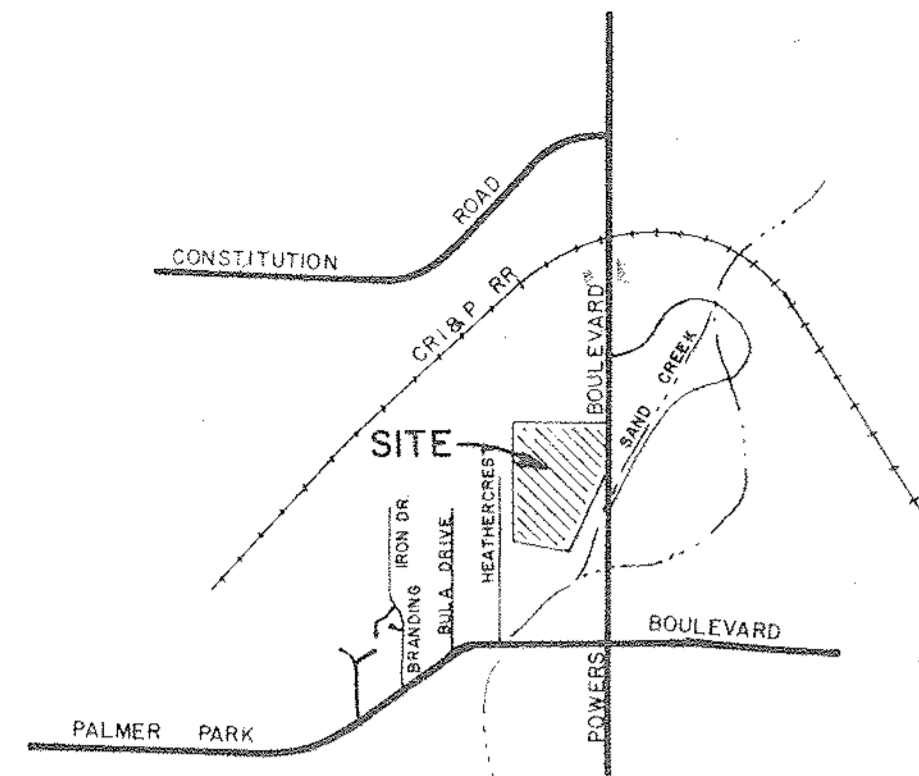
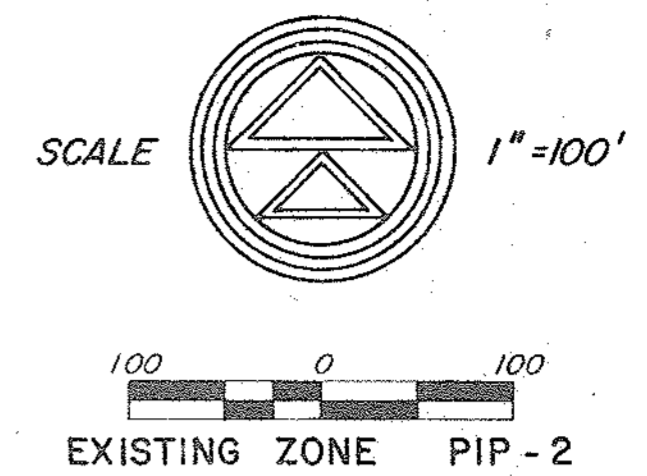
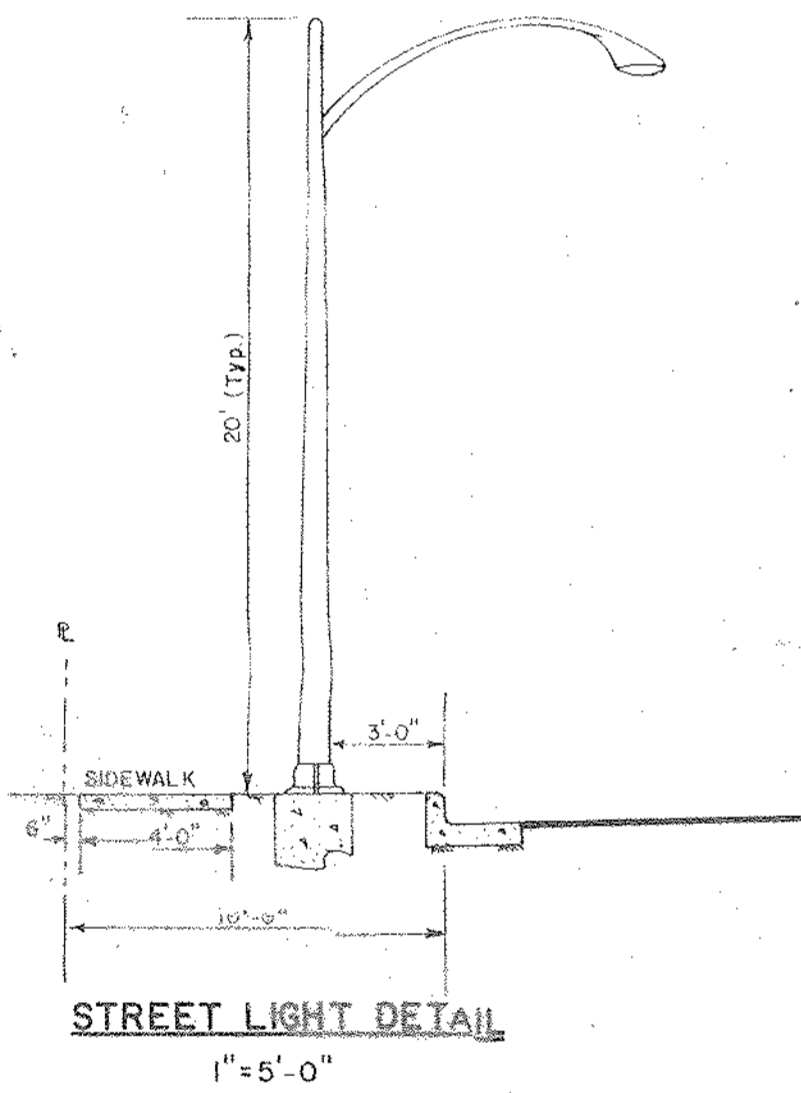
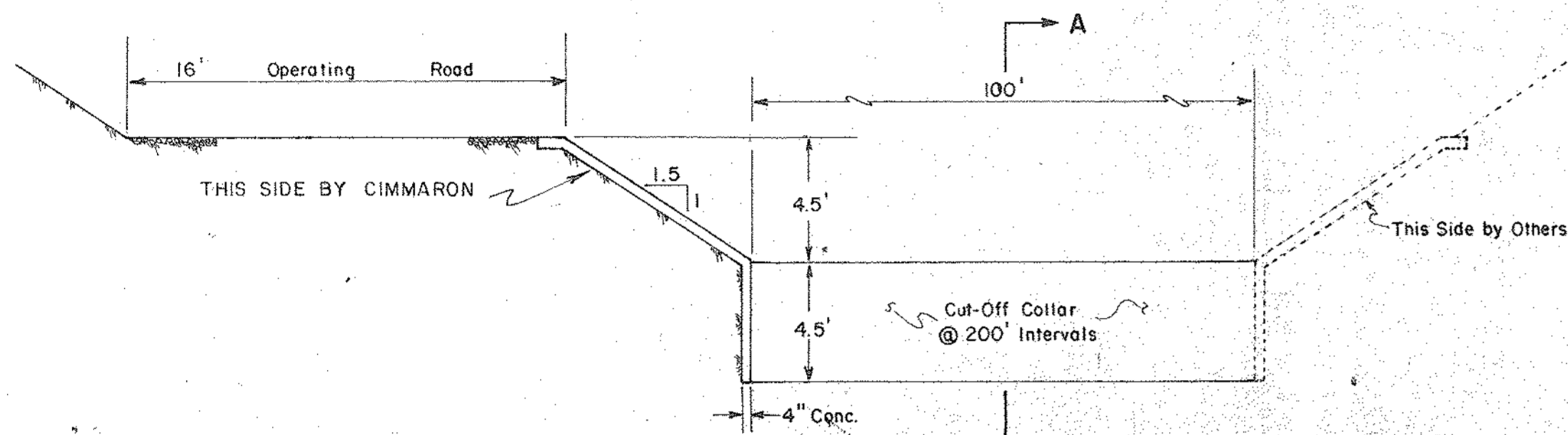


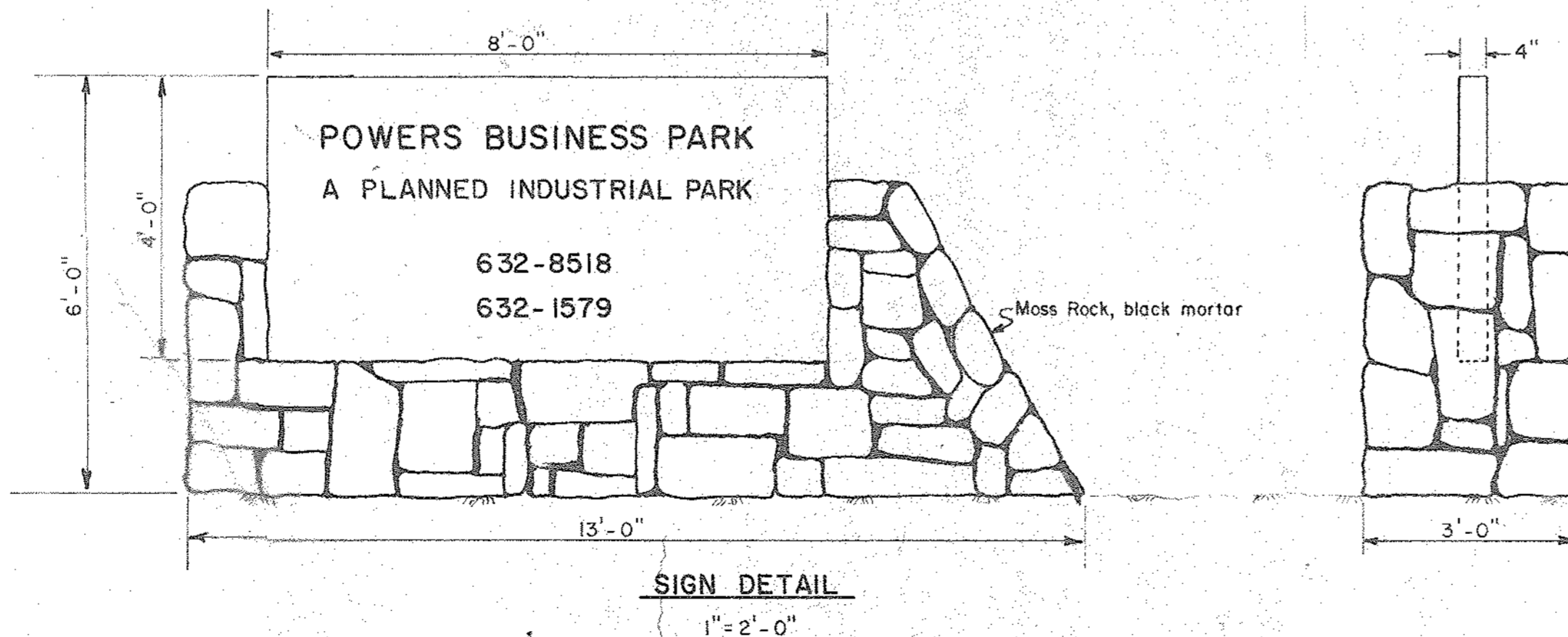
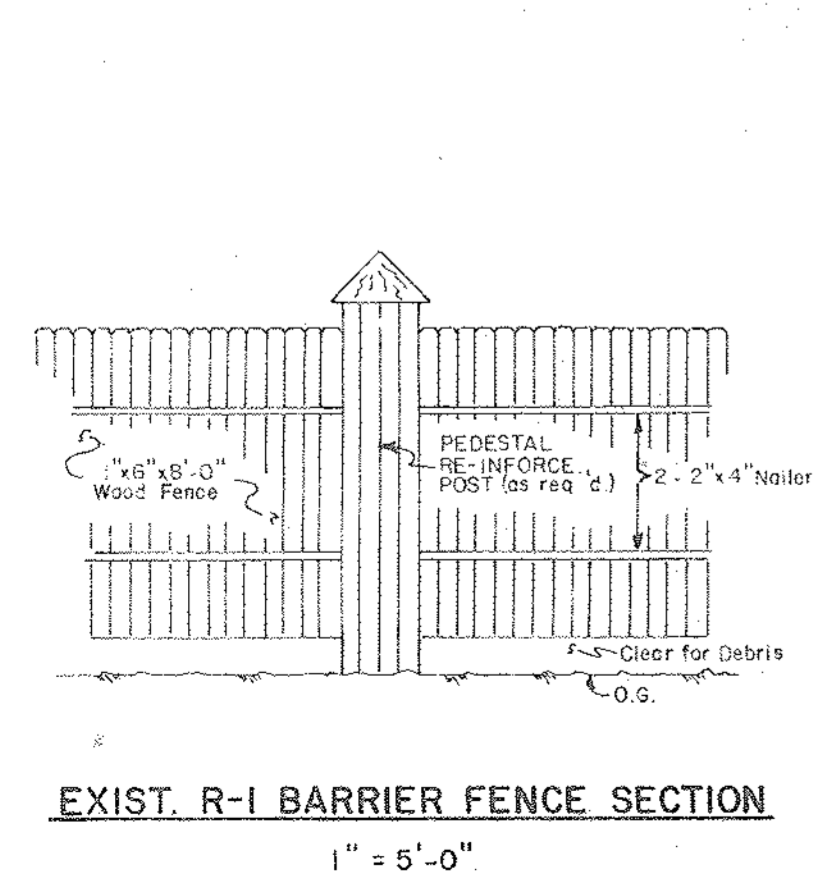
POWERS BUSINESS PARK OFFICE AND INDUSTRIAL CENTER MASTER DRAINAGE PLAN S & W Investment Company Colorado Springs, Colorado



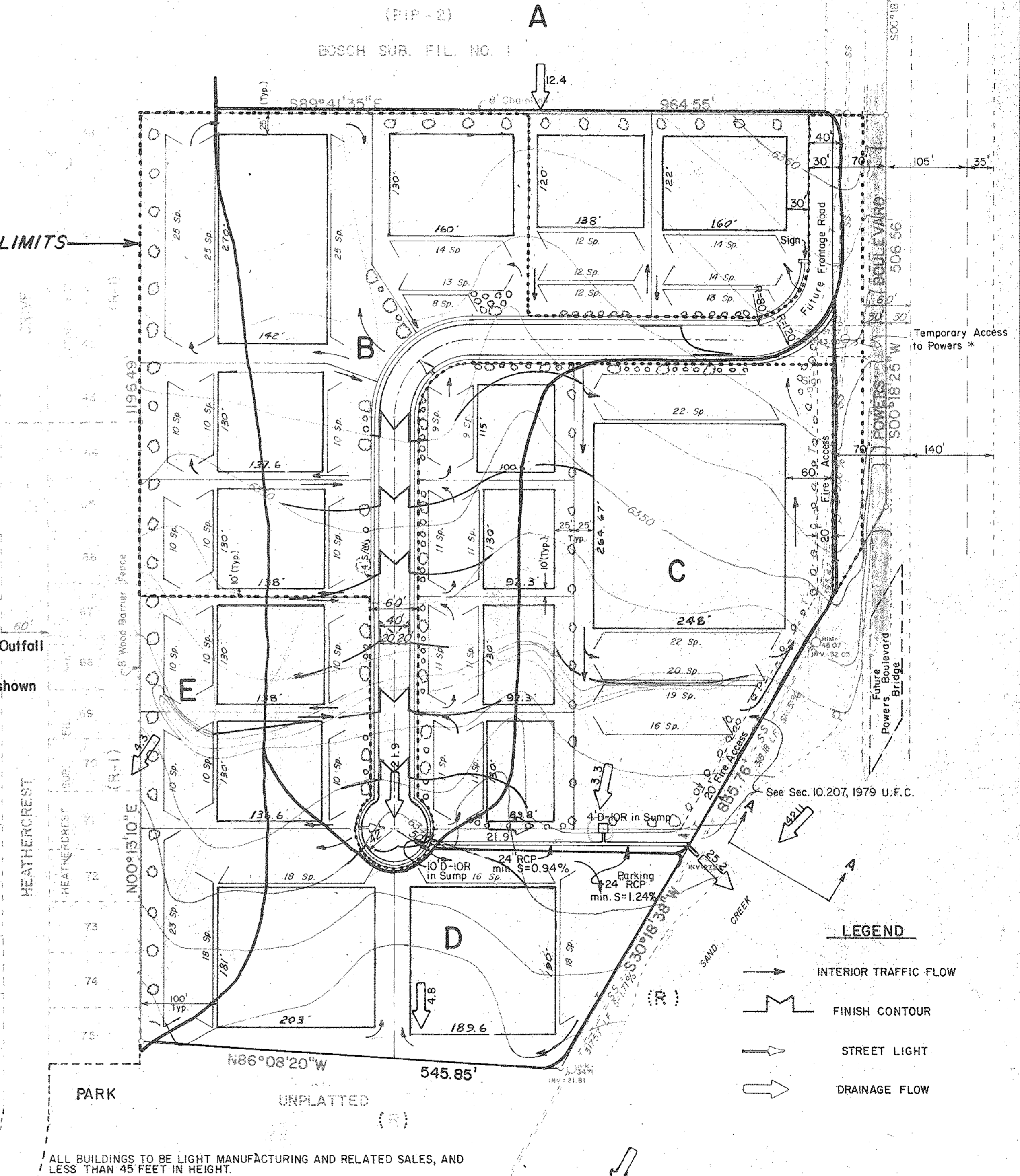
LEGAL DESCRIPTION
Part of the NW 1/4, Section 1, T14S, R66W, of the 6th P.M.; Commencing at the E 1/4 Corner of Section 1, T14S, R66W of the 6th P.M.; Thence N86°08'20" W, 418.73' along the South Line of the SE 1/4, NE 1/4, Section 1, to the Point of Beginning; Thence N86°08'20" W along said South Line, SE 1/4, NE 1/4, 545.85' to a point on the East Boundary Line of Heathercrest Sub. Fil. No. 1; Thence N00°13'10" E along said East Boundary of Heathercrest Sub. Fil. No. 1 and No. 2, 1196.49' to the SW Corner of Bosch Sub. Fil. No. 1; Thence S89°41'35" E along the South Boundary of Bosch Sub. Fil. No. 1, 964.55' to a point on the East Line of Section 1; Thence S00°18'25" W along the East Line of Section 1, 506.56'; Thence S30°18'38" W, 835.76' to the Point of Beginning; and excluding the Easterly 30.00 feet of Section 1, being the Right of Way of Powers Boulevard; Containing 23.166 Acres.



- LEGEND**
- Drainage Basin Limit & Designation
 - Soil Type & Group
 - Runoff in C.F.S. at Designated Basin Outfall
 - Proposed Storm Sewer & Inlet - as shown



FILING NO. 1 LIMITS



ALL BUILDINGS TO BE LIGHT MANUFACTURING AND RELATED SALES, AND LESS THAN 45 FEET IN HEIGHT.

LANDSCAPING:

- Large Trees: Japanese Locust, Russian Olive, Red Maple
- Shrubs: Pfizers

Sidewalk, Parking Island and similar areas to be sodded.

Each building to be individually landscaped at the owners discretion for plant type & location.

* ACCESS TO POWERS BOULEVARD TO BE TEMPORARY UNTIL FRONTAGE ROAD IS BUILT DURING CONSTRUCTION OF POWERS BOULEVARD.

Oliver E. Watts
OLIVER E. WATTS
CONSULTING ENGINEER
Colorado Springs
81-1178-07