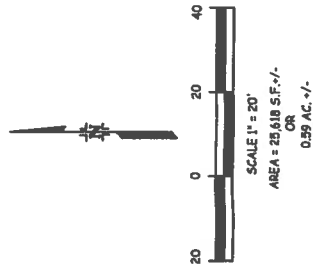
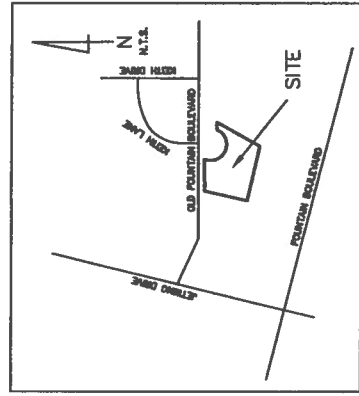


ASSISTED LIVING FACILITY

LOT 1, BLOCK 1, LA PETITE ACADEMY FILING NO. 1,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



SURVEYOR'S CERTIFICATION

TO: ASSISTED LIVING AT SPRING, LLC, A COLORADO LIMITED LIABILITY COMPANY;
I, PATRICK L. DOHERTY, A LICENSED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT A FIELD SURVEY OF THE PROPERTY DESCRIBED HEREON WAS CONDUCTED UNDER MY DIRECTION AND SUPERVISION AND COMPLETED ON OCTOBER 30, 2015 THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE ATTACHED LAND SURVEY PLAT CORRECTLY REPRESENTS THE LOCATION OF ALL BOUNDS AND MONUMENTS, THE LOCATION OF ALL STRUCTURES, UTILITIES, EASEMENTS, ENCROACHMENTS, AND ANY FENCES, HEDGES OR WALLS ON OR WITHIN FIVE FEET OF BOTH SIDES OF ALL BOUNDARIES OF SAID PARCEL, THE LOCATION OF ALL VISIBLE UTILITIES LOCATED ON SAID PARCEL AND ALL UNDERGROUND UTILITIES FOR WHICH THERE IS VISIBLE SURFACE EVIDENCE, AND THE LOCATION OF ALL EASEMENTS, UNDERGROUND UTILITIES, TUNNELS FOR WHICH RECORD EVIDENCE WAS AVAILABLE FROM CHICAGO TITLE INSURANCE COMPANY LOCAL COMMITMENT NO. 808-PDS0228-017-017, EFFECTIVE DATE SEPTEMBER 23, 2015.



FOR AND ON BEHALF OF
DOHERTY LAND SURVEYING, INC.
PATRICK L. DOHERTY, P.L.S. 27927

LEGEND

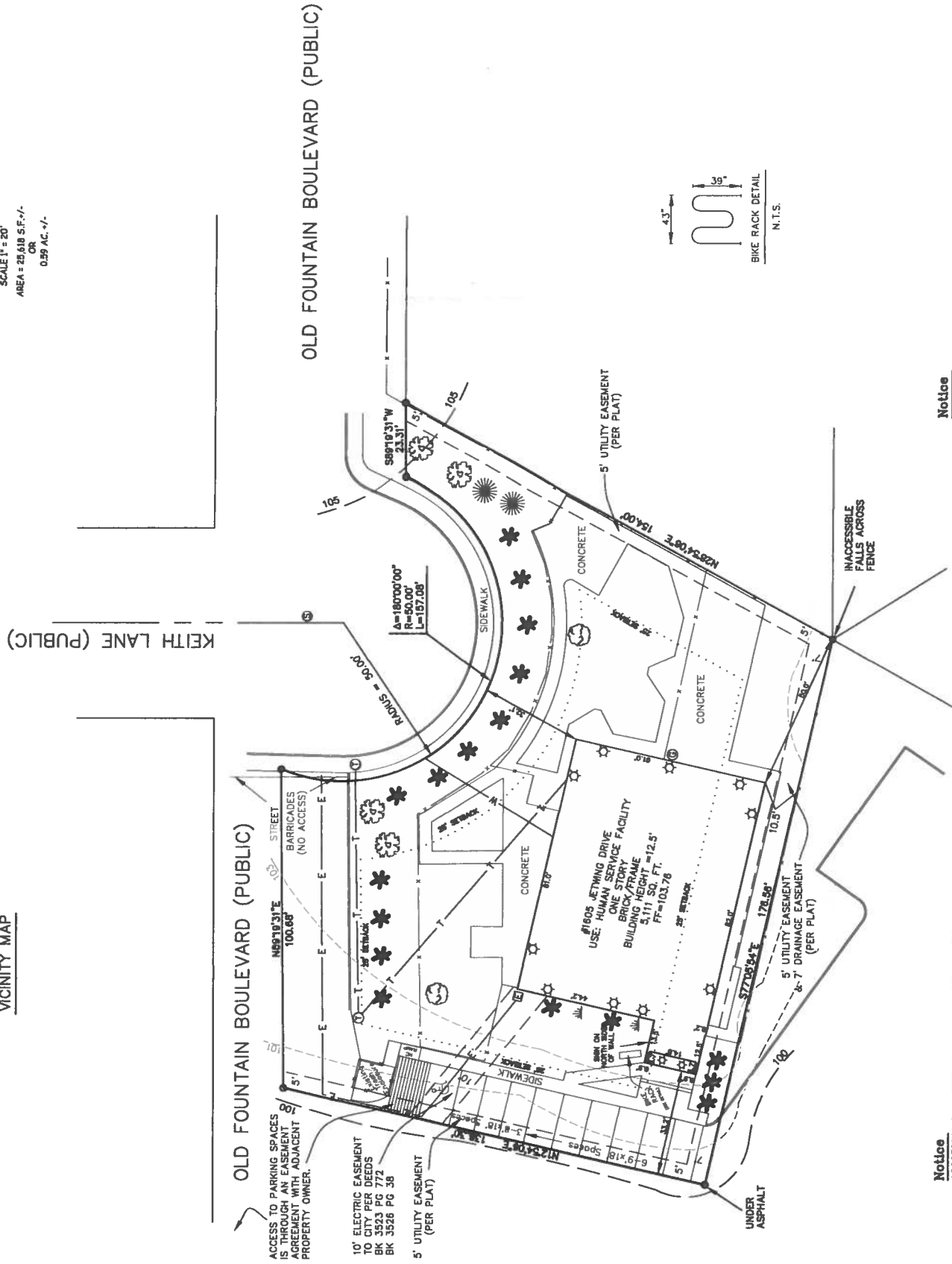
- ☆ BUILDING LIGHT
- ⊠ ELECTRIC TRANSFORMER
- ⊙ SEWER MANHOLE
- ⊕ TELE-COMMUNICATIONS PEDESTAL
- ⊖ GAS METER
- W- BURIED WATER
- E- BURIED ELECTRIC
- T- BURIED TELE-COMMUNICATIONS
- ♿ HANDICAP PARKING SPACE
- FOUND #5 REBAR OR AS NOTED
- ☼ LOCUST TREE
- ☀ ELM TREE
- ☁ ASH TREE
- ✿ JUNIPER BUSH
- ⊙ BLUE MIST SPIREA BUSH

Legal Description

LOT 1, LA PETITE ACADEMY FILING NO. 1,
CITY OF COLORADO SPRINGS,
COUNTY OF EL PASO, STATE OF COLORADO.

Notes:

- 1) CURRENT ZONING DISTRICT= PBC (AO - AIRPORT OVERLAY) SETBACKS ARE AS FOLLOWS: 25' FRONT, SIDE AND REAR.
- 2) THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES, CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS.
- 3) SUBJECT PROPERTY LIES IN ZONE X, NOT IN THE FLOODPLAIN, PER FEMA/FIRM MAP NO. 08041C0781F, EFFECTIVE DATE MARCH 17, 1997.
- 4) PROPERTY ADDRESS = 1605 JET WING DRIVE.
- 5) PROJECT NAME: ASSISTED LIVING AT SPRING, LLC. CONVERSION OF EXISTING 4975 SQ. FT. DAYCARE BUILDING INTO 30 BED HUMAN SERVICES FACILITY (ASSISTED LIVING) WITHIN EXISTING BUILDING STRUCTURE. NEW WINDOWS AND DOORS TO BE ADDED TO EXISTING EXISTING BUILDING ENVELOPE. EXISTING PARKING AND LANDSCAPING TO REMAIN. NO EXTERIOR SITE WORK PROPOSED.
- 6) TAX SCHEDULE NUMBER: 6428115001
- 7) PARKING REQUIREMENTS: 1 SPACE PER 8 BEDS = 4 SPACES REQUIRED FOR 30 BEDS PROPOSED.
- 8) EXISTING LAND USE - DAYCARE.
- 9) NEW LAND USE - HUMAN SERVICE FACILITY.
- 10) 9 REGULAR PARKING SPACES PROVIDED, PLUS 1 HANDICAP SPACE, FOR A TOTAL OF 10 PARKING SPACES PROVIDED.



Notice
ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY LEGAL MONUMENT, OR LAND BOUNDARY MONUMENT, OR ACCESSORY MONUMENT, SHALL BE IN VIOLATION OF STATE STATUTE 18-6-508 C.R.S.

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.

REVISION	DATE	COMMENTS
	1-1-18	

Land Survey Plat
1605 Jet Wing Drive
Colorado Springs, CO
Doherty Land Surveying
4940 S. Kalamath Street
Englewood, Colorado 80110
PH (303) 981-4222

SHEET 1 OF 5
Owner Name and Address
ASSISTED LIVING AT THE SPRING, LLC
CHANORA SAHU
1605 JET WING DRIVE
COLORADO SPRINGS, CO 80916
FILE NUMBER CPC CU 15-00129

DATE 11-7-2015
DRAWN/CHK PJD
PLOT NO. 711

FIGURE 1