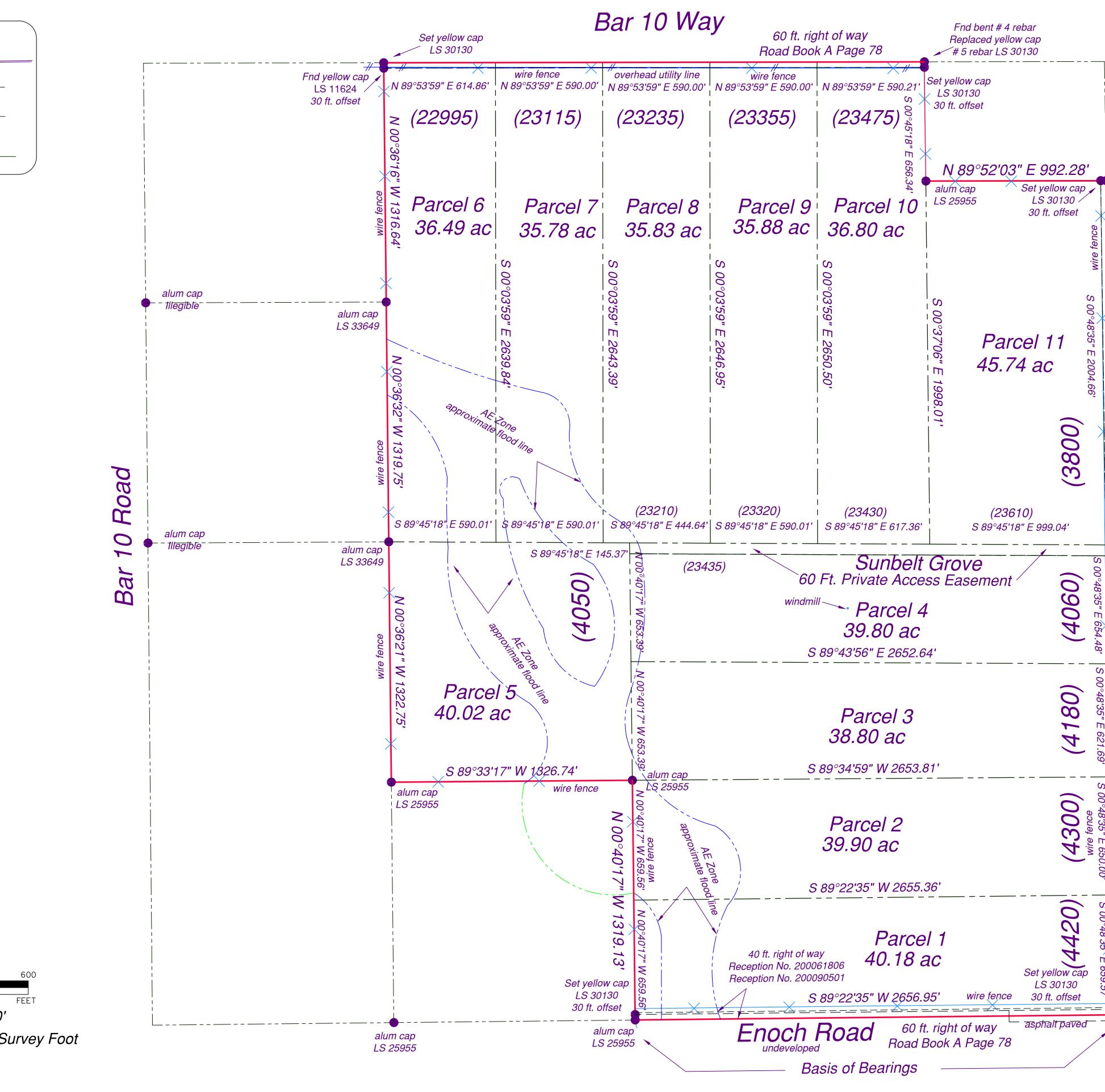
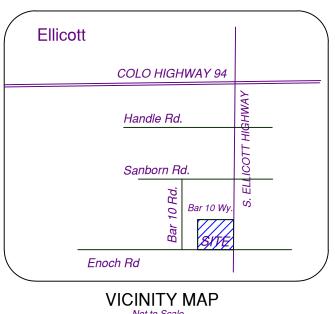
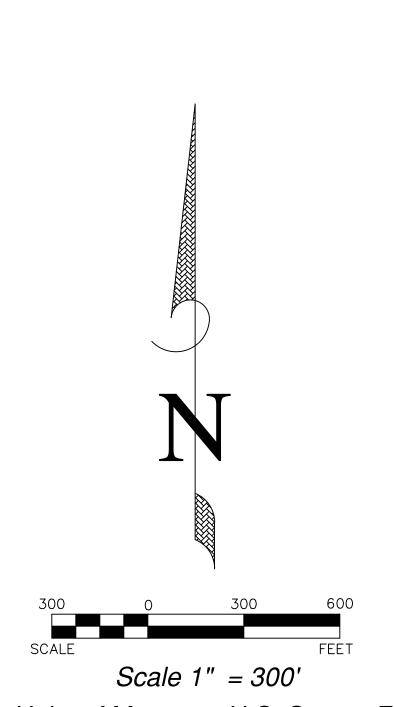


A portion of Section 1, in Township 15 South, Range 63 West of the 6th P.M., County of El Paso, State of Colorado.







Units of Measure: U.S. Survey Foot

Land Survey Plat



All of Section 1, Township15 South, Range 63 West of the 6th P.M., County of El Paso, State of Colorado, Except the Northeast quarter of Lot 1 (Lot 1 being the Northeast quarter of the Northeast quarter) and the East one-half of the Northeast quarter of the Lot 1, also except the South half of the Southwest quarter, Northwest quarter of the Southwest quarter, North half of the Northwest quarter of said Section 1, more particularly described as follows:

Beginning at a point being the Southeast corner of Section 1, said point being the POINT OF BEGINNING of a parcel of land described herein; thence S.89°22'35"W. coincident with the South line of said Section 1, a distance of 2,656.95 feet; thence N.00°40'17"W., a distance of 1,319.13 feet; thence S.89°33'17"W., a distance of 1,326.74 feet; thence N.00°36'21"W., a distance of 1,322.75 feet; thence N.00°36'32"W., a distance of 1,319.75 feet; thence N.00°36'16"W., a distance of 1,316.64 feet; thence N.89°53'59"E. coincident with the North line of said Section 1, a distance of 2,975.07 feet; thence S.00°45'18"E., a distance of 656.34 feet; thence N.89°52'03"E., a distance of 992.28 feet; thence S.00°48'35"E. coincident with the East line of said Section 1, a distance of 4,590.40 feet to the POINT OF BEGINNING, all in Township 15 South, Range 63 West of the 6th P.M., El Paso County, Colorado.

Containing 18,525,389.22 square feet or 425.2844 acres, more or less.

Certification:

record.

Set yellow cap

LS 30130

ft. right Book A

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This certification is to Beaufort S. King, Self Employed Retirement Plan Trust,

Stewart Title Guaranty Company, and Empire Title of Colorado Springs, LLC.

Standards observed and used on this project conform to the generally accepted, reasonable standards for this class of work usually applied by other surveyors in El Paso County. Colorado at the time of this certification.

The sketch shown hereon does not necessarily contain all of the information obtained or developed by the surveyor in the field work, office work, or research. This survey does not constitute a title search by Alessi and Associates to determine ownership or easements of

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose including, but not limited to, descriptions contained in deed for adjacent properties.

Surveyor's Statement:

The undersigned Registered Land Surveyor in the State of Colorado hereby certifies that the accompanying plat was surveyed and drawn under his supervision and accurately shown the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended have been met to the best of his knowledge and belief.

Certified this 12th Day of November, 2021 by:



County Surveyors Certificate:

Deposited this 2021 A.D. at County Surveyor's Land Survey Plat/Right of Way Surveys at, Reception Number

this Land Survey Plat complies with Section 38-51-102, Colorado Revised Statutes.

Deputy Clerk and Recorder

O'Clock in the

Notes:

This survey does not constitute a title search by Alessi and Associates to determine ownership of easements of record. For all information regarding easement, Rights-of-Way and Title of Record, ALESSI and ASSOCIATES referred to the Title Commitment.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose including, but not limited to, descriptions contained in deed for adjacent properties.

The sketch shown hereon does not necessarily contain all of the information obtained or developed by the surveyor in the field work, or research.

Basis of Bearing: A line beginning at the Southeast corner of Section 1, Township 15 South, Range 63 West in the 6th P.M., County of El Paso, State of Colorado, said corner being monumented by 3 inch aluminum cap, LS 19620 and terminating at the South Quarter corner of said Section 1, said point being monumented by a 3 inch aluminum cap LS 25955, with a bearing of S89°22'35"W, a distance of 2656.95 feet.

?) Boundary Size Total = 425.28 Acres

3) Access

Access is permitted onto South Ellicott Road and Bar X Way. Also a developed portion of Enoch Road.

4) Flood FEMA Maps This site is within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map, Community Panel Number 08041C0820G, effective December 7, 2018. AE Zone with elevations. Empire Title of Colorado Springs, LLC., File Number 89356ECS, November 08, 2021. Item 12. Right of Way and Easement, El Paso County Telephone Company 5) Title Commitment as recorded in Book 2399 at Page 650, a blanket ROW and Easement Item 13. Right of Way and Easement, Mountain View Electric Association, Inc. as recorded in Book 2498 at Page 910, a blanket ROW and Easement. Item 14. Right of Way and Easement, Mountain View Electric Association, Inc. as recorded in Book 3649 at Page 429, a blanket ROW and Easement. Item 18. Grant of Permanent Roadway Easement, recorded May 31, 2000 at Reception No. 200061806 and re-recorded August 2, 2000 at Reception No. 200090501. As Shown. **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.

