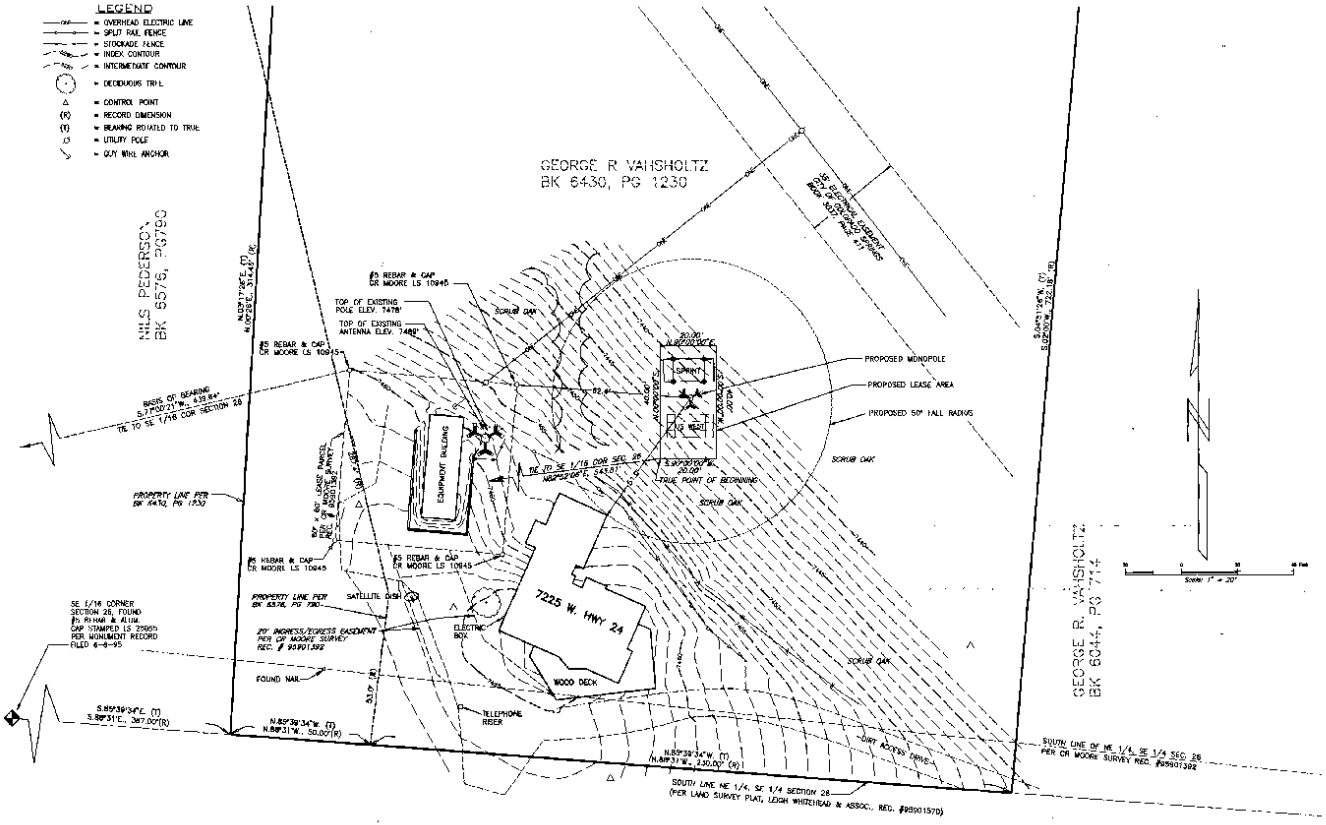


P YOU DIG COLORADO - CALL UB FIRST
UTILITIES NOTIFICATION CENTER
1-800-922-1987
CALL 2 IN BUSINESS DAYS PRIOR TO
EXCAVATION FOR UTILITY LOCATIONS

LEGAL DESCRIPTION – UNDERLYING PROPERTY:

LEGAL DESCRIPTION AS RECITED IN DEED RECORDED IN EL PASO COUNTY CLERK AND RECORDER'S OFFICE IN BOOK 6430 AT PAGE 1230

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26 IN TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26 A DISTANCE OF 427.1 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE N 88 DEGREES 31 MINUTES W. ON SAID SOUTH LINE 50.00 FEET; THENCE N 00 DEGREES 28 MINUTES E. 514.44 FEET; THENCE N 23 DEGREES 00 MINUTES W. 91.50 FEET; THENCE 19 DEGREES 02 MINUTES E. 486.67 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 24; THENCE S 50 DEGREES 04 MINUTES E. ALONG SAID SOUTHERLY RIGHT OF WAY 233.20 FEET; THENCE S 02 DEGREES 00 MINUTES W. 722.18 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE N 88 DEGREES 31 MINUTES W. 230.00 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

NOTES:

1. THE PURPOSE OF THIS TOPOGRAPHIC SITE SURVEY IS TO DELINEATE TOPOGRAPHIC SITE FEATURES, PROPERTY LINES, APPARENT UTILITIES, EASEMENTS AND RIGHTS OF WAY WITHIN APPROXIMATELY 150 FEET OF THE PROPOSED EQUIPMENT LOCATION. THIS SURVEY PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY OR AN IMPROVEMENT SURVEY PLAT OF THE ENTIRE UNDERLYING PROPERTY.
2. BEARINGS ARE BASED UPON THE LINE BETWEEN THE SE 1/16 CORNER OF SECTION 26, T. 13 S., R. 66 W., AND THE NW CORNER OF THE LEASE PARCEL PER CR MOORE SURVEY RECEPTION NO. 93901302. SAID LINE BEARS S 77°00'21" W AND REFERS TO TRUE MERIDIAN AS DETERMINED BY GPS OBSERVATION AND EL MONUMENTS AS SHOWN HEREON.
3. ELEVATIONS ARE BASED UPON MON POINT CORNERS ELEV. 7924.97' (NAVD 88).
4. FOR ALL INFORMATION REGARDING RIGHT TO USE AND EASEMENTS, RIGHTS-OF-WAY OR OTHER TITLE BURDENS PERTAINING TO THIS PROPERTY, FORESIGHT WEST SURVEYING INC. RELIED SOLELY UPON TITLE COMMITMENT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. C24956A, WITH AN EFFECTIVE DATE OF JULY 03, 1997. ALL USERS OF THIS SURVEY ARE HEREBY NOTIFIED THAT THIS SURVEY IN NO WAY CONSTITUTES A TITLE SEARCH BY FORESIGHT WEST SURVEYING INC. UNWRITTEN RIGHTS TO THIS PROPERTY MAY EXIST WHICH ART UNKNOWN TO THIS FIRM.
5. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE NOT TO BE CONSIDERED ALL-INCLUSIVE AND MAY BE INACCURATE. UNDERGROUND UTILITY LOCATIONS MAY HAVE BEEN DETERMINED FROM AVAILABLE AS-BUILT MAPS, MARKINGS ESTABLISHED BY INDEPENDENT LOCATORS OR FROM SURFACE EVIDENCE. THE UNDERGROUND UTILITIES SHOWN HEREON MAY NOT HAVE BEEN EXPOSED BY THIS FIRM AND MAY VARY IN ACTUAL LOCATION, SIZE OR EXISTENCE.
6. OIL, GAS, COAL, MINERAL, WATER, DITCH, RESERVOIR, GEOTHERMAL, ANIGATION OR OTHER RIGHTS, AS WELL AS DEVELOPMENT, ZONING, LEASE OR OTHER RESTRICTIONS, BOTH RECORDED AND UNRECORDED, MAY AFFECT THIS PROPERTY AND MOT AF SHOWN GRAPHICALLY HEREON.
7. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU MAVE 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.

SURVEYOR'S CERTIFICATE:

I JOHN W. CHRISTY, COLORADO PROFESSIONAL LAND SURVEYOR NO. 17477 HEREBY CERTIFY TO BECHTEL CORPORATION THAT THIS TOPOGRAPHIC SITE SURVEY WAS PURFORMED UNDER MY RESPONSIBLE CHARGE, AND THAT THIS PLAT IS A CORRECT AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JOHN W. CHRISTY
17477
1/19/98

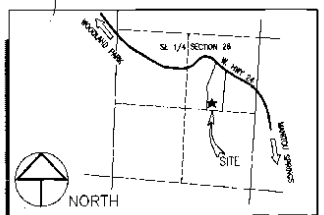
LEGAL DESCRIPTION – PROPOSED LEASE PARCEL:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE 1/16 CORNER OF SAID SECTION 26, SAID CORNER BEING A NO. 5 REBAR WITH 2 1/2 INCH ALUMINUM CAP STAMPED LS 25655, FROM WHENCE THE NW CORNER OF THAT PARTICULAR LEASE PARCEL DESCRIBED IN CR MOORE'S SURVEY DEPOSITED IN THE EL PASO COUNTY CLERK & RECORDER'S OFFICE AT RECEPTION NO. 93901302 BEARS N 77°00'21" E, A DISTANCE OF 439.84 FEET AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO; THENCE N 82°52'09" E, A DISTANCE OF 543.81 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 00°00'00" E, A DISTANCE OF 40.00 FEET;
THENCE N 90°00'00" E, A DISTANCE OF 20.00 FEET;
THENCE S 00°00'00" W, A DISTANCE OF 40.00 FEET;
THENCE S 90°00'00" W, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 800 SQUARE FEET OR 0.0184 ACRES, MORE OR LESS.



VICINITY MAP N.T.S.

SITE NAME:	VANSHOLTZ
SITE NUMBER:	CSP-2088
SITE ADDRESS:	7225 W. HIGHWAY 24 MANITOU SPRINGS, COLORADO
OWNERS NAME:	GEORGE VANSHOLTZ
OWNERS ADDRESS:	SAME
ASSESSORS PARCEL NUMBER(S):	83264-00-014
PROPOSED MONOPOLE:	
LATITUDE: 38°53'12.68" (NAD 83)	LONGITUDE: 104°57'30.35" (NAD 83)
GROUND ELEVATION: 7442' (NAVD 88)	

GEOGRAPHIC DATA

BECHTEL CORPORATION
U. S. WEST WIRELESS PROJECT

TOPOGRAPHIC SITE SURVEY
SITE ADDRESS: 7225 W. HIGHWAY 24, MANITOU SPRINGS, COLORADO.
LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 26, T.13 S., R.66 W OF THE 6th P.M.
COUNTY OF EL PASO, STATE OF COLORADO
PREPARED FOR AND AT THE REQUEST OF BECHTEL CORP., THORN TON, COLORADO

FORESIGHT WEST SURVEYING INC.
Surveying • Title • GIS • Engineering
Boundary Control Condominiums ALTA and Mineral Global Positioning

SCALE: 1INCH = 20 FEET	
CONTOUR INTERVAL: 1 FOOT	
SURVEYED BY: TDH, JWH	
DRAWN BY: JWC	
CHECKED BY: JWC	
FIELD BOOK: TES 500	

NO.	BY	REVISIONS

BECHTEL SITE NAME: VANSHOLTZ
BECHTEL SITE NUMBER: CSP-2088
DRAWING FILENAME: csp-2088.dwg

SHEET 1 OF 1

Wed Jan 7 09:38:18 1998