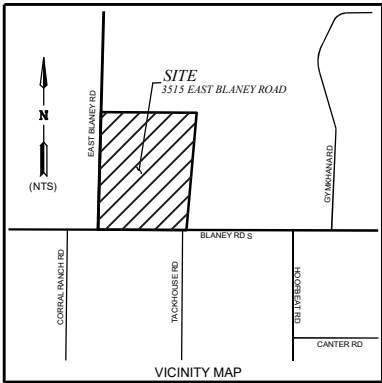
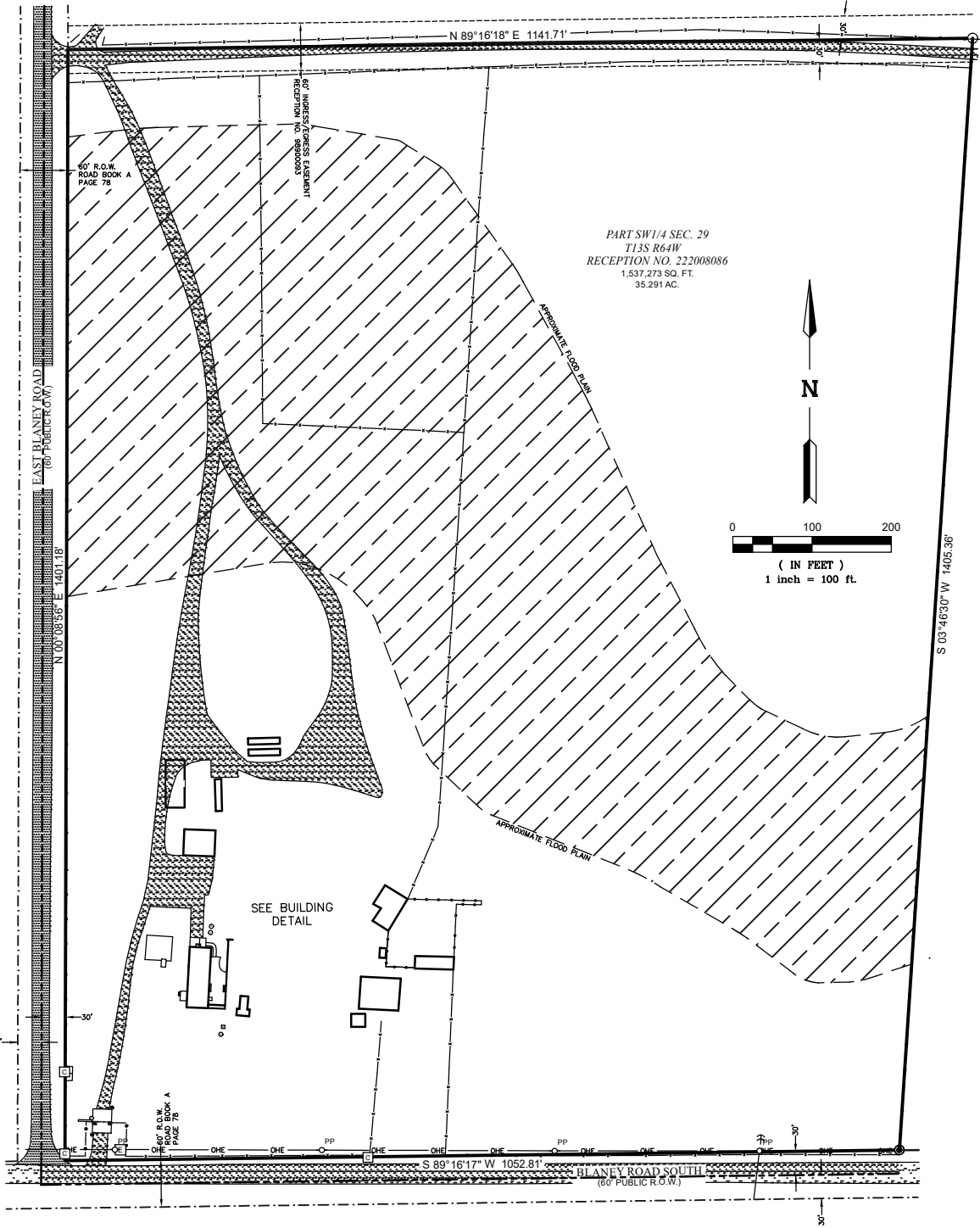


SITE PLAN

PART OF THE SOUTHWEST QUARTER, SECTION 29, TOWNSHIP 13 SOUTH,
RANGE 64 WEST OF TH 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



LEGEND:

- FOUND 1/2" REBAR WITH RED PLASTIC CAP "PLS 10108"
- SEPTIC ACCESS
- WELL
- WELL PIT
- COMMUNICATION PEDESTAL
- COMMUNICATION VAULT
- ELECTRIC METER
- ELECTRIC BOX
- GATE KEY PAD
- GUY
- POWER POLE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ALLOTMENT LINE
- EASEMENT LINE
- APPROXIMATE FLOOD PLAIN
- BUILDING OVERHANG
- OVERHEAD ELECTRIC
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- CONCRETE
- ASPHALT
- GRAVEL
- APPROXIMATE "ZONE A" FLOOD ZONE
- DECK/PORCH
- BLOCK WALL
- CRAWL SPACE ENTRANCE
- R.O.W. - RIGHT OF WAY
- S.F. - SQUARE FEET
- AC. - ACRES

PROPERTY OWNER: OIVIN RAMON CERRATO DISCUA AND ELIZABETH HERNANDEZ CHAPA

MAILING ADDRESS: 3515 EAST BLANEY ROAD PEYTON CO 80831-7868

PROPERTY ADDRESS: 3515 EAST BLANEY ROAD PEYTON CO

SCHEDULE NO.: 4300000470

ZONING DESIGNATION: A-35

SETBACKS: FRONT - 25'^{34.5}
SIDE - 25'^{34.5}
REAR - 25'^{34.5}

AGRICULTURAL STANDS SHALL BE SETBACK A MINIMUM OF 35 FEET FROM ALL PROPERTY LINES.

KENNELS, PENS AND FUR FARMS SHALL BE SETBACK A MINIMUM OF 200 FEET FROM ALL PROPERTY LINES.

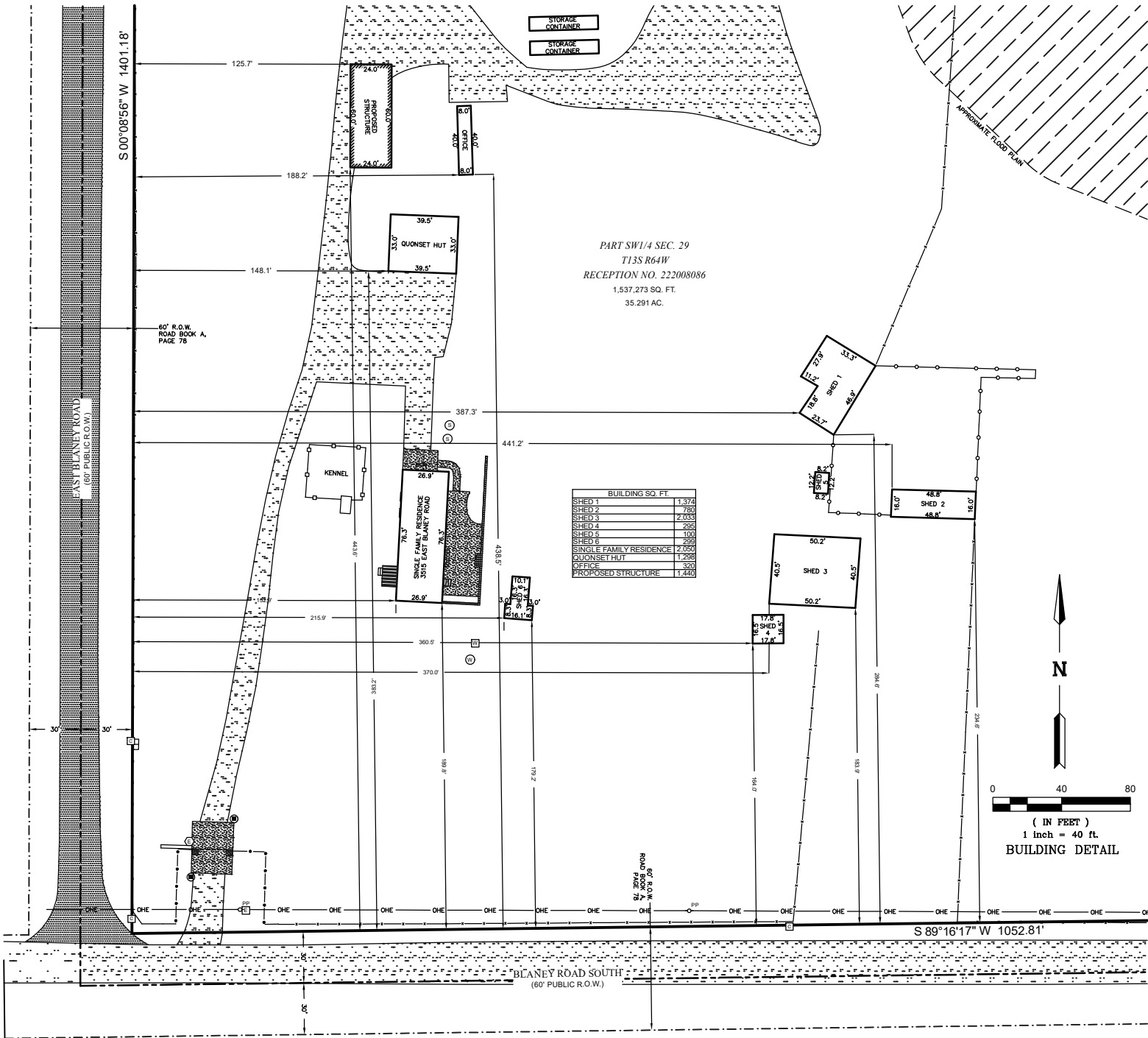
LIVESTOCK FEED AND SALES YARDS SHALL BE SETBACK A MINIMUM OF 200 FEET FROM ALL PROPERTY LINES, EXCEPT THAT LOADING FACILITIES MAY BE LOCATED ADJACENT TO A ROAD RIGHT-OF-WAY WHERE LOADING/UNLOADING OF ANIMALS TAKES PLACE.

MAXIMUM LOT COVERAGE - NONE

NOTES:

- THIS SITE PLAN HAS BEEN SURVEYED AND/OR PREPARED BY MARR LAND SURVEYING FOR THE PURPOSE OF THE DEPICTION OF THE IMPROVEMENTS AND PROPERTY LINES OF THIS DOCUMENT. ALL MONUMENTS SHOWN ON SAID SITE PLAN ARE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT REPRESENT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT AND NO STAMP OR SIGNATURE BY THE SURVEYOR IS NECESSARY.
- MARR LAND SURVEYING DID NOT RESEARCH OWNERSHIP, EASEMENTS OR RIGHT-OF-WAYS.
- DATE OF SURVEY 07/13/26.
- DIMENSIONS SHOWN ON EXISTING STRUCTURES ARE TO FINISH SURFACES.
- PROPOSED STRUCTURE LOCATION PER CLIENT.

FEMA FLOODPLAIN STATEMENT: A PORTION OF THIS PROPERTY IS LOCATED IN A "ZONE A", SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY FEMA, PER FIRM PANEL 08041C0564G, EFFECTIVE DATE 12/7/2018.



LEGAL DESCRIPTION:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE NORTH 00°08'56" EAST ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 1431.18 FEET;
THENCE NORTH 89°16'18" EAST AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 1171.71 FEET;
THENCE SOUTH 03°46'30" WEST A DISTANCE OF 1435.44 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 29;
THENCE SOUTH 89°16'18" WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 29, A DISTANCE OF 1080.91 FEET TO HE TRUE POINT OF BEGINNING.
EXCEPT ANY PORTION THEREOF CONTAINED WITHIN EAST BLANEY ROAD AND WITHIN SOUTH BLANEY ROAD.
COUNTY OF EL PASO, STATE OF COLORADO

MARR LAND SURVEYING

P.O. Box 9261
Colorado Springs, CO 80932
Tel: (719) 660-8623
tmarr@marrlandsurveying.com

REVISIONS			
NO.	DESCRIPTION	BY	DATE

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.

PROJECT NO. 26-034
Drawn By: TSM
Checked By: TSM
Date: 07/14/26
Sheet: 1 of 1

