

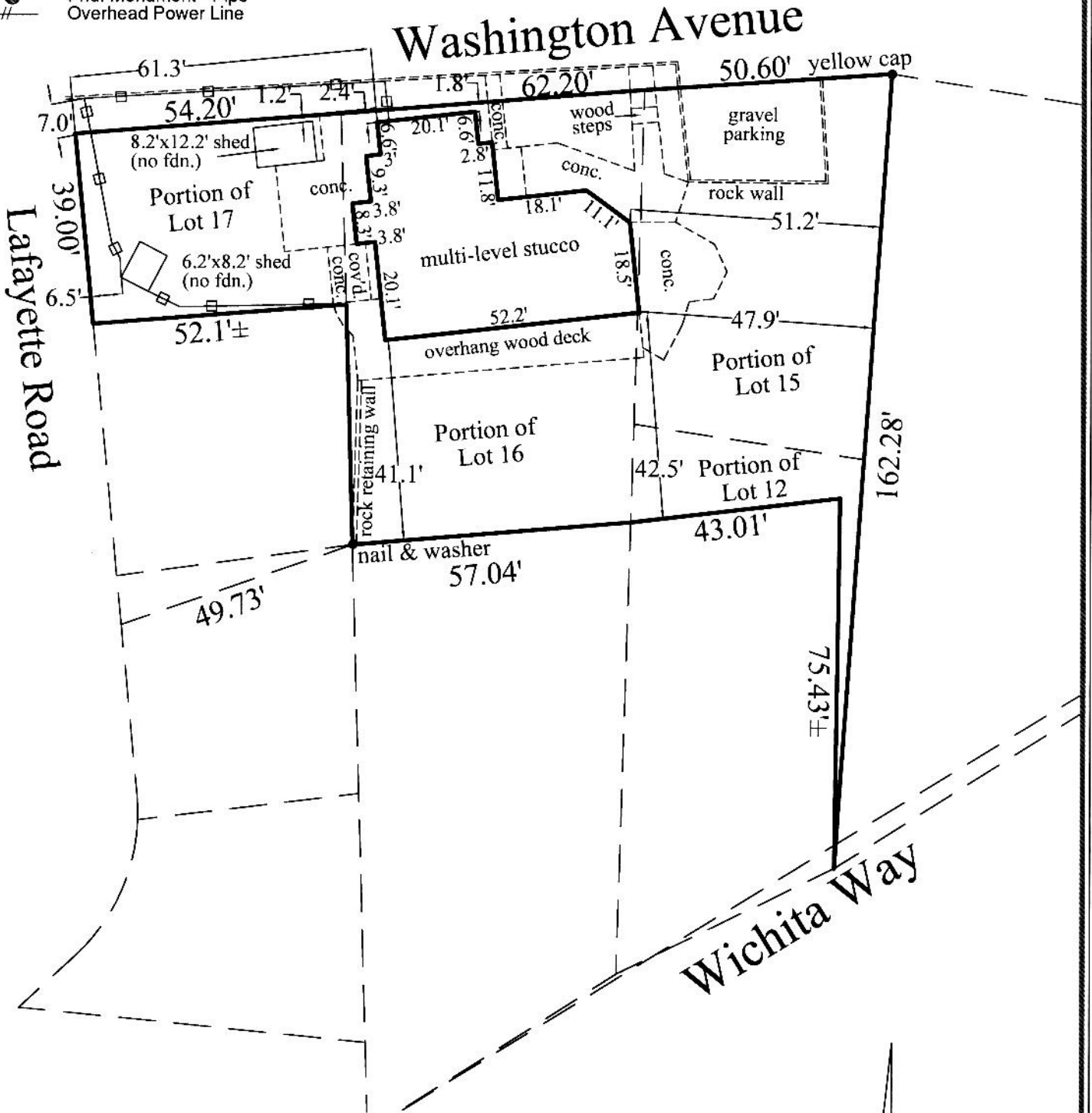
PLOT PLAN

(THIS IS NOT A PROPERTY SURVEY)

LEGEND

-  Chainlink Fence
-  Wood Fence
-  Wire Fence
-  Fnd. Monument - Pipe
-  Overhead Power Line

Note: Improvements shown by apparent lines of possession, without sufficient positive monumentation found.

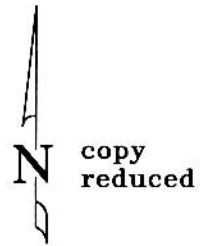


Legal Description

Lot 12, Block 2, Busby's Subdivision of Part of Block C Town of Manitou Springs, now the Town of Manitou Springs, County of El Paso, State of Colorado, Except that portion of said Lot 12 platted into Lot 1 Karr Subdivision, recorded August 14, 2015 at Reception No. 215713664.

Lot 15, Block 2, Busby's Subdivision of Part of Block C Town of Manitou Springs, now the Town of Manitou Springs, County of El Paso, State of Colorado.

Lot 16, Block 2, Busby's Subdivision of Part of Block C Town of Manitou Springs, now the Town of Manitou Springs, and also that portion of Lot 17, Block C, Busby's Subdivision of Part of Block C, Town of Manitou, now the Town of Manitou Springs, described as follows: Beginning at the Northwest corner of said lot, running thence South along the West line of said Lot, 39 feet; thence Easterly 52.1 feet, more or less, to a point on the East line of said lot which is 39 feet South of the Northeast corner thereof; thence North along said Line, 39 feet to the Northeast corner thereof, thence Westerly along the North line of said Lot 54.2 feet to the Place of Beginning, said Lots 15, 16 and Part of 17 LNS Vac by City Ord No. 1384 by Book 3918 Pg 812, County of El Paso, State of Colorado.



Scale: 1" = 30'



PREPARED BY



ALESSI and ASSOCIATES, Inc.
 APPRAISERS • ENGINEERS • SURVEYOR'S
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 Colorado Springs, CO 80906 Fax 719/540-2781

PURPORTED STREET ADDRESS:

106 Washington Avenue

**DATE: 1/28/2019

*LENDER/CLIENT: David Dukeman
 JOB NUMBER: 191035