Land Survey Plat

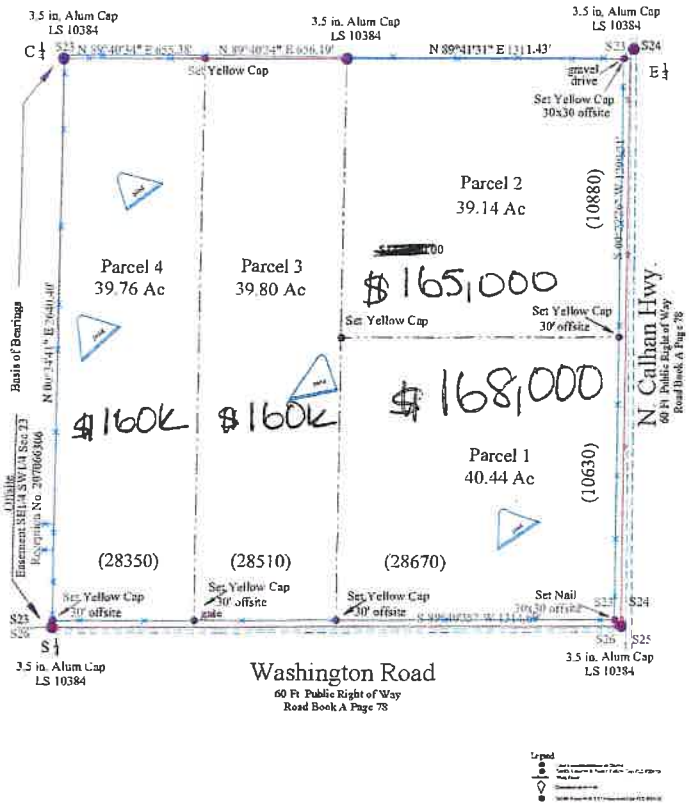
The Southeast Quarter of Section 23, Township 12 South, Range 62 West of the 6th P.M., County of El Paso, State of Colorado

Parcel 1: 10630 N. Calhan Hwy. 28670 Washington Road
A parcel of the Southeast Quarter of Section 23, Township 12 South, Range 62 West of the 6th P.M. and except that portion of Easement conveyed by order recorded May 16, 2007 at Reception No. 207066306, County of El Paso, State of Colorado, described as follows: Beginning at a point on the East Quarter Corner of Section 23; said point being the POINT OF BEGINNING of a parcel of land described herein; thence S 89°40'34" W, coincident with the South line of said Section 23, a distance of 1,311.43 feet; thence N 00°13'41" E, a distance of 1,320.00 feet; thence N 89°41'31" E, a distance of 1,311.43 feet; thence S 00°13'41" W, coincident with the East line of said Section 23, a distance of 1,320.76 feet to the POINT OF BEGINNING
Containing 1,731,673 square feet or 39.7496 acres, more or less

Parcel 2: 10880 N. Calhan Hwy.
A parcel of the Southeast Quarter of Section 23, Township 12 South, Range 62 West of the 6th P.M. and except that portion of Easement conveyed by order recorded May 16, 2007 at Reception No. 207066306, County of El Paso, State of Colorado, described as follows: Beginning at a point being the East Quarter Corner of Section 23; said point being the POINT OF BEGINNING of a parcel of land described herein; thence S 89°40'34" W, coincident with the South line of said Section 23, a distance of 1,288.21 feet; thence N 29°19'51" E, a distance of 1,253.02 feet; thence N 00°13'41" E, a distance of 1,289.43 feet; thence N 89°51'31" E, coincident with the North line of the Southeast Quarter of said Section 23, a distance of 1,311.43 feet to the POINT OF BEGINNING
Containing 1,704,181 square feet or 39.1353 acres, more or less

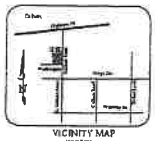
Parcel 3: 28510 Washington Road
A parcel of the Southeast Quarter of Section 23, Township 12 South, Range 62 West of the 6th P.M. and except that portion of Easement conveyed by order recorded May 16, 2007 at Reception No. 207066306, County of El Paso, State of Colorado, described as follows: Commencing at a point being the Southeast Corner of Section 23; thence S 89°40'34" W, coincident with the South line of said Section 23, a distance of 1,314.69 feet to the POINT OF BEGINNING of a parcel of land described herein; thence, leaving said line, a distance of 837.16 feet; thence N 00°13'41" E, a distance of 1,642.39 feet; thence N 89°51'31" E, coincident with the North line of the Southeast Quarter, a distance of 654.19 feet; thence S 00°21'40" W, a distance of 1,642.21 feet to the POINT OF BEGINNING
Containing 1,731,671.24 square feet or 39.7496 acres, more or less

Parcel 4: 28350 Washington Road
A portion of the Southeast Quarter of Section 23, Township 12 South, Range 62 West of the 6th P.M. and except that portion of Easement conveyed by order recorded May 16, 2007 at Reception No. 207066306, County of El Paso, State of Colorado, described as follows: Beginning at a point being the South Quarter Corner of said Section 23; said point being the POINT OF BEGINNING of a parcel of land described herein; thence N 00°13'41" E, coincident with the West line of the Southeast Quarter, a distance of 2,642.40 feet; thence N 89°51'31" E, coincident with the North line of the Southeast Quarter, a distance of 654.19 feet; thence S 00°21'40" W, a distance of 2,642.21 feet; thence S 89°40'34" W, a distance of 658.72 feet to the POINT OF BEGINNING
Containing 1,728,228 square feet or 39.6797 acres, more or less



Scale 1" = 200'

Legal Description:
The Southeast Quarter of Section 23, Township 12 South, Range 62 West of the 6th P.M. and except that portion of Easement conveyed by order recorded May 16, 2007 at Reception No. 207066306, County of El Paso, State of Colorado


VICINITY MAP

Title Commitment:
This Land Survey Plat does not constitute a title opinion by Alessi and Associates, Inc. It is assumed that no conflicts or gaps exist. For all information regarding easements, rights-of-way and Title of Record, Alessi and Associates, Inc. relied upon the Title Commitment prepared by Commercial Title, order No. 7916-4434136, dated March 13, 2023

Note: Easement compatibility of the recorded May 16, 2007 as Parcels on No 207066306, Easement affidavit recorded on the SE1/4 SW1/4 Section 23

Schedule B Exceptions:
10. Easement for Right of Way granted to Mountain View Electric Association Inc. under Reception No. 0592799, dated December 15, 1967
Blanket Easement
17. Effects of Easement recorded November 15, 2021 under Reception No. 221155749 (Golden Hawk Power Partners, LLC, West Farm

Notes
1) Bearings: Assumed Bearing of N89°40'34"E, as measured between the found 3.5" LCS 10384 monument at the beginning at the South Quarter Corner of Section 23, T12S, R62W of the 6th P.M., and the found 3.5" LCS 10384 monument at the end of the line, as shown on this survey.
2) Source: Data is as provided by the North Calhan Highway and Washington Road
3) Area: The Southeast Quarter of Section 23 is NOT platted by a Subdivision Plat, but has been deeded in Book of the Deeds of Record, recorded Book Page, Commonly Described As: 28670/28510 and 28350 Washington Road

This survey does not constitute a title search by Alessi and Associates, Inc. to determine ownership, boundaries of the subject property or any easements or rights-of-way of record. For all information regarding easements, rights-of-way and title of record, Alessi and Associates, Inc. relied upon the Title Commitment listed in the Certification of Title hereon.

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 brought after more than ten years from the date of the certification shown hereon. Use of this survey for purposes other than those for which it was prepared is prohibited without the written consent of the surveyor.

Certification:
This certification is made to Millennium Homes LLC, and First American Title Insurance Company.

I hereby certify that this survey was prepared from an actual survey made by me or under my supervision and that the monuments and boundary lines are correctly shown hereon; that all dimensions are correct to the best of my knowledge and belief; that the property described hereon is in the County of El Paso, State of Colorado; that there are no encroachments or visible evidence of adjoining property lines except as shown hereon; that this survey complies with the applicable minimum standards set forth by the Colorado Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors; and that this survey does not guarantee or certify to the existence or nonexistence of subsurface conditions.

Surveyor's Statement:
The undersigned Registered Land Surveyor in the State of Colorado hereby certifies that the accompanying plat was prepared and drawn under my responsible and is correctly shown the Southeast Part of Land, and establishes boundaries of, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended to date, has been met to the best of my knowledge and belief.

Certificate of Authorship: June, 2023 by

Colorado Professional Land Surveyor

County Surveyors Certificate:
Surveyed this 12th day of June, 2023 A.D. at 11 PM O'Clock in the County Surveyor's Land Survey Plat Right of Way Surveys as, Reception Number 221000110

Deputy Clerk and Recorder

ALESSI

ALESSI and ASSOCIATES, Inc.
Surveyors • Engineers • Consultants
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Colorado Springs, CO 80906
Tele (719) 540-7022
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Southeast Quarter, Section 23, Township 12 South, Range 62 West
of the 6th P.M., County of El Paso, State of Colorado

Job No. 221120a | Field Survey Date: | Date: June 8, 2023