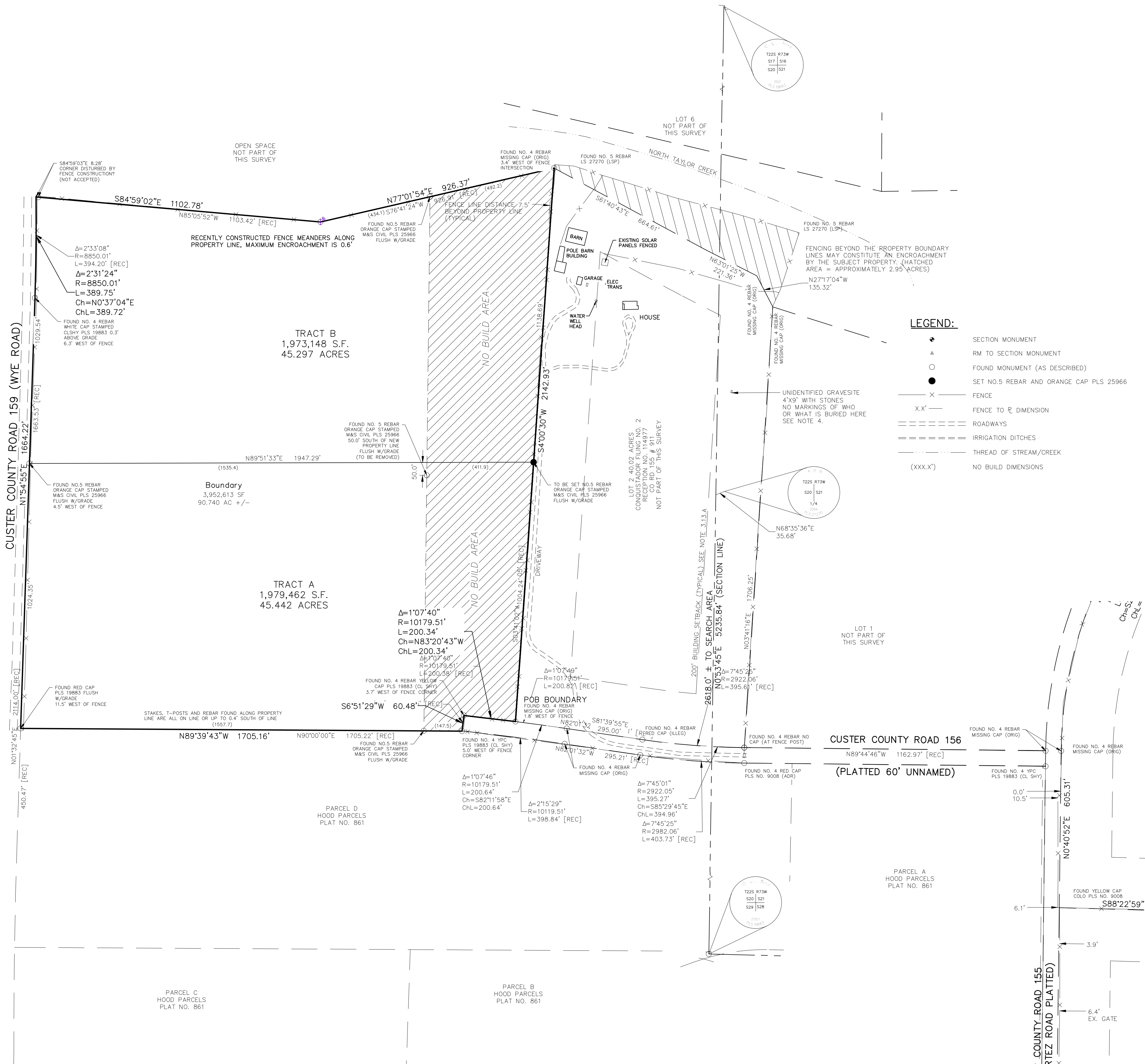


LAND SURVEY PLAT BABCOCK LAND CORPORATION

IN SECTION 20 , T22S R73W OF THE SIXTH PRINCIPAL MERIDIAN, CUSTER COUNTY, COLORADO



LEGAL DESCRIPTION (FROM ASSESSOR'S RECORD)

A PARCEL OF LAND IN SECTION 20, T22S, R73W, OF THE 6TH P.M., CUSTER COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 "CONQUISTADOR FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 114977 IN THE CUSTER COUNTY RECORDS, SAID POINT BEING THE POINT OF BEGINNING.

THENCE 200.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 159, SAID CURVE HAVING A RADIUS OF 10179.51 FEET, A CENTRAL ANGLE OF 01°07'40", AND A CHORD OF 200.34 FEET BEARING N83°20'34"W TO THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY;

THENCE S06°51'29"W ALONG THE WESTERLY LINE THEREOF 60.48 FEET TO THE NORTH LINE OF PARCEL D, "HOOD PARCELS" AS SHOWN ON PLAT NO. 861 IN THE CUSTER COUNTY RECORDS;

THENCE N89°39'43"W ALONG THE NORTHERLY LINE THEREOF 1705.16 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 159 (AKA WYE ROAD);

THENCE N01°54'55"E ALONG SAID RIGHT-OF-WAY LINE 1664.22 FEET TO A POINT OF CURVE IN SAID RIGHT-OF-WAY LINE;

THENCE 389.75 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 8850.01 FEET, A CENTRAL ANGLE OF 02°31'24", AND A CHORD OF 389.72 FEET BEARING N00°37'04"E TO THE SOUTH LINE OF THE OPEN SPACE SHOWN ON "CONQUISTADOR FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 114977;

THENCE S84°59'02"E ALONG THE SOUTH LINE THEREOF 1102.78 FEET TO AN ANGLE POINT IN SAID SOUTH LINE;

THENCE N77°01'54"E CONTINUING ALONG SAID LINE 726.37 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 2 "CONQUISTADOR FILING NO. 2";

THENCE S04°00'30"W ALONG THE WESTERLY LINE THEREOF 2142.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,952,613 S.F. (90.740 ACRES MORE OR LESS).

SURVEY NOTES:

1. THE BASIS OF BEARINGS USED FOR THIS SURVEY ARE BASED ON GEODETIC GRID NORTH AT THE NORTHERLY POINT OF CURVE OF LOT 9. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO GRID NORTH AT THAT POINT. THE MEASURED DISTANCES ARE US SURVEY FOOT GROUND.

2. AS SHOWN ON "DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, FLOOD HAZARD BOUNDARY MAP PANEL NO. 080040 A, PAGE 18, DATED JANUARY 24, 1978, NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN ANY DESIGNATED FLOOD HAZARD AS SHOWN THEREON.

3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF SEPTEMBER 29, 2020 7:45 AM HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY SURVEYED HEREON.

4. EXISTING FENCING RUNS GENERALLY ALONG THE PROPERTY LINES. DIMENSIONS SHOWN TO THE FENCES ARE AS SURVEYED IN 2019 BY M&S CIVIL CONSULTANTS.

6. THE NO BUILD AREA SHOWN HEREON SHALL ENDURE AND RUN WITH THE LAND.

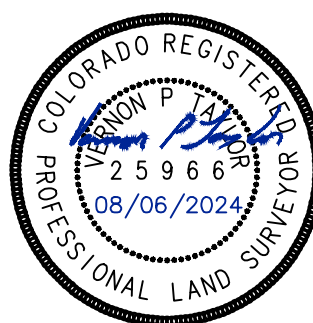
SURVEYORS STATEMENT

I, VERNON P. TAYLOR, COLORADO P.L.S. NO. 25966 DO HEREBY CERTIFY TO: BABCOCK LAND CORPORATION:

THAT THE PROPERTY WAS SURVEYED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE COLORADO REVISED STATUTE 12-25, EFFECTIVE JULY 1, 2013, FOR A LAND TITLE SURVEY PLAT AND WITH NORMAL STANDARDS OF CARE FOR PROFESSIONAL LAND SURVEYING IN COLORADO. THE DIMENSIONS ACCURATELY REPRESENT THE PROPERTY SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PROPERTY IS SUBJECT TO EASEMENTS OF RECORD AND WAS MONUMENTED AS SHOWN.

VERNON P. TAYLOR
COLORADO P.L.S. NO. 25966

DATE



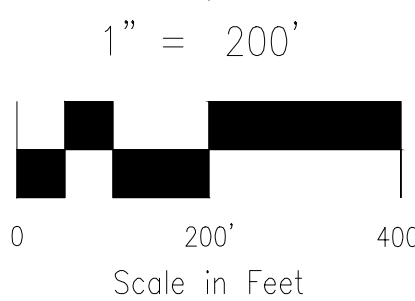
NOTICE: ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN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

DEPOSIT CERTIFICATION

DEPOSITED THIS _____ DAY OF _____, 2019 AT _____ O'CLOCK _____ M. IN BOOK _____ OF LAND SURVEY PLATS, AT PAGE _____

DEPOSIT NUMBER _____ OF THE RECORDS OF THE CLERK AND RECORDER'S OFFICE OF CUSTER COUNTY, COLORADO.

BY: DEPUTY



BABCOCK LAND CORPORATION
LAND SURVEY PLAT
JOB NO. 70-076
DATE PREPARED: 08/06/2024
DATE REVISED:



212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.3485