85 FEET; (2) THENCE N00°17'17"W, 630.00 FEET TO THE POINT OF BEGINNING.

NOTES

1) LEGAL DESCRIPTION EXCEPTS OUT A 35 ACRE PARCEL IN WHICH THE NORTH SIDE FRONTS FONTAINE BOULEVARD. THE 35 ACRE PARCEL'S LEGAL DESCRIPTION REFERENCES AN EXCEPTION FOR EL PASO COUNTY ROAD ROW RECORDED IN DEED IN BOOK 5876, PAGE 142, THE METERS AND BOUNDS LEGAL DESCRIPTION IN SAID BOOK 5876, PAGE 142 CONTAINS ERRORS. RIDGELINE LAND SURVEYING RECORDED PROPERTY MONUMENTATION THAT DEFINES SAID EL PASO COUNTY ROAD ROW ON THE GROUND AND IS SHOWN ON THIS DRAWING. THE LOCATION OF THE EL PASO COUNTY ROW OVERLAPS A PORTION OF THE REAL PROPERTY DESCRIBED HEREIN BY THE VESTING DEED LEGAL DESCRIPTION, BOOK 5844, PAGE 1391.

2) ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.

3) THERE IS AN ACCESS GATE TO THE SINGER RANCH LOCATED AT THE SW CORNER OF THE PROPERTY. THERE IS A VEHICLE ACCESS PATH ALONG THE SOUTHERN SIDE OF LOT 48 OF THE VACATION AND REPLAT OF LOTS 42 THRU 48 PEACHTER VALLEY ESTATES, PLAT BOOK V2, PAGE 26. THERE IS NO RECORDED ACCESS EASEMENT THAT BENEFITS SINGER RANCH FOR THIS ACCESS POINT REFERENCED IN THE TITLE POLICY.

4) LOT 8, COTTONWOOD GROVE FILING NO.2 AND LOTS 20-24 COTTONWOOD GROVE FILING NO.1 HAVE VARIOUS FENCE LINE ENCROACHMENTS. OWNERS OF THESE LOTS HAVE UTILIZED THE AREA BETWEEN THE BOUNDARY LINE OF THE R.C. SINGER RANCH TO THE 4 STRAND BARB WIRE FENCE LINE AND APPROXIMATELY THE FEET WEST OF PLOTTED SUBDIVISIONS. THE ORIGINAL LOT PINS FOR SAID SUBDIVISIONS AGREE IN POSITION WITH TITLE LINES AND MONUMENTATION OUTSIDE OF THE RECORDED SUBDIVISIONS.

5) THERE IS A GAP BETWEEN THE TITLE BOUNDARY AND MARKSHEFFEL ROAD RIGHT-OF-WAY. THE TITLE BOUNDARY EXTENDS TO THE WESTERLY LINE OF THE A FOREMENTIONED PERMANENT EASEMENT WAS INTERPRETTED AS MARKSHEFFEL RIGHT-OF-WAY. THE SUBSEQUENT RIGHT-OF-WAY ACQUISITION PARCEL RW-53, IN DEED RECORDED AT RECEPTION NO. 216026879 DOES NOT EXTEND TO WESTERLY LINE OF SAID PERMANENT EASEMENT.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH/SOUTH CENTRELINE OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SAID LINE BEARS S00°17'17"E FROM THE NORTH 1/4 CORNER OF SAID SECTION 21 (3 1/4" ALUM. CAP PLS 10377 IN RANGE BOX) TO THE SOUTH 1/4 CORNER OF SAID SECTION 21 (3 1/4" ALUM. CAP PLS 14611).

FLOOD PLAIN STATEMENT

PORTION OF PROPERTY LIES IN ZONE X (AREAS BEING ZONE X AND ZONE 4E, PER FLOOD INSURANCE RATE MAP NO'S 080410098F AND 080410098F DATED MARCH 17, 1997. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THESE ZONES.

ZONE 4E - AREAS INCLUDED IN 100 YEAR FLOOD WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED

ZONE X - AREAS ADJACENT TO ZONE 4E THAT ARE IN THE 500 YEAR FLOOD AREA AND 100 YEAR FLOOD AREA WITH WATER DEPTHS OF LESS THAN 1 FOOT

ZONE X - AREAS OUTSIDE THE 500 YEAR FLOOD AREAS

SURVEYED

JULY 2018

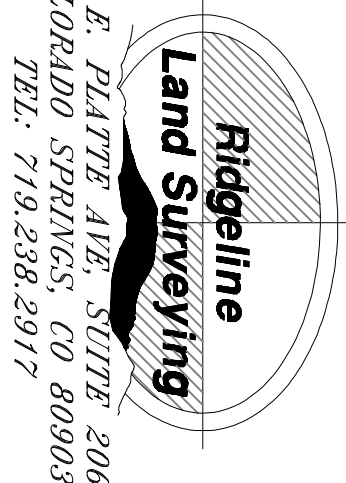
CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS DAY OF _____, 2018, AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEIPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

CHUCK BROGEMAN, EL PASO COUNTY CLERK AND RECORDER

BY: _____ DEPUTY _____

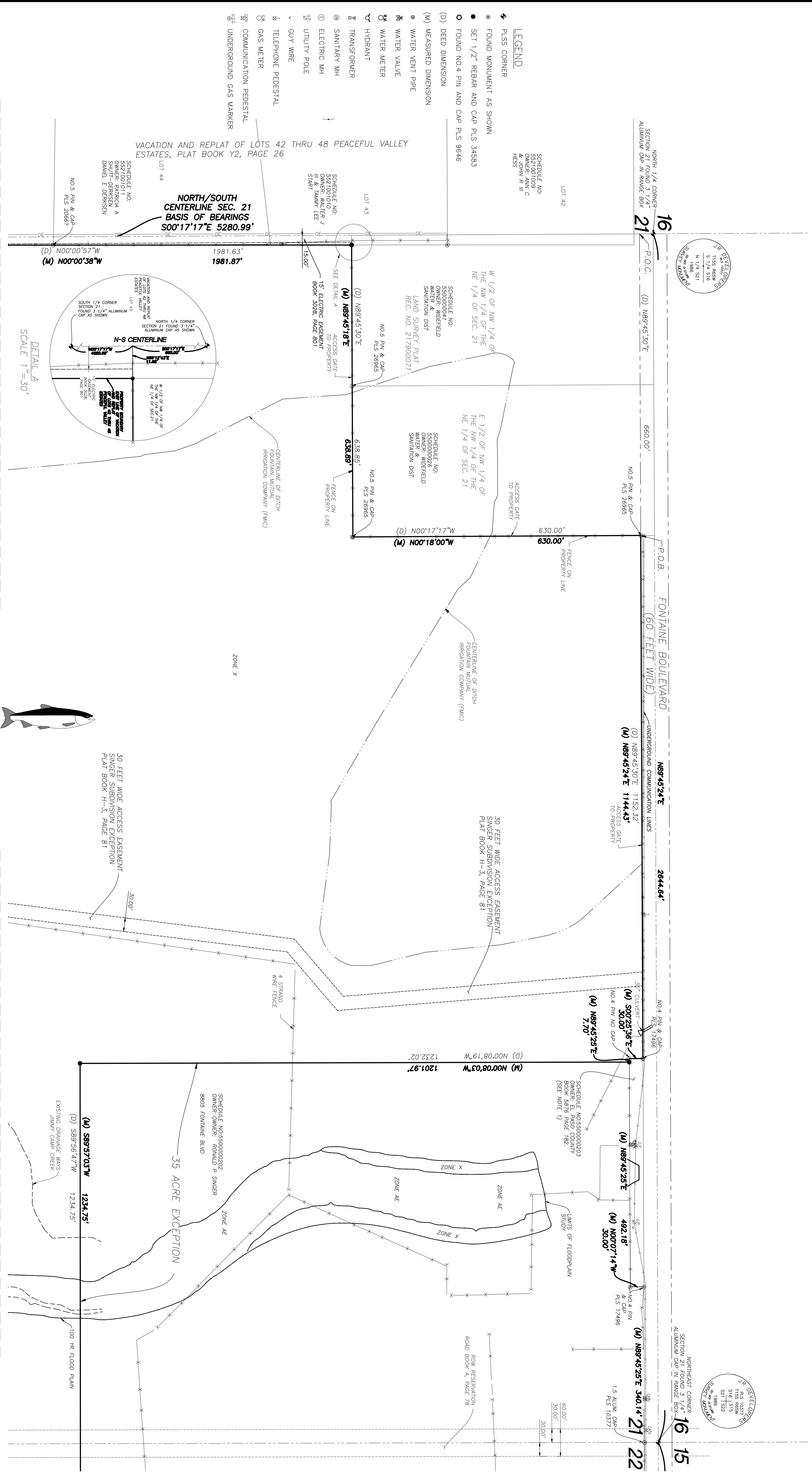
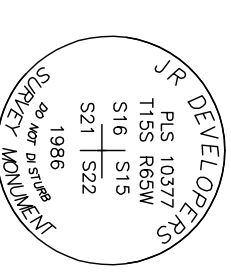
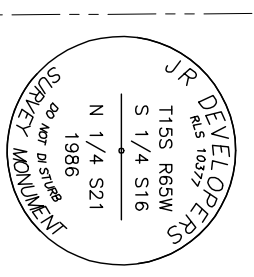
FEES: _____



31 E. PLATTE AVE., SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917

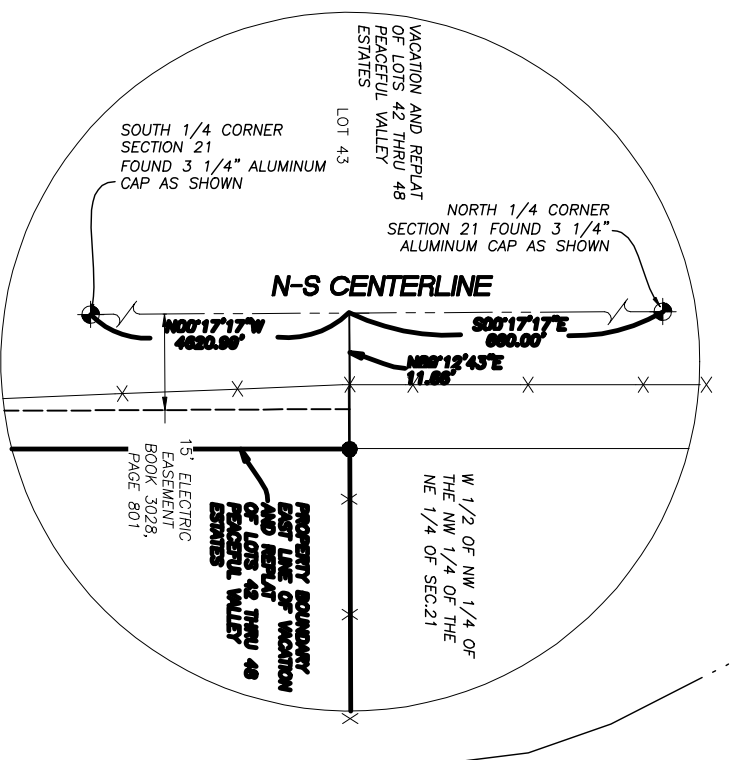
ALTA/NSPS LAND TITLE SURVEY

PART OF THE NE 1/4 OF SECTION 21, AND THE NW 1/4 AND A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, SHEET 2 OF 6



VACATION AND REPLAT OF LOTS 42 THRU 48 PEACEFUL VALLEY ESTATES, PLAT BOOK Y2, PAGE 26

NORTH/SOUTH CENTERLINE SEC. 21 BASIS OF BEARINGS 500°17'17"E 5280.99'



SEE SHEET 3

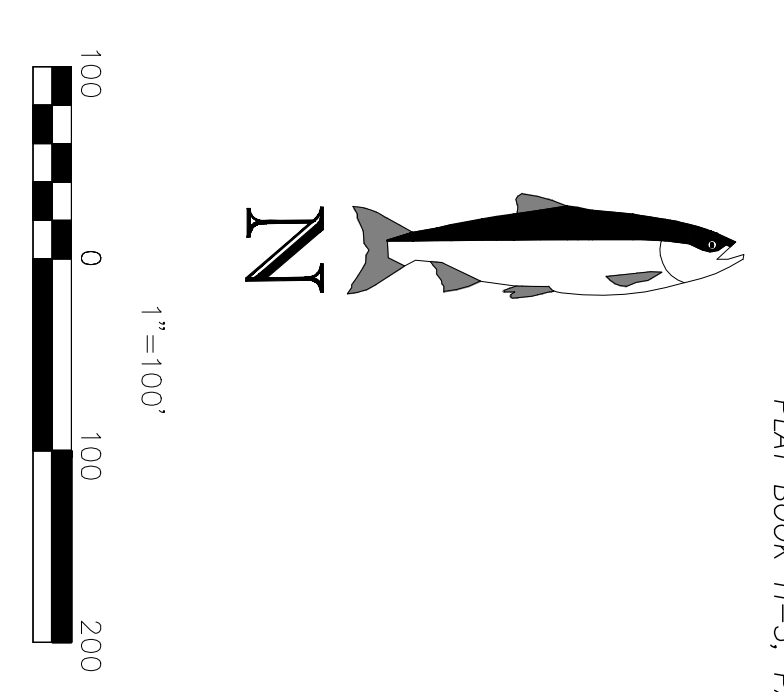
SEE SHEET 3

SEE SHEET 4

LEGEND

- ◆ PLSS CORNER
- FOUND MONUMENT AS SHOWN
- SET 1/2" REBAR AND CAP PLS 34583
- FOUND NO.4 PIN AND CAP PLS 9846
- (D) DEED DIMENSION
- (M) MEASURED DIMENSION
- WATER VENT PIPE
- WATER VALVE
- WATER METER
- HYDRANT
- TRANSFORMER
- SANITARY MH
- ELECTRIC MH
- UTILITY POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- GAS METER
- COMMUNICATION PEDESTAL
- UNDERGROUND GAS MARKER

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. THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



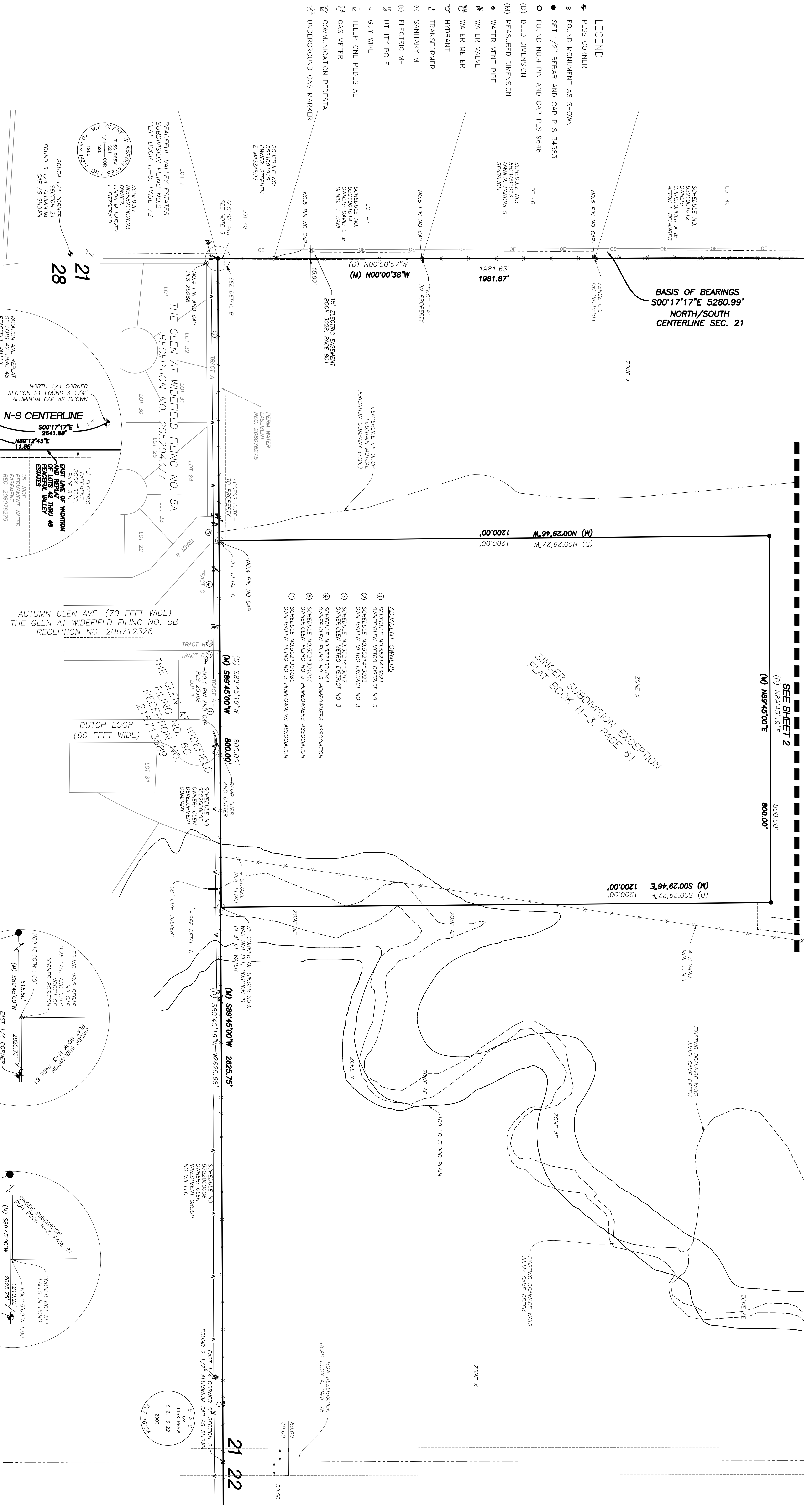
Riggeline Land Surveying
 31 E. PLATTE AVE., SUITE 206
 COLORADO SPRINGS, CO 80903
 TEL: 719.298.2917

ALTA/NSPS LAND TITLE SURVEY

PART OF THE NE 1/4 OF SECTION 21, AND THE NW 1/4 AND A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO,

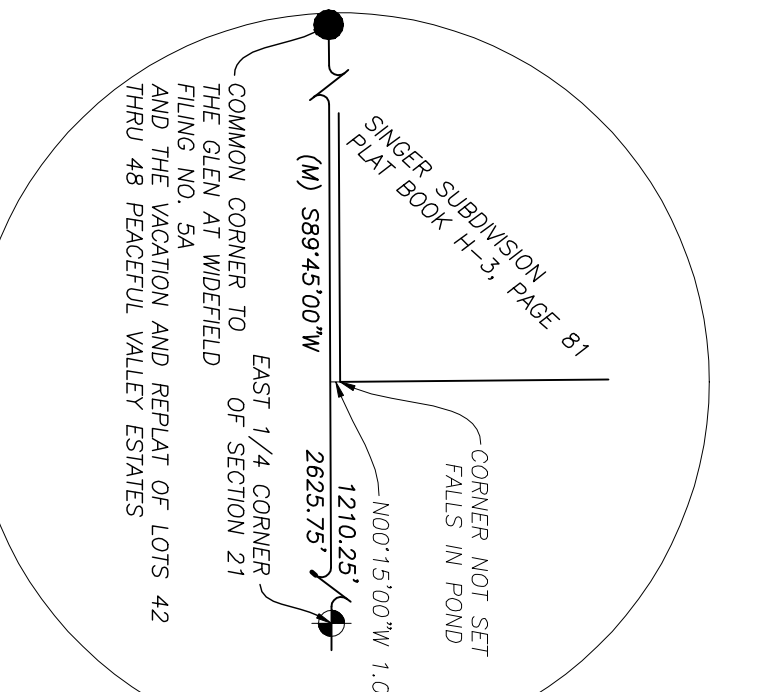
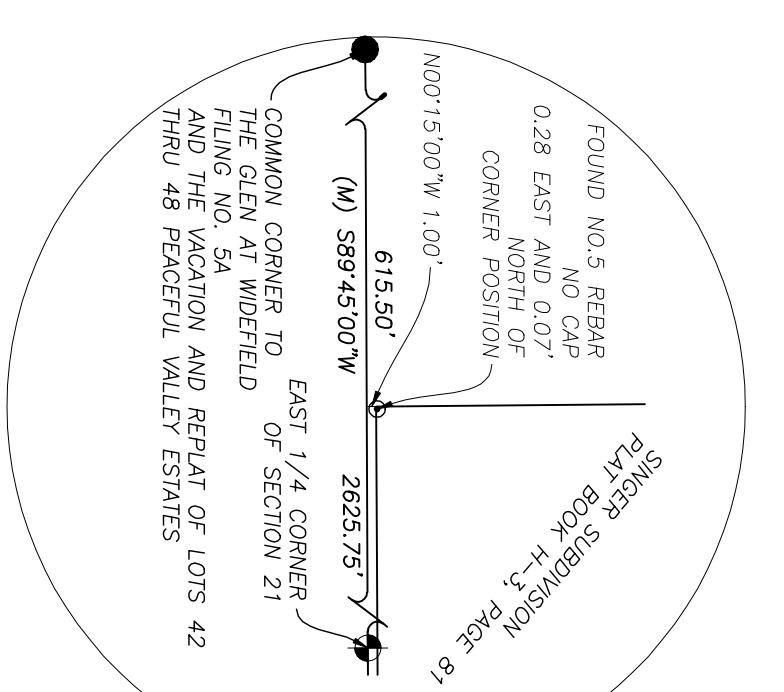
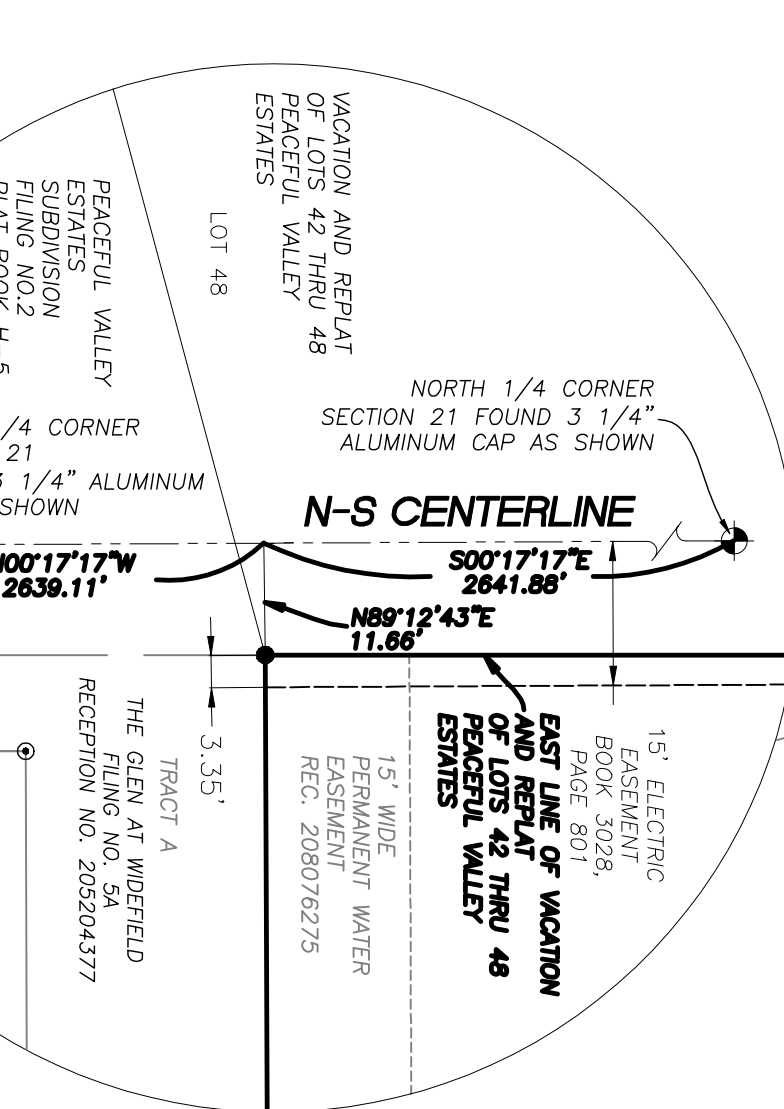
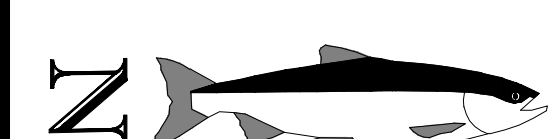
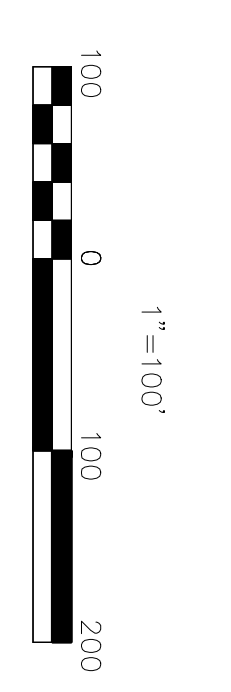
SHEET 3 OF 6

SEE SHEET 5



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. THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

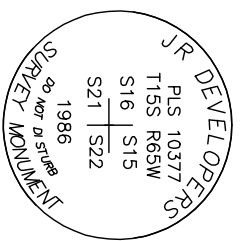
SCALE 1"=20'



Rigelaine Land Surveying
31 E. PLATTE AVE., SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.298.2917

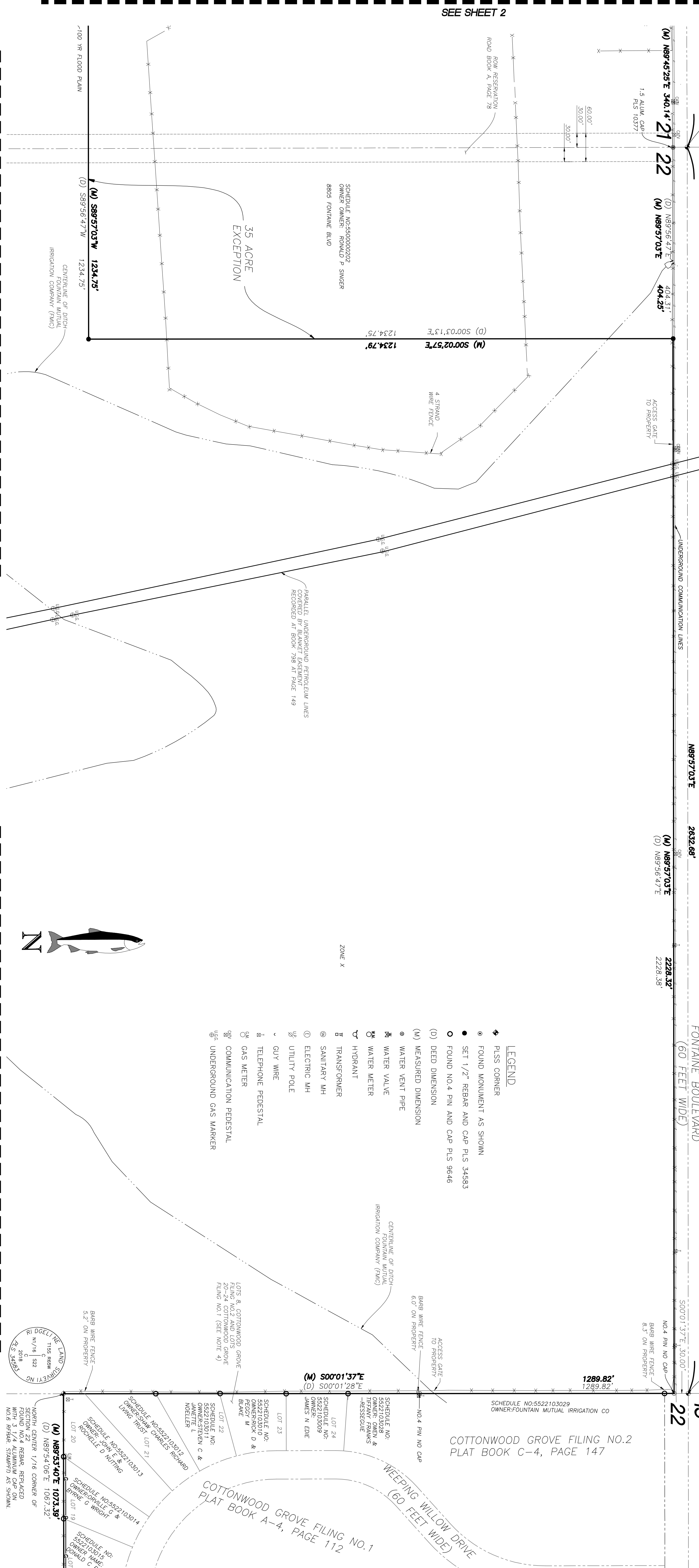
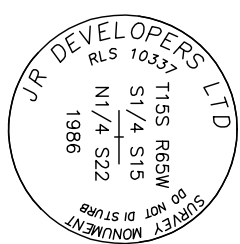
ALTA/NSPS LAND TITLE SURVEY

PART OF THE NE 1/4 OF SECTION 21, AND THE NW 1/4 AND A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO,
SHEET 4 OF 6



NORTHEAST CORNER
SECTION 22 FOUND 3 1/4"
ALUMINUM CAP IN RANGE BOX

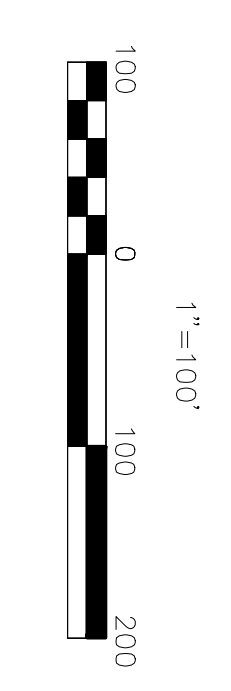
NORTH 1/4 CORNER
SECTION 22 FOUND 3 1/4"
ALUMINUM CAP IN RANGE BOX



SEE SHEET 2

SEE SHEET 5

SEE SHEET 5



- LEGEND**
- ◆ PLSS CORNER
 - FOUND MONUMENT AS SHOWN
 - SGT 1/2" REBAR AND CAP PLS 34583
 - FOUND NO. 4 PIN AND CAP PLS 9646
 - (D) DEED DIMENSION
 - (M) MEASURED DIMENSION
 - ⋈ WATER VENT PIPE
 - ⋈ WATER VALVE
 - ⋈ WATER METER
 - ⋈ HYDRANT
 - ⋈ TRANSFORMER
 - ⊙ SANITARY MH
 - ⊙ ELECTRIC MH
 - ⋈ UTILITY POLE
 - ⋈ GUY WIRE
 - ⋈ TELEPHONE PEDESTAL
 - ⋈ GAS METER
 - ⋈ COMMUNICATION PEDESTAL
 - ⋈ UNDERGROUND GAS MARKER

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. THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

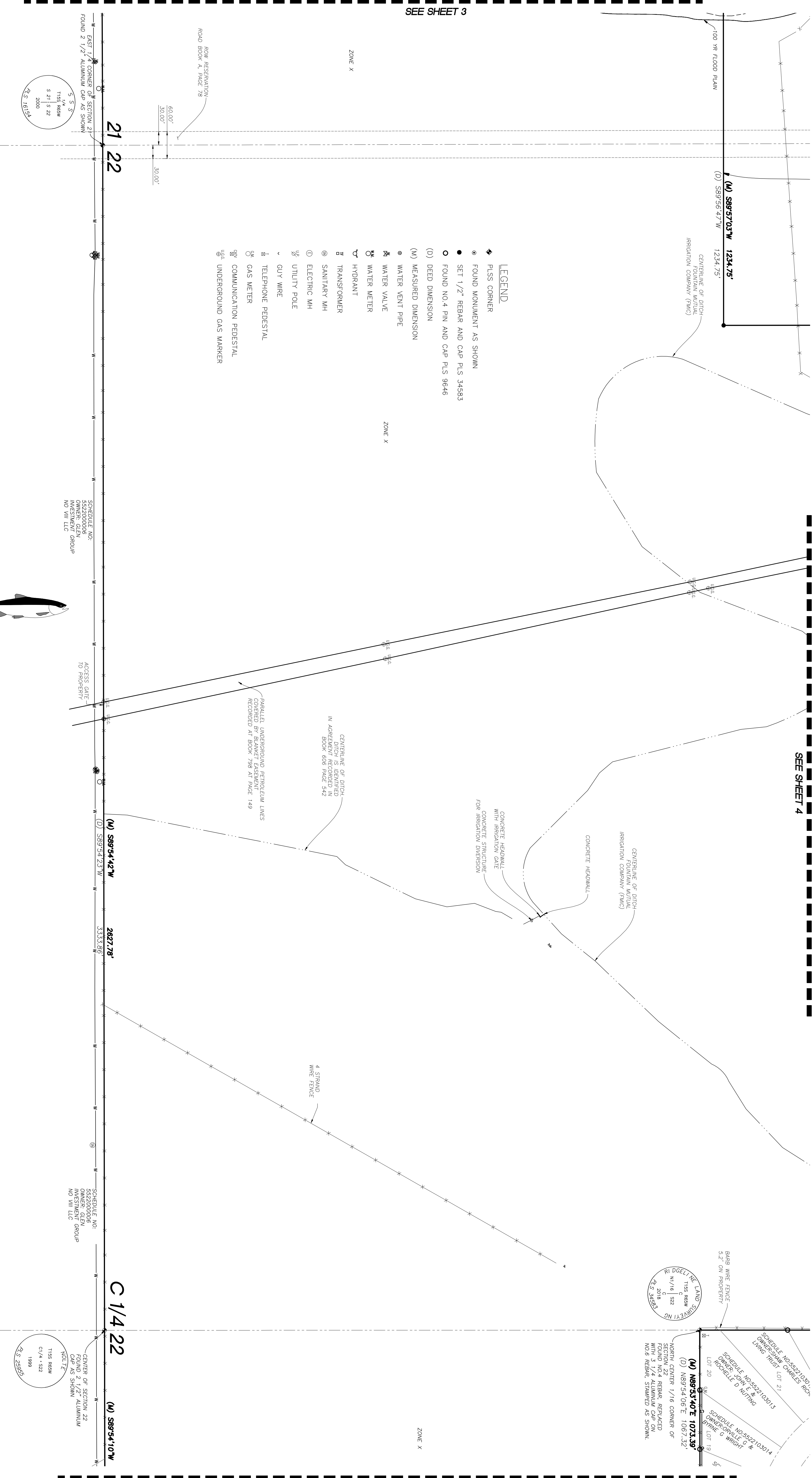
Rigeline Land Surveying
31 E. PLATTE AVE., SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.298.2917

ALTA/NSPS LAND TITLE SURVEY

PART OF THE NE 1/4 OF SECTION 21, AND THE NW 1/4 AND A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO,

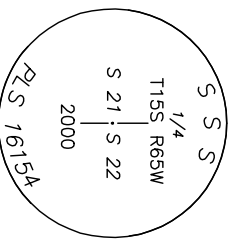
SHEET 5 OF 6

SEE SHEET 4



LEGEND

- ◆ PLUS CORNER
- ⊙ FOUND MONUMENT AS SHOWN
- SET 1/2" REBAR AND CAP PLS 34583
- FOUND NO.4 PIN AND CAP PLS 9646
- (D) DEED DIMENSION
- (M) MEASURED DIMENSION
- WATER VENT PIPE
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ HYDRANT
- ⊕ TRANSFORMER
- ⊕ SANITARY MH
- ⊕ ELECTRIC MH
- ⊕ UTILITY POLE
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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. THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SEE SHEET 3

SEE SHEET 6

EAST 1/2" CORNER OF SECTION 21
FOUND 2 1/2" ALUMINUM CAP AS SHOWN

SCHEDULE NO. 5522000006
OWNER: GLEN INVESTMENT GROUP
NO WILL LLC

SCHEDULE NO. 5522000006
OWNER: GLEN INVESTMENT GROUP
NO WILL LLC

CENTER OF SECTION 22
FOUND 2 1/2" ALUMINUM CAP AS SHOWN

RI DCELL NE LAND SURVEY
THIS BEAM 522
NO.8 REBAR, STAMPED AS SHOWN.

SCHEDULE NO.5522103013
OWNER: JOHN C & ROCHELLE D WRIGHT

SCHEDULE NO.5522103014
OWNER: JOHN C & ROCHELLE D WRIGHT

BARB WIRE FENCE- 5.2' ON PROPERTY

LOT 20
LOT 19

(M) N89°54'06" E 1073.39'
(D) N89°54'06" E 1067.32'

NORTH CENTER 1/16 CORNER OF SECTION 22
WITH 3 1/4" ALUMINUM CAP ON NO.8 REBAR, STAMPED AS SHOWN.

Riggeline Land Surveying
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COLORADO SPRINGS, CO 80903
TEL: 719.298.2917

