

LAND SURVEY PLAT

FOR BUCKSKIN RANCH, PHASE 2
 A PORTION OF SECTIONS 1,
 TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.
 AND A PORTION OF SECTION 6,
 TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M.
 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO,
 STATE OF COLORADO

PROPERTY DESCRIPTION:

Parcels 34, 35 and 36 as shown on the Land Survey Plat recorded July 18, 2019 under Reception No. 219900131 in the records of the El Paso County Clerk and Recorder Office, State of Colorado.

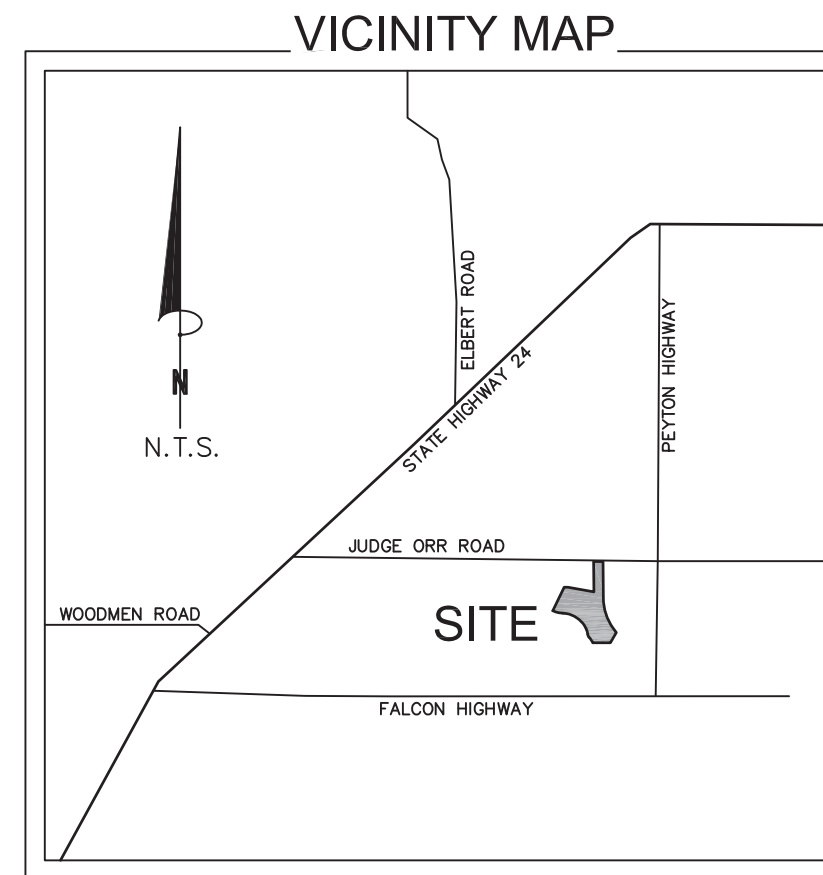
TOGETHER WITH

That parcel as described in that Sheriff's Confirmation Deed recorded June 13, 2018 under Reception No. 218067583 in the records of the El Paso County Clerk and Recorder Office, State of Colorado, being more particularly described as follows:

A portion of Section 1, Township 13 South, Range 64 West, of the 6th Principal Meridian, along with a portion of the West half of Section 6, Township 13 South, Range 63 West, of the 6th Principal Meridian, County of El Paso, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 1; thence along the north line of said Section 6, S89°40'02"E (Bearings are relative to the East line of Section 1, being monumented at the Northerly end by a found No. 6 rebar with a 2" aluminum cap, stamped "PLS 11624", and at the Southerly end by a found #6 rebar with a 3-1/2" aluminum cap, stamped "PLS 4842", and measured to bear S00°39'37"E, a distance of 5290.52 feet), a distance of 611.36 feet, to the Northwest corner of that Parcel as described in that Quit Claim Deed recorded March 13, 2014 under Reception No. 214020694; thence along the west line of said Parcel, S00°33'33"E, a distance of 2377.73 feet; thence continuing along said west line, along the arc of a non-tangent curve to the left, whose center bears N89°20'39"E, having a radius of 3483.40 feet, a central angle of 40°09'23", a distance of 2441.38 feet; thence continuing along said west line, S30°05'41"W, a distance of 781.71 feet, to a point on the North line of Lot 33 of said Land Survey Plat; thence along said north line, N89°46'07"W, a distance of 1151.39 feet, to a point on the East line of Lot 27 of said Land Survey Plat; thence along said East line N23°06'16"W, a distance of 68.69 feet; thence continuing along said East line, along the arc of a curve to the left having a radius of 800.00 feet, a central angle of 17°55'30", a distance of 250.28 feet; thence continuing along said East line, N41°01'46"W, a distance of 119.49 feet; thence continuing along said East line, along the arc of a non-tangent curve to the right, whose center bears N48°56'14"E, having a radius of 330.72 feet, a central angle of 33°07'16", a distance of 191.18 feet; thence continuing along said East line, N07°52'46"W, a distance of 30.22 feet; thence continuing along said East line, along the arc of a non-tangent curve to the left, whose center bears S82°05'55"W, having a radius of 1202.28 feet, a central angle of 16°17'26", a distance of 341.83 feet, to the common Parcel corner of Parcels 26 & 27 of said Land Survey Plat; thence along the northeasterly line of Parcels 26 & 25 of said Land Survey Plat, along the arc of a non-tangent curve to the left whose center bears S65°48'30"W, having a radius of 1749.99 feet, a central angle of 63°50'06", a distance of 1949.71 feet; thence along the northeasterly line of said Parcel 25, along the arc of a reverse curve to the right having a radius of 1650.00 feet, a central angle of 23°14'02", a distance of 669.09 feet, to the common parcel corner of Parcels 24 & 37 of said Land Survey Plat; thence along the east line of said Parcel 37, N25°45'31"E, a distance of 1693.93 feet, to a point on the south line of Parcel 38 of said Land Survey Plat; thence along the south line of said Parcel 38, N89°44'26"E, a distance of 252.80 feet, to the common parcel corner of Parcels 38 & 40 of said Land Survey Plat; thence along the south line of Parcels 40 & 41 of said Land Survey Plat, S79°58'14"E, a distance of 1716.76 feet to the Southeast corner of Parcel 41 of said Land Survey Plat; thence along the East line of said Parcel 41, N00°39'37"W, a distance of 1974.41 feet, to the POINT OF BEGINNING.

Said Parcels contain 9,215,749 Sq. St. or 211.564 Acres, more or less



NOTES:

- This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership, easements or rights of way of record. The client did not wish for easements and rights of way researched or shown. This survey does not take into consideration additional facts that an accurate and correct title search might disclose including, but not limited to, descriptions contained in deeds for adjacent properties.
- Basis of bearings is the east line of the Section 1, monumented on the north end with a no. 6 rebar, set flush with grade, w/ a 2" alum cap stamped "PLS 11624" and on the south end with a found no. 6 rebar, set flush with grade, w/ a 3-1/2" alum cap stamped "PLS 4842" as shown and assumed to bear S00°39'37"E a distance of 5290.52'
- Any underground utilities shown have been located from field survey information, existing drawings and/or utility locate markings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available.
- Easements from other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- The lineal units used in this drawing are U.S. Survey Feet.
- Field work for this survey was completed on September 30, 2019
- All interior lot lines are hereby platted on each side with a 15 foot trail and public utility easement. All exterior subdivision boundaries shall have a 30 foot trail and public utility easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

SURVEYOR'S STATEMENT:

The undersigned Colorado Registered Professional Land Surveyor does hereby state and declare to Dan Carless Sr. that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the normal standard of practice by surveyors in the State of Colorado and accurately shows the described tract of land thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

This statement is neither a warranty nor guaranty, either expressed or implied.



Stewart L. Mapes, Jr.
 Colorado Professional Land Surveyor No. 38245
 For and on behalf of Clark Land Surveying, Inc.

This survey plat is null and void without surveyor's original signature and seal.

DEPOSITING CERTIFICATE:

Deposited this _____ day of _____, A.D. _____ 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.

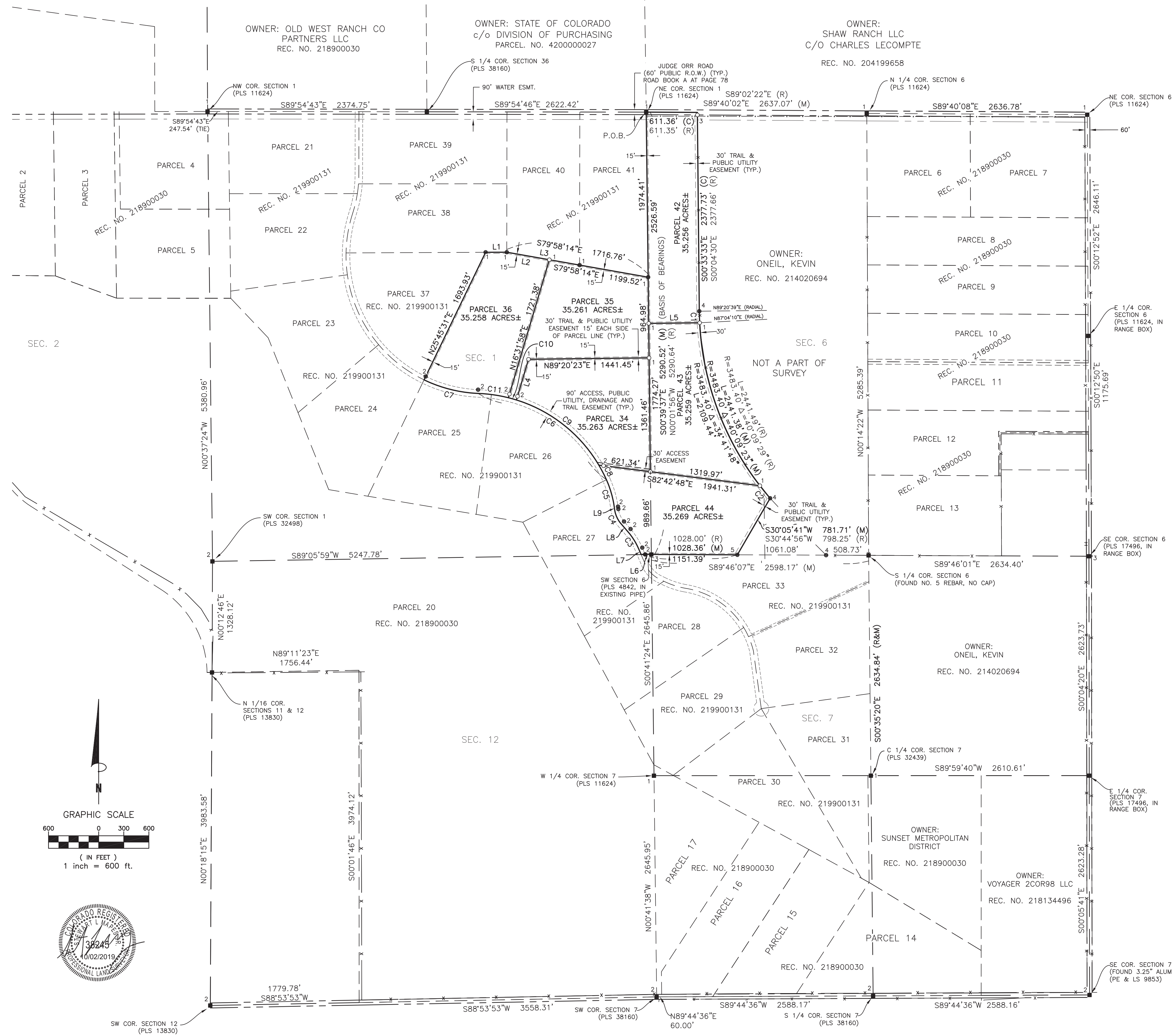
By: Deputy



No.	Description	By	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.

LAND SURVEY PLAT A PORTION OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M. AND A PORTION OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO	Drawn By: NJM Checked By: SLM	Date: 10/02/2019 Sheet: 1 of 2
	Project No. 190776	By: Deputy



LEGEND:

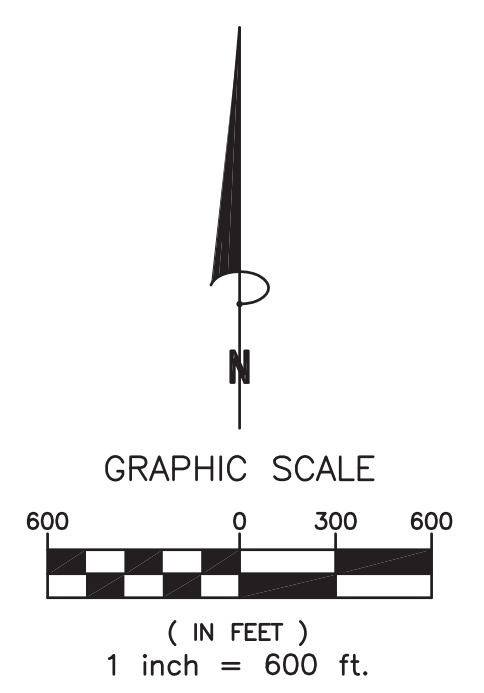
- FOUND MONUMENT (ALIQUOT)
 - (1) FOUND NO. 6 REBAR W/ 2" ALUM CAP FLUSH WITH GRADE (STAMPED AS NOTED)
 - (2) FOUND NO. 6 REBAR W 2-1/2" ALUM CAP FLUSH WITH GRADE (STAMPED AS NOTED)
 - (3) FOUND NO. 6 REBAR W 3-1/2" ALUM CAP FLUSH WITH GRADE (STAMPED AS NOTED)
 - FOUND MONUMENT
 - (1) FOUND NO. 5 REBAR W/ 1-1/4" GREEN PLASTIC CAP PLS 38245 FLUSH WITH GRADE
 - (2) FOUND NO. 5 REBAR W/ 1-1/4" GREEN PLASTIC CAP PLS 38245 (45 FOOT WITNESS CORNER) FLUSH WITH GRADE
 - (3) FOUND NO. 5 REBAR W/ 1-1/4" GREEN PLASTIC CAP PLS 38245 (30 FOOT WITNESS CORNER) FLUSH WITH GRADE
 - (4) FOUND NO. 5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP PLS 30130 FLUSH WITH GRADE
 - (5) FOUND NO. 5 REBAR W/ 1-1/4" ORANGE PLASTIC CAP PLS 16116 FLUSH WITH GRADE
 - SET MONUMENT
 - (1) SET NO. 5 REBAR W/ 1-1/4" GREEN PLASTIC CAP PLS 38245 FLUSH WITH GRADE
 - (2) SET NO. 5 REBAR W/ 1-1/4" GREEN PLASTIC CAP PLS 38245 (45 FOOT WITNESS CORNER) FLUSH WITH GRADE
 - (3) SET NO. 5 REBAR W/ 1-1/4" GREEN PLASTIC CAP PLS 38245 (30 FOOT WITNESS CORNER) FLUSH WITH GRADE
 - (4) SET NO. 5 REBAR W/ 1-1/4" GREEN PLASTIC CAP PLS 38245 (45x30 FOOT WITNESS CORNER) FLUSH WITH GRADE
 - (M) MEASURED DISTANCE OR BEARING
 - (R) RECORDED DISTANCE OR BEARING
- x — x — BARB WIRE FENCE
 — — — — — SPLIT RAIL FENCE

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N89°44'26"E	252.80'
L2	S79°58'14"E	517.24'
L3	S79°58'14"E	884.38'
L4	N16°31'58"E	507.79'
L5	N89°20'23"E	609.80'
L6	N89°46'07"W	123.03'
L7	N2°3'06"16"W	68.69'
L8	N41°01'46"W	119.49'
L9	N07°52'46"W	30.22'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	3483.40'	138.30'	2°16'29"	N89°20'39"E
C2	3483.40'	193.64'	3°11'06"	N52°22'22"E
C3	800.00'	250.28'	17°55'30"	S66°53'44"W
C4	330.72'	191.18'	33°07'16"	N48°56'14"E
C5	1202.28'	341.83'	16°17'26"	S82°05'55"W
C6	1750.00'	1949.71'	63°50'06"	S65°48'30"W
C7	1650.00'	669.09'	23°14'02"	N02°31'29"E
C8	1750.00'	196.63'	6°26'16"	S65°48'30"W
C9	1750.00'	1284.74'	42°03'47"	S59°22'14"W
C10	1750.00'	100.02'	3°16'30"	S17°18'26"W
C11	1750.00'	368.32'	12°03'33"	S14°01'56"W



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Project **190776**
 Drawn By: NLM
 Checked By: SLM
 Date: 10/02/2019
 Sheet 2 of 2