



PROPERTY DESCRIPTION:

LOT 2, SOUTHPARK TECHNOLOGICAL CENTER FILING NO. 1, ACCORDING THE SUBDIVISION PLAT THEREOF RECORDED APRIL 10, 2003 AT RECEPTION NO. 203073816, EL PASO COUNTY, COLORADO.

NOTES:

- FOUND 5/8" DIAMETER REBAR AND 1-1/2" DIAMETER ALUMINUM CAP "WATTS PLS 9853".
 - FOUND 5/8" DIAMETER REBAR AND 2" DIAMETER ALUMINUM CAP "DB&CO 22573", OR AS NOTED.
 - SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658".
- THE CLIENT DID NOT WISH TO HAVE RECORDED RIGHTS OF WAY AND EASEMENTS RESEARCHED AND SHOWN.
 THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.
 DIMENSIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.
 DIMENSIONS SHOWN IN PARENTHESIS ARE THOSE DIMENSIONS OF RECORD THAT VARY FROM FIELD MEASUREMENTS.
 UNITS OF MEASURE ARE U.S. SURVEY FEET.
 THIS PROPERTY CONTAINS 167,714 SQUARE FEET, BEING 3.85 ACRES, AS MEASURED MORE OR LESS.
 THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTHEASTERLY LINE OF LOT 2, SOUTHPARK TECHNOLOGICAL CENTER FILING NO. 1, S41°07'42"E - 443.28 FEET. THE DIRECTION IS BASED ON THE RECORDED PLAT AND THE LINE IS MONUMENTED AS SHOWN.
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE OWNER OR ITS REPRESENTATIVE SHOULD DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.

SURVEYOR'S STATEMENT:

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I HEREBY STATE AND DECLARE TO CRADDOCK DEVELOPMENT, EXCLUSIVELY, THAT AS A RESULT OF A SURVEY MADE ON THE GROUND IN FEBRUARY, 2016 UNDER MY DIRECT SUPERVISION AND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN EL PASO COUNTY, COLORADO, I FIND THAT THE BOUNDARIES OF THE ABOVE DESCRIBED TRACT OF LAND ARE AS SHOWN; THE CORNERS WERE FOUND OR SET AS INDICATED HEREON AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS ONTO ADJACENT PROPERTY BY IMPROVEMENTS LOCATED ON THE SUBJECT PROPERTY, NOR VISIBLE PROTRUSIONS FROM ADJOINING PROPERTY ONTO SUBJECT PROPERTY.

THIS SURVEY NULL AND VOID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.

KEVIN M. O'LEARY
 COLORADO PLS #28658
 FOR AND ON BEHALF OF
 LWA LANDSURVEYING, INC.

MONUMENTED SURVEY PLAT DEPOSITING CERTIFICATION:
 DEPOSITED THIS _____ DAY OF _____ A.D. 2016 AT _____ O'CLOCK
 _____ M. IN BOOK _____ OF LAND SURVEY PLATS, AT PAGE _____
 DEPOSIT NUMBER _____ OF THE RECORDS OF THE CLERK
 AND RECORDER OF EL PASO COUNTY, COLORADO.
 BY _____ DEPUTY COUNTY CLERK AND RECORDER

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.

REVISIONS:

LWA LAND SURVEYING, INC.
 2906 BEACON STREET, SUITE B
 COLORADO SPRINGS, CO 80907
 TELEPHONE (719) 636-5179 FAX (719) 636-5199

DWG: 7519 BANDLEY/Dr.
 SCALE: 1"=50'
 DATE: 2/23/16
 DRAWN BY: THK
 CHECKED BY: KMO
 PROJECT NO. 16006
 SHEET 1 OF 1

IMPROVEMENT SURVEY PLAT
 7159 BANDLEY DRIVE
 LOT 2, SOUTHPARK TECHNOLOGICAL CENTER F#1
 CRADDOCK DEVELOPMENT