

DRAFT LAND SURVEY PLAT

A PORTION OF THE SE ¼, SECTION 26, T. 13 S., R. 68 W., 6TH P. M., EL PASO COUNTY, COLORADO

SHEET 1 OF 2

NOTES:

- FENCE LINE DATA INDICATES OCCUPATIONAL LINES WHICH SUPPORTS THE BOUNDARY LOCATION.
- THE MONUMENT FOUND WAS DEPICTED ON THE PLAT TITLED "LONGS RANCH" (NO DATE OR RECORDING INFORMATION). THE NOTE ON THE PLAT SAYS "TP 1 IS A 3" PIPE DRIVEN IN GROUND AT WHAT APPEARS TO BE AN OLD FENCE CORNER. WIRE RUNS A SHORT DISTANCE TO EAST BUT HAS BEEN CUT OFF AND REMOVED WHERE IT RAN TO THE NORTH. OLD FENCE LINE RUNNING NORTH FROM HERE IS MOSTLY GONE, BUT CAN STILL BE DISTINGUISHED IN SOME PLACES." THIS NOTE SUPPORTS THE BOUNDARY LOCATION HOWEVER THIS MONUMENT IS NOT ACCEPTED AS THE SOUTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED AT BOOK 893 PAGE 381.
- ON SEPTEMBER 29, 1966 JUDGE G. RUSSELL MILLER ISSUED A RULE AND ORDER IN THE DISTRICT COURT IN AND FOR THE COUNTY OF EL PASO AND STATE OF COLORADO. THE RULE AND ORDER WAS RECORDED AT BOOK 2156 PAGE 446, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, CO. PARCEL NO. 47A, COLORADO DEPARTMENT OF HIGHWAYS' PROJECT NO. F 017-(12), WAS TAKEN BY THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS A RESULT OF THE RULE AND ORDER AND WAS DESCRIBED AT BOOK 2156 PAGE 451. PARCEL NO. 47A IS ALSO DEPICTED ON SHEET 4 OF THE "PLAN AND PROFILE OF PROPOSED FEDERAL AID PROJECT NO. F 017-(12) STATE HIGHWAY NO. 4 RIGHT OF WAY". TIES ARE SHOWN FROM THE EAST AND WEST ENDLINES OF PARCEL 47A TO THE SOUTHEAST AND SOUTHWEST CORNERS OF THAT PARCEL OF LAND AS RECORDED AT BOOK 1646 PAGE 570, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, CO. HOWEVER, THE AUTHOR DOES NOT INDICATE THAT ANY MONUMENTS WERE FOUND AT THE SOUTHEAST AND SOUTHWEST CORNERS OF SAID PARCEL. IN ORDER TO DEVELOP THE LEGAL DESCRIPTION FOR PARCEL NO. 47A IT IS ASSUMED AND EVIDENCE SUPPORTS THAT PROPERTY LINES WERE LOCATED ON THE GROUND AT THE TIME. THEREFORE, IN DETERMINING THE BOUNDARIES, THE EAST AND WEST ENDLINES OF PARCEL 47A WERE HELD AND EXTENDED SOUTH AT RECORD DISTANCE TO THE SOUTHEAST AND SOUTHWEST CORNER OF SAID PARCEL. NO MONUMENTS WERE FOUND FOR PARCEL NO. 47A.
- ON OCTOBER 26, 2007 OLIVER E. WATTS, CO PE-LS NO. 9853, RECORDED A PLAT TITLED "CERTIFIED BOUNDARY SURVEY" AT RECEPTION NO. 207900199, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, CO. MR. WATTS MONUMENTED HIS CALCULATED CORNER POSITIONS AS INDICATED ON THE PLAT AND I RECOVERED AND MEASURED MR. WATTS'S MONUMENTS AS INDICATED TO HELP POSITION HIS SURVEY ON THE GROUND AND UNDERSTAND HOW MR. WATTS CALCULATED HIS BOUNDARY. IT APPEARS THAT MR. WATTS POSITIONED HIS BOUNDARY USING THE TRUE CENTER-EAST ¼ SECTION CORNER POSITION. AS A RESULT MR. WATT'S BOUNDARY IS SHIFTED CONSIDERABLY TO THE WEST AND SOUTH OF MY CALCULATED BOUNDARY. I BELIEVE MR. WATTS FAILED TO TAKE INTO ACCOUNT THE GRANITE STONE MARKED ¼ TO THE NORTH AND EAST OF THE TRUE CENTER-EAST ¼ SECTION CORNER OF SECTION 26 AS WELL AS THE OCCUPATIONAL EVIDENCE (FENCES, ROADS, PIPELINE, CITY PLAT TITLED "LONGS RANCH", COLORADO DEPARTMENT OF HIGHWAYS' PROJECT NO. F 017-(12)) THAT SPEAKS TO THE INTENT OF THE PARTIES AT THE TIME OF THE CONVEYANCES. THEREFORE, MR. WATT'S BOUNDARY IS NOT ACCEPTED AS A TRUE AND FAITHFUL DETERMINATION OF THE BOUNDARY POSITION.
- THIS LAND SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY COLORADO SPRINGS UTILITIES TO DETERMINE OWNERSHIP, EASEMENTS, OR RIGHTS-OF-WAY OF RECORD. COLORADO SPRINGS UTILITIES DID NOT WISH TO SHOW ALL RIGHTS-OF-WAY AND EASEMENTS.
- THE PURPOSE OF THIS SURVEY WAS TO SETTLE A BOUNDARY DISPUTE BETWEEN THE CITY OF COLORADO SPRINGS, MARK E. CUSACK AND DANIELA FRANCIS CUSACK A/K/A DANIELA F. CUSACK ("THE PARTIES"). A BOUNDARY AGREEMENT, IN ACCORDANCE WITH C.R.S § 38-44-112, WILL BE MADE AND ENTERED INTO BY THE PARTIES AND RECORDED IN EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, CO AFTER THIS LAND SURVEY PLAT IS RECORDED.
- OWNERSHIP OF THE "PARCEL A" DESCRIBED HEREIN IS IN DISPUTE BY THE PARTIES. A SETTLEMENT AGREEMENT AND RELEASE WILL BE MADE AND ENTERED INTO BY THE PARTIES AND RECORDED BY SEPARATE INSTRUMENT AFTER THIS LAND SURVEY PLAT IS RECORDED. ACCORDING TO THE TERMS OF THE SETTLEMENT AGREEMENT, MARK E. CUSACK AND DANIELA FRANCIS CUSACK SHALL SEPARATELY EXECUTE AND RECORD IN EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, COLORADO, QUIT CLAIM DEEDS TO THE CITY OF COLORADO SPRINGS ("CITY") FOR THE PROPERTY AS DESCRIBED AT BOOK 2725 PAGE 447. ALSO, ACCORDING TO SAID TERMS OF SAID SETTLEMENT AGREEMENT, "PARCEL A" SHALL CONTAIN RESTRICTIVE COVENANTS PROHIBITING THE UTE PASS REGIONAL TRAIL AND ANY OTHER HIKING, EQUESTRIAN OR MOTORIZED TRAIL FROM BEING LOCATED THEREON, EXCEPT THAT THE CITY MAY GRANT A LICENSE OR OTHER PERMISSION TO CONSTRUCT AN EXTENSION OR SEGMENT OF THE UTE PASS REGIONAL TRAIL ON (I) "PARCEL A" NEAR AND ROUGHLY PARALLEL TO THE EASTERLY BOUNDARIES OF "PARCEL D" AND "PARCEL E", AND (2) A TWENTY-FIVE (25) FOOT WIDE STRIP OF LAND LOCATED WITHIN, ALONG AND CONTIGUOUS TO THE NORTHERN BOUNDARY OF "PARCEL A", SAID NORTHERN BOUNDARY ALSO BEING THE SOUTHERN BOUNDARY OF PARCEL 47A (SEE NOTE 3).

LEGAL DESCRIPTIONS:

PARCEL A:

THAT PARCEL DESCRIBED AT BOOK 2725 PAGE 447, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, CO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ACCEPTED CORNER POSITION FOR THE CENTER EAST ¼ SECTION CORNER, SECTION 26, TOWNSHIP 13 SOUTH, RANGE 68 WEST, 6TH P.M., EL PASO COUNTY, COLORADO, AS DEPICTED ON THE LAND SURVEY PLAT RECORDED AT RECEPTION NO. 95901570, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, COLORADO, THENCE S.46°23'08"W. (R: S.47°26'W.), TO THE NORTHEAST CORNER OF PARCEL 47A, COLORADO DEPARTMENT OF HIGHWAYS' PROJECT NO. F 017-(12), AS DESCRIBED IN RULE AND ORDER RECORDED AT BOOK 2156 PAGE 446, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, CO., A DISTANCE OF 940.09 FEET (R: 1,029 FEET);

THENCE, ALONG THE EAST LINE OF SAID PARCEL 47A, S.3°24'27"E. (R: S.3°24'E.), TO THE SOUTHEAST CORNER OF SAID PARCEL 47A, A DISTANCE OF 7.40 FEET, AND THE POINT OF BEGINNING;

THENCE, S.3°24'27"E. (R: S.4°00'E.), A DISTANCE OF 462.60 FEET;

THENCE, S.86°35'33"W. (R: S.86°00'W.), A DISTANCE OF 224.30 FEET (R: 225 FEET);

THENCE, N.3°24'27"W. (R: N.4°00'W.), TO THE SOUTHWEST CORNER OF SAID PARCEL 47A, A DISTANCE OF 435.10 FEET;

THENCE, ALONG THE SOUTH LINE OF SAID PARCEL 47A, THE FOLLOWING THREE CALLS:

- ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 673.00 FEET AND A CENTRAL ANGLE OF 5°11'30", (THE RADIAL OF WHICH BEARS N.5°40'48"E.), AN ARC DISTANCE OF 60.98 FEET (R: 60.8 FEET);

- N.74°41'04"E. (R: N.74°41' 30"E.), A DISTANCE OF 158.60 FEET;

- N.75°34'34"E. (R: N.75°35'E.), A DISTANCE OF 8.70 FEET;

TO THE POINT OF BEGINNING, AND CONTAINING 99,053 SQUARE FEET (2.27 ACRES) OF LAND MORE OR LESS.

PARCEL B:

THAT PARCEL DESCRIBED AT BOOK 2615 PAGE 128, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, CO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ACCEPTED CORNER POSITION FOR THE CENTER EAST ¼ SECTION CORNER, SECTION 26, TOWNSHIP 13 SOUTH, RANGE 68 WEST, 6TH P.M., EL PASO COUNTY, COLORADO, AS DEPICTED ON THE LAND SURVEY PLAT RECORDED AT RECEPTION NO. 95901570, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, COLORADO, THENCE S.46°23'08"W. (R: S.47°26'W.), TO THE NORTHEAST CORNER OF PARCEL 47A, COLORADO DEPARTMENT OF HIGHWAYS' PROJECT NO. F 017-(12), AS DESCRIBED IN RULE AND ORDER RECORDED AT BOOK 2156 PAGE 446, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, CO., A DISTANCE OF 940.09 FEET (R: 1,029 FEET);

THENCE, ALONG THE EAST LINE OF SAID PARCEL 47A, S.3°24'27"E. (R: S.3°24'E.), TO THE SOUTHEAST CORNER OF SAID PARCEL 47A, ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED AT BOOK 2725 PAGE 447, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, COLORADO, A DISTANCE OF 7.40 FEET;

THENCE, ALONG THE EAST LINE OF SAID PARCEL DESCRIBED AT BOOK 2725 PAGE 447, S.3°24'27"E. (R: S.4°00'E.), TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED AT BOOK 2725 PAGE 447, ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED AT BOOK 2654 PAGE 918, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, COLORADO, A DISTANCE OF 462.60 FEET;

THENCE, ALONG THE EAST LINE OF SAID PARCEL DESCRIBED AT BOOK 2654 PAGE 918, S.3°24'27"E. (R: S.4°00'E.), TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED AT BOOK 2654 PAGE 918, A DISTANCE OF 700.00 FEET;

THENCE, ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED AT BOOK 2654 PAGE 918, S.86°35'33"W. (R: S.86°00'W.), TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED AT BOOK 2654 PAGE 918, A DISTANCE OF 224.30 FEET (R: 225 FEET);

THENCE, S.86°35'33"W. (R: S.86°00'W.), A DISTANCE OF 100.70 FEET (R: 100 FEET), AND THE POINT OF BEGINNING;

THENCE, S.86°35'33"W. (R: S.86°00'W.), A DISTANCE OF 16.56 FEET;

THENCE, N.32°30'48"W. (R: N.33°06'21"W.), A DISTANCE OF 471.17 FEET;

THENCE, N.73°53'50"E. (R: N.73°18'17"E.), A DISTANCE OF 251.90 FEET;

THENCE, S.3°24'27"E. (R: S.4°00'E.), A DISTANCE OF 467.02 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 60,792 SQUARE FEET (1.40 ACRES) OF LAND MORE OR LESS.

PARCEL C:

THAT PARCEL DESCRIBED AT BOOK 2654 PAGE 917, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, CO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ACCEPTED CORNER POSITION FOR THE CENTER EAST ¼ SECTION CORNER, SECTION 26, TOWNSHIP 13 SOUTH, RANGE 68 WEST, 6TH P.M., EL PASO COUNTY, COLORADO, AS DEPICTED ON THE LAND SURVEY PLAT RECORDED AT RECEPTION NO. 95901570, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, COLORADO, THENCE S.46°23'08"W. (R: S.47°26'W.), TO THE NORTHEAST CORNER OF PARCEL 47A, COLORADO DEPARTMENT OF HIGHWAYS' PROJECT NO. F 017-(12), AS DESCRIBED IN RULE AND ORDER RECORDED AT BOOK 2156 PAGE 446, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, CO., A DISTANCE OF 940.09 FEET (R: 1,029 FEET);

THENCE, ALONG THE EAST LINE OF SAID PARCEL 47A, S.3°24'27"E. (R: S.3°24'E.), TO THE SOUTHEAST CORNER OF SAID PARCEL 47A, ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED AT BOOK 2725 PAGE 447, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, COLORADO, A DISTANCE OF 7.40 FEET;

THENCE, ALONG THE EAST LINE OF SAID PARCEL DESCRIBED AT BOOK 2725 PAGE 447, S.3°24'27"E. (R: S.4°00'E.), TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED AT BOOK 2725 PAGE 447, ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED AT BOOK 2654 PAGE 918, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, COLORADO, A DISTANCE OF 462.60 FEET;

THENCE, ALONG THE EAST LINE OF SAID PARCEL DESCRIBED AT BOOK 2654 PAGE 918, S.3°24'27"E. (R: S.4°00'E.), TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED AT BOOK 2654 PAGE 918, A DISTANCE OF 700.00 FEET;

THENCE, ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED AT BOOK 2654 PAGE 918, S.86°35'33"W. (R: S.86°00'W.), TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED AT BOOK 2654 PAGE 918, A DISTANCE OF 224.30 FEET (R: 225 FEET);

THENCE, ALONG THE WEST LINE OF SAID PARCEL DESCRIBED AT BOOK 2654 PAGE 918, N.3°24'27"W. (R: N.4°00'W.), TO AN ANGLE POINT ON SAID WEST LINE OF SAID PARCEL DESCRIBED AT BOOK 2654 PAGE 918, A DISTANCE OF 50.61 FEET (R: 50 FEET), AND THE POINT OF BEGINNING;

THENCE, CONTINUING ON SAID WEST LINE OF SAID PARCEL DESCRIBED AT BOOK 2654 PAGE 918, N.45°40'07"E., TO AN ANGLE POINT ON SAID WEST LINE OF SAID PARCEL DESCRIBED AT BOOK 2654 PAGE 918, A DISTANCE OF 151.73 FEET;

THENCE, CONTINUING ON SAID WEST LINE OF SAID PARCEL DESCRIBED AT BOOK 2654 PAGE 918, N.3°24'27"W. (R: N.4°00'W.), TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED AT BOOK 2654 PAGE 918, ALSO BEING A POINT ON THE SOUTH LINE OF SAID PARCEL DESCRIBED AT BOOK 2725 PAGE 447, A DISTANCE OF 550.00 FEET;

THENCE, ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED AT BOOK 2725 PAGE 447, TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED AT BOOK 2725 PAGE 447, A DISTANCE OF 114.64 FEET (R: 115 FEET);

THENCE, S.3°24'27"E. (R: S.4°00'E.), A DISTANCE OF 649.39 FEET (R: 650), TO THE POINT OF BEGINNING, AND CONTAINING 68,750 SQUARE FEET (1.58 ACRES) OF LAND MORE OR LESS.

PARCEL D:

THAT PARCEL DESCRIBED AT BOOK 2654 PAGE 918, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, CO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ACCEPTED CORNER POSITION FOR THE CENTER EAST ¼ SECTION CORNER, SECTION 26, TOWNSHIP 13 SOUTH, RANGE 68 WEST, 6TH P.M., EL PASO COUNTY, COLORADO, AS DEPICTED ON THE LAND SURVEY PLAT RECORDED AT RECEPTION NO. 95901570, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, COLORADO, THENCE S.46°23'08"W. (R: S.47°26'W.), TO THE NORTHEAST CORNER OF PARCEL 47A, COLORADO DEPARTMENT OF HIGHWAYS' PROJECT NO. F 017-(12), AS DESCRIBED IN RULE AND ORDER RECORDED AT BOOK 2156 PAGE 446, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, CO., A DISTANCE OF 940.09 FEET (R: 1,029 FEET);

THENCE, ALONG THE EAST LINE OF SAID PARCEL 47A, S.3°24'27"E. (R: S.3°24'E.), TO THE SOUTHEAST CORNER OF SAID PARCEL 47A, ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED AT BOOK 2725 PAGE 447, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, COLORADO, A DISTANCE OF 7.40 FEET;

THENCE, ALONG THE EAST LINE OF SAID PARCEL DESCRIBED AT BOOK 2725 PAGE 447, S.3°24'27"E. (R: S.4°00'E.), TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED AT BOOK 2725 PAGE 447, A DISTANCE OF 462.60 FEET, AND THE POINT OF BEGINNING;

THENCE, S.3°24'27"E. (R: S.4°00'E.), A DISTANCE OF 700.00 FEET;

THENCE, S.86°35'33"W. (R: S.86°00'W.), A DISTANCE OF 224.30 FEET (R: 225 FEET);

THENCE, N.3°24'27"W. (R: N.4°00'W.), A DISTANCE OF 50.61 FEET (R: 50.00);

THENCE, N.45°40'07"E., A DISTANCE OF 151.73 FEET;

THENCE, N.3°24'27"W. (R: N.4°00'W.), TO A POINT ON THE SOUTH LINE OF SAID PARCEL DESCRIBED AT BOOK 2725 PAGE 447, A DISTANCE OF 550.00 FEET;

THENCE, S.86°35'33"E. (R: N.86°00'E.), A DISTANCE OF 109.66 FEET (R: 110 FEET), TO THE POINT OF BEGINNING, AND CONTAINING 88,259 SQUARE FEET (2.03 ACRES) OF LAND MORE OR LESS.

PARCEL E:

THAT PARCEL DESCRIBED AT BOOK 2615 PAGE 127, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, CO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ACCEPTED CORNER POSITION FOR THE CENTER EAST ¼ SECTION CORNER, SECTION 26, TOWNSHIP 13 SOUTH, RANGE 68 WEST, 6TH P.M., EL PASO COUNTY, COLORADO, AS DEPICTED ON THE LAND SURVEY PLAT RECORDED AT RECEPTION NO. 95901570, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, COLORADO, THENCE S.46°23'08"W. (R: S.47°26'W.), TO THE NORTHEAST CORNER OF PARCEL 47A, COLORADO DEPARTMENT OF HIGHWAYS' PROJECT NO. F 017-(12), AS DESCRIBED IN RULE AND ORDER RECORDED AT BOOK 2156 PAGE 446, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, CO., A DISTANCE OF 940.09 FEET (R: 1,029 FEET);

THENCE, ALONG THE EAST LINE OF SAID PARCEL 47A, S.3°24'27"E. (R: S.3°24'E.), TO THE SOUTHEAST CORNER OF SAID PARCEL 47A, ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED AT BOOK 2725 PAGE 447, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, COLORADO, A DISTANCE OF 7.40 FEET;

THENCE, ALONG THE EAST LINE OF SAID PARCEL DESCRIBED AT BOOK 2725 PAGE 447, S.3°24'27"E. (R: S.4°00'E.), TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED AT BOOK 2725 PAGE 447, ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED AT BOOK 2654 PAGE 918, EL PASO COUNTY CLERK AND RECORDER'S RECORDS, COLORADO SPRINGS, COLORADO, A DISTANCE OF 462.60 FEET;

THENCE, ALONG THE EAST LINE OF SAID PARCEL DESCRIBED AT BOOK 2654 PAGE 918, S.3°24'27"E. (R: S.4°00'E.), A DISTANCE OF 200.00 FEET, AND THE POINT OF BEGINNING;

THENCE, DEPARTING SAID EAST LINE OF SAID PARCEL DESCRIBED AT BOOK 2654 PAGE 918, N.86°35'33"E. (R: N.86°00'E.), A DISTANCE OF 100.00 FEET;

THENCE, S.3°24'27"E. (R: S.4°00'E.), A DISTANCE OF 500.00 FEET;

THENCE, S.86°35'33"W. (R: S.86°00'W.), TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED AT BOOK 2654 PAGE 918, A DISTANCE OF 100.00 FEET;

THENCE, ALONG THE EAST LINE OF SAID PARCEL DESCRIBED AT BOOK 2654 PAGE 918, N.3°24'27"W. (R: N.4°00'W.), A DISTANCE OF 500.00 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 50,000 SQUARE FEET (1.15 ACRES) OF LAND MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I, LUKE R. JOHNSON, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS LAND SURVEY PLAT WAS PREPARED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH C.R.S § 38-51-106, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF IS CORRECT.

LUKE R. JOHNSON, COLORADO P.L.S. NO. 38184
FOR AND ON BEHALF OF COLORADO SPRINGS UTILITIES

DEPOSITING CERTIFICATE:

DEPOSITED THIS _____ DAY OF _____, A.D. 2016 AT _____ O'CLOCK ____ M. IN BOOK _____

OF LAND SURVEY PLATS, AT PAGE(S) _____, DEPOSIT NUMBER _____ OF THE RECORDS OF THE CLERK AND

RECORDER'S OFFICE OF EL PASO COUNTY, COLORADO.

_____ BY: DEPUTY



Colorado Springs Utilities

It's how we're all connected

WATER SERVICES DIVISION/PERM/ASM/LBS
LEON YOUNG SERVICE CENTER
1521 HANCOCK EXPRESSWAY
COLORADO SPRINGS, CO 80903
(719) 448-4800

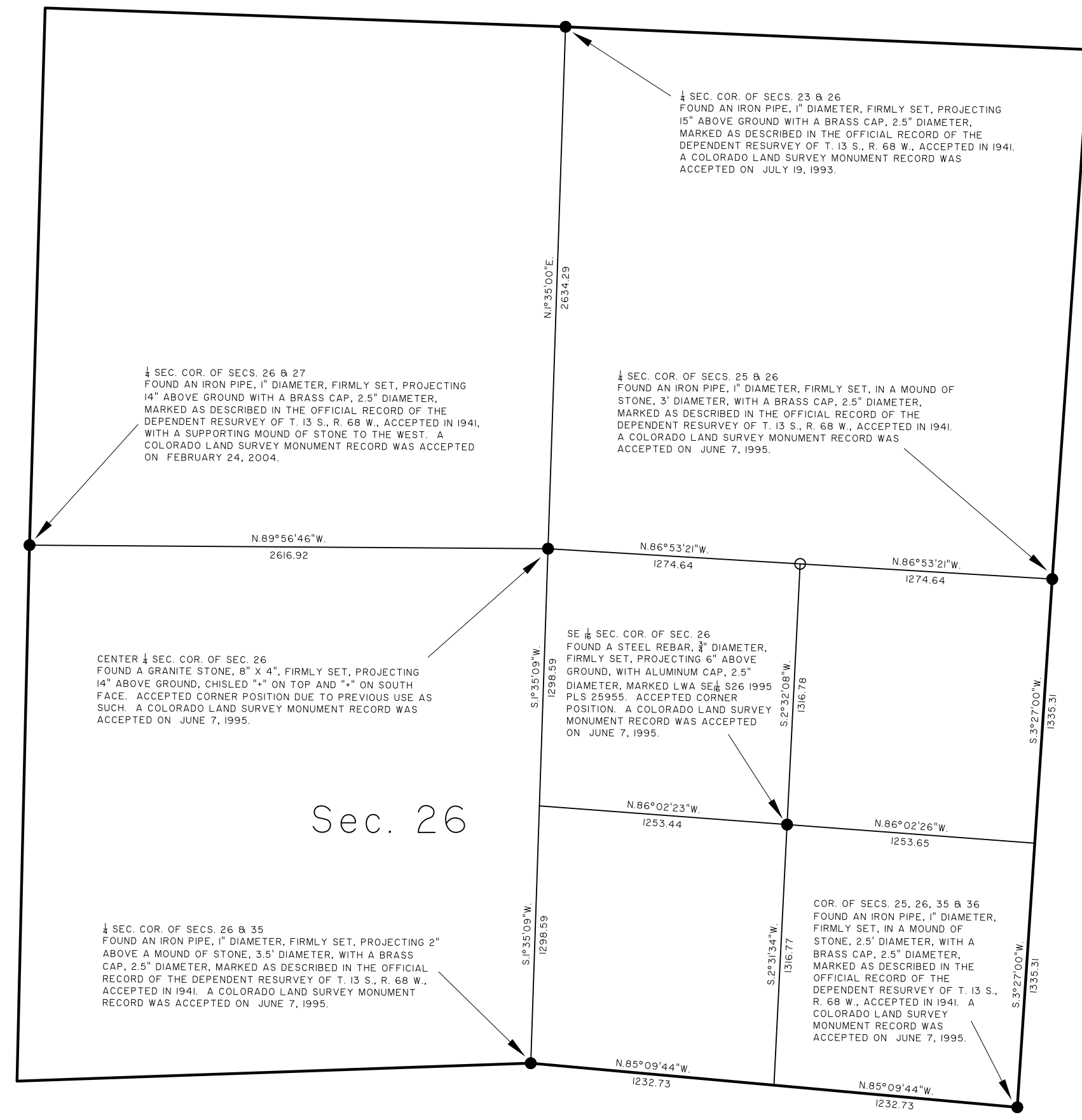
"NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."

DRAFT LAND SURVEY PLAT

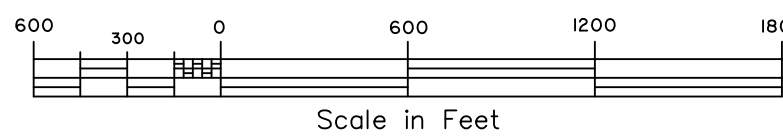
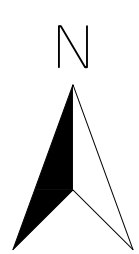
A PORTION OF THE SE ¼, SECTION 26, T. 13 S., R. 68 W., 6TH P. M., EL PASO COUNTY, COLORADO

SHEET 2 OF 2

SECTION BREAKDOWN



Sec. 26



LEGEND

- (R:) DENOTES DEED BEARING AND/OR DISTANCE
- FOUND STEEL REBAR, 5/8" DIAMETER, WITH 2" ALUMINUM CAP, MARKED 9853 (SEE NOTE 4)
- MONUMENT TO BE SET
- FOUND MONUMENT AS DESCRIBED
- CITY OF COLORADO SPRINGS PROPERTY

Basis of Bearings: The direction of each line is with reference to the Colorado Coordinate System of 1983 Central Zone.

The distances are reported as horizontal measurement at a mean ground elevation of 7,400 feet above sea level, U. S. Survey Foot.

The direction and length of all lines were determined by Global Positioning System (GPS) observations and by angular deflections and distances measured with a Total Station.



WATER SERVICES DIVISION/PERM/ASM/LBS
LEON YOUNG SERVICE CENTER
1501 HANCOCK EXPRESSWAY
COLORADO SPRINGS, CO 80903

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.

