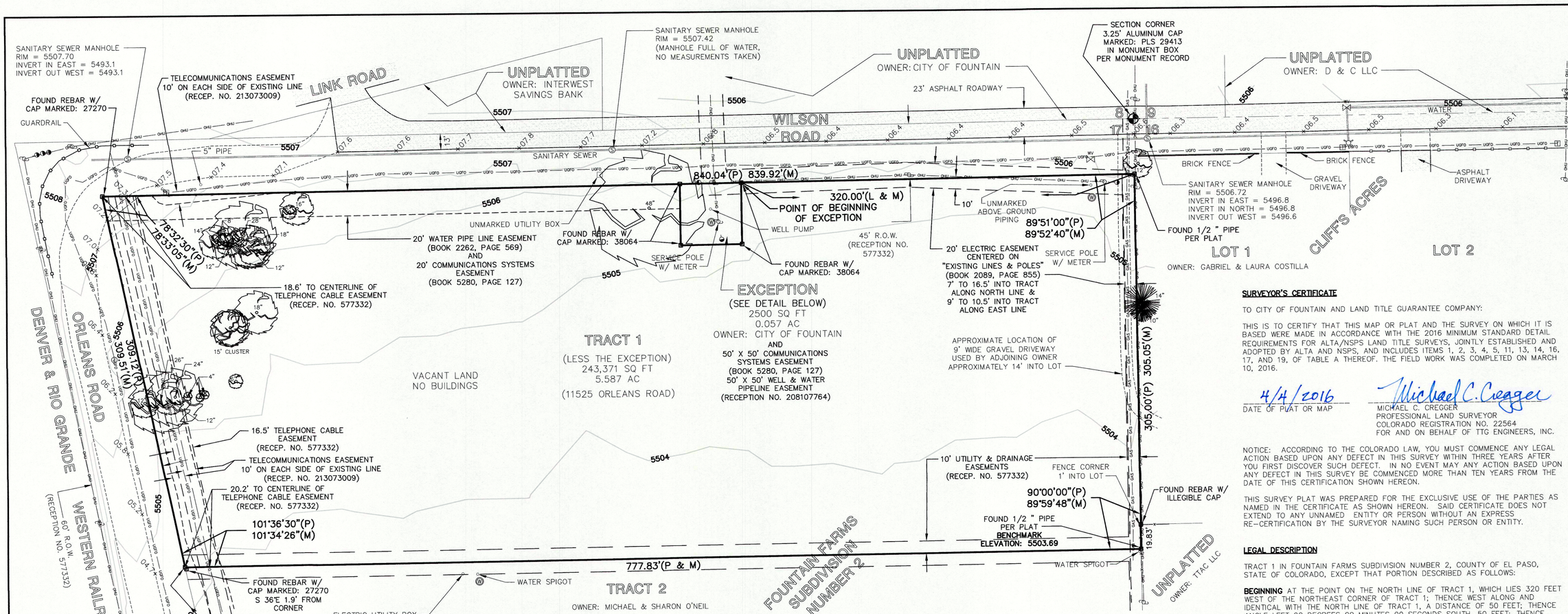
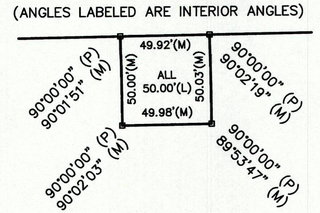
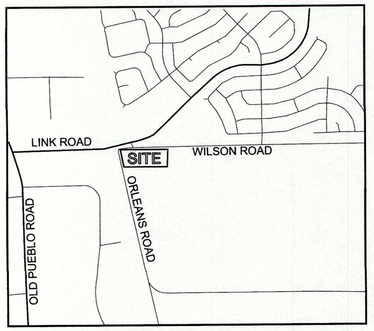


DETAIL OF EXCEPTION

(ANGLES LABELED ARE INTERIOR ANGLES)





VICINITY MAP

LEGEND

- WELL HEAD
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER OR PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- UTILITY POLE
- LIGHT POLE
- UTILITY POLE W/ LIGHT
- DECIDUOUS TREE
- CONIFEROUS TREE
- ASPHALT PAVEMENT
- UNDERGROUND GAS LINES
- UNDERGROUND FIBEROPTIC LINES
- OVERHEAD UTILITY LINES
- WOODEN FENCE
- BARBED WIRE FENCE
- UNDERGROUND PIPE AS LABELED
- FOUND REBAR W/ CAP OR MONUMENT MARKED AS INDICATED
- (P) PER SUBDIVISION PLAT
- (M) PER FIELD MEASUREMENTS FROM EXISTING MONUMENTS
- (L) PER LEGAL DESCRIPTION OF EXCEPTION

SURVEY NOTES:

1. INFORMATION REGARDING EASEMENTS AND RIGHTS–OF–WAY WAS TAKEN FROM SCHEDULE B – 2 (EXCEPTIONS) OF TITLE COMMITTMENT ORDER NO. SC55055171, PREPARED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF DECEMBER 18, 2015 AS PROVIDED BY THE CITY OF FOUNTAIN AND THIS INFORMATION DOES NOT INDICATE A TITLE SEARCH BY TTG ENGINEERS, INC.

2. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATED AS LOCATED BY FIELD SURVEY FROM EXISTING SURFACE EVIDENCE. OTHER UNDERGROUND UTILITY LINES AND SERVICE LINES MAY EXIST FOR WHICH THERE IS NO SURFACE EVIDENCE, AND THIS SURVEY SHOULD NOT BE RELIED UPON FOR CONSTRUCTION WITHOUT FIRST CONTACTING THE APPROPRIATE AGENCIES OR AUTHORITIES.

3. THE EASEMENTS REFERENCED IN THE DOCUMENTS IN SCHEDULE B–2 OF **EXCEPTIONS 8, 9, 10 AND 13** ARE PLOTTED AND LABELED IN THE DRAWING HEREON.

4. THE TRACT SURVEYED HEREON IS CONTAINED WITHIN THE LEGAL DESCRIPTIONS OF THE FOLLOWING DOCUMENTS, BUT NO SPECIFIC DEDICATIONS OF EASEMENTS OR RIGHTS–OF–WAY WERE APPARENT:
A. **(EXCEPTION 9)** RATIFICATION STATEMENT RECORDED IN BOOK 2265 AT PAGE 853
B. **(EXCEPTION 12)** THE WILSON/ORLEANS ANNEXATION PLATS RECORDED AT RECEPTION NO'S. 1434458 AND1449463 AND **(EXCEPTION 14)** ORDINANCE 702 RECORDED IN BOOK 5542 AT PAGE 353
C. **(EXCEPTION 15)** GENERAL WARRANTY DEED RECORDED AT RECEPTION NO. 208107762 WHICH DOES NOT SPECIFY A LEGAL DESCRIPTION OF THE "GREEN WELL", EXCEPT AS: "LOCATED ON TRACT 1 ..., EXCEPT THAT PORTION THEREOF DESCRIBED IN THAT CERTAIN QUITCLAIM DEED .... RECORDED AT RECEPTION NO. 208013327,"
D. **(EXCEPTION 15)** QUITCLAIM DEED RECORDED AT RECEPTION NO. 208107763 WHICH DOES NOT SPECIFY A LEGAL DESCRIPTION OF THE "GREEN WELL", EXCEPT AS: "ON TRACT 1 IN FOUNTAIN FARMS SUBDIVISION NUMBER 2".
E. **(EXCEPTION 15)** BILL OF SALE RECORDED AT RECEPTION NO. 208107767 WHICH DOES NOT SPECIFY A LEGAL DESCRIPTION OF THE "GREEN WELL", EXCEPT AS: "LOCATED ON TRACT 1 ..., EXCEPT THAT PORTION THEREOF DESCRIBED IN THAT CERTAIN QUITCLAIM DEED .... RECORDED AT RECEPTION NO. 208013327,"

5. **(EXCEPTION 11)** THE STREET AND ROADWAY RECOVERY AGREEMENT, RECORDED IN BOOK 5069 AT PAGE 607, DOES NOT HAVE AN EXHIBIT "A" ATTACHED WHICH IS WHERE "THE REAL PROPERTY" WAS DESCRIBED.

SURVEYOR'S CERTIFICATE

TO CITY OF FOUNTAIN AND LAND TITLE GUARANTEE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 11, 13, 14, 16, 17, AND 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 10, 2016.

4/4/2016
DATE OF PLAT OR MAP

Michael C. Cregger
MICHAEL C. CREGGER
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 22564
FOR AND ON BEHALF OF TTG ENGINEERS, INC.

NOTICE: ACCORDING TO THE 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 THIS CERTIFICATION SHOWN HEREON.

THIS SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES AS NAMED IN THE CERTIFICATE AS SHOWN HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED ENTITY OR PERSON WITHOUT AN EXPRESS RE–CERTIFICATION BY THE SURVEYOR NAMING SUCH PERSON OR ENTITY.

LEGAL DESCRIPTION

TRACT 1 IN FOUNTAIN FARMS SUBDIVISION NUMBER 2, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT ON THE NORTH LINE OF TRACT 1, WHICH LIES 320 FEET WEST OF THE NORTHEAST CORNER OF TRACT 1; THENCE WEST ALONG AND IDENTICAL WITH THE NORTH LINE OF TRACT 1, A DISTANCE OF 50 FEET; THENCE ANGLE LEFT 90 DEGREES 00 MINUTES 00 SECONDS SOUTH, 50 FEET; THENCE ANGLE LEFT 90 DEGREES 00 MINUTES 00 SECONDS EAST, 50 FEET; THENCE ANGLE LEFT 90 DEGREES 00 MINUTES 00 SECONDS NORTH, 50 FEET TO THE **POINT OF BEGINNING.**

SURVEY NOTES (CONTINUED):

6. **(EXCEPTION 16)** THE EASEMENT AGREEMENT, RECORDED AT RECEPTION NO. 208107764, CALLS FOR: "THE WELL SITE EASEMENT SHALL BE 60 FEET BY 75 FEET .... AND THE TRANSMISSION LINE EASEMENT SHALL BE 20 FEET IN WIDTH ..." AND: "... THE GENERAL LOCATION OF THE WELL SITE EASEMENT AND TRANSMISSION LINE EASEMENT ARE AS SHOWN ON THE SKETCH ATTACHED HERETO AS EXHIBIT 2." EXHIBIT 2 DOES NOT INCLUDE A SKETCH.

7. **(EXCEPTION 17)** THE EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION, RECORDED AT RECEPTION NO. 213073009, STATES THAT THE LANDOWNERS GRANTS A TELECOMMUNICATIONS EASEMENT THAT: "EXTENDS NO MORE THAN TEN (10) FEET ON EACH SIDE OF THE GRANTEE'S TELECOMMUNICATIONS CABLE SYSTEM (A) AS IT EXISTED ON APRIL 20. 2012 ..." **NOTE:** TTG ENGINEERS INC. DOES NOT KNOW WHEN ANY OF THE TELECOMMUNICATIONS LINES WERE EXISTING AS OF APRIL 20, 2012, AND HAVE SHOWN THIS EASEMENT ALONG **ALL** TELECOMMUNICATION LINES, WHOSE LOCATIONS WERE MARKED BY OTHERS, ACCORDING TO OUR UNDERSTANDING OF THE INTENT OF THIS DOCUMENT.

8. THE TRACT SURVEYED HEREON IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "ZONE X" ON FLOOD INSURANCE RATE MAP NO. 08041C0966 F, WITH AN EFFECTIVE DATE OF MARCH 17, 1997 WHICH IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOODPLAIN".

9. MAPPING INFORMATION:
A) PREPARED BY GROUND SURVEY
B) CONTOUR INTERVAL: 1 FOOT
C) DATUM: NAVD 88
D) ORIGINATING BENCHMARK: NATIONAL GEODETIC SURVEY BENCHMARK JK0194, ELEVATION: 5496.37 (FOUNTAIN GPS CONTROL POINT 110 RELATIVE ELEVATION: 5506.57)

10. THERE IS NO VISIBLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

11. NO INFORMATION WAS PROVIDED TO TTG ENGINEERS, INC. REGARDING ANY PROPOSED CHANGES IN STREET RIGHT–OF–WAY LINES, NOR WAS THERE ANY VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

REVISIONS	Description	Date	By

DRAWN: M.C.C.
CHECKED:
DESIGNED:
FILE: FOUNTAIN ALTA

COLORADO REGISTERED MICHAEL C. CREGGER 22564 PROFESSIONAL LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY

MOST OF TRACT 1 IN FOUNTAIN FARMS SUBDIVISION NUMBER 2, EL PASO COUNTY, COLORADO

TTG ENGINEERS, INC.

JOB NO.	0162000.00
SCALE	1"=40'
DATE	MARCH 2016
SHEETS	1
SHEET	1