

6875 JUANITA ST parcel 52082-24
 PLAT 871 ZONE RR-5 lot 22263 SQFT

LOT 1 BLK 22 BRENTWOOD COUNTRY CLUB & CABIN SITES
 TR NO 1 TOG W/ E2 OF VAC ORVILLE ST ADJ TOG W/ LOT
 LOT 4 BLK 21 BRENTWOOD COUNTRY CLUB & CABIN SITES
 TR NO 1 TOG W/ W2 OF VAC ORVILLE ST ADJ

Legal non-conforming MER166 Merger by Contiguity

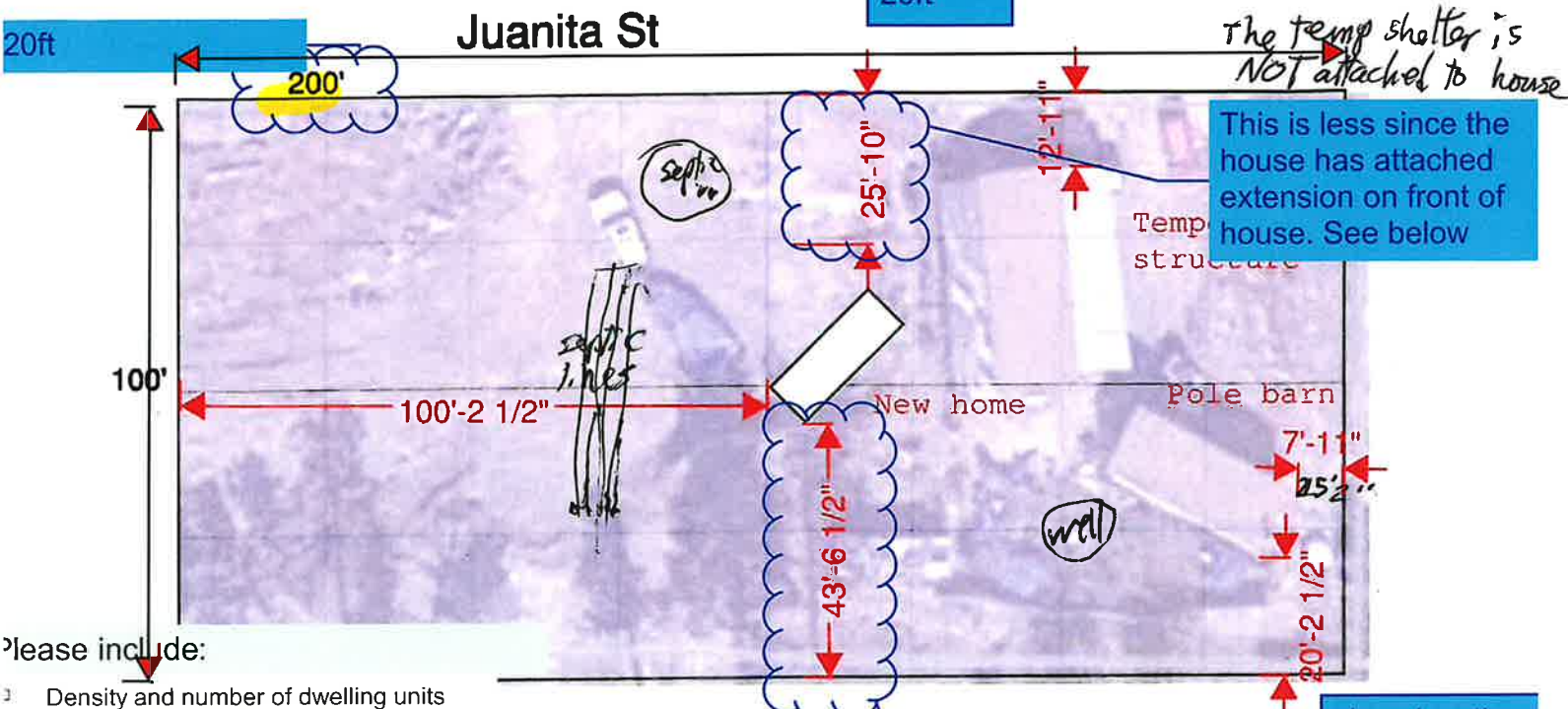
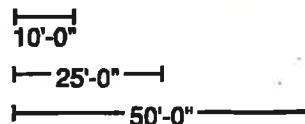
A driveway access permit will be required.

Label one (1) defined driveway with max 24ft width

North

Please correct North arrow

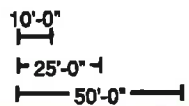
Label Juanita ROW width as 20ft



Please include:

- Density and number of dwelling units
- The building footprint for all structures depicted and labeled to include the proposed use(s), floor area, and height. The setbacks of all building footprints dimensioned from all property lines.
- Location of existing and proposed water and wastewater infrastructure, including well(s) and septic system(s)
- Location of all existing and proposed utility lines and associated infrastructure
- Location and height of all fences, walls, retaining walls or berms
- Traffic circulation on site including all points of ingress/egress on the property
- Location of all no-build areas, floodplain(s), and drainage facilities

All rainwater goes down the road as it has for 30 years



A current sketch should be used instead of outdated imagery. The site plan must depict all current structures



This dimension appears incorrect for new structure. Depict dimensions of all structures.

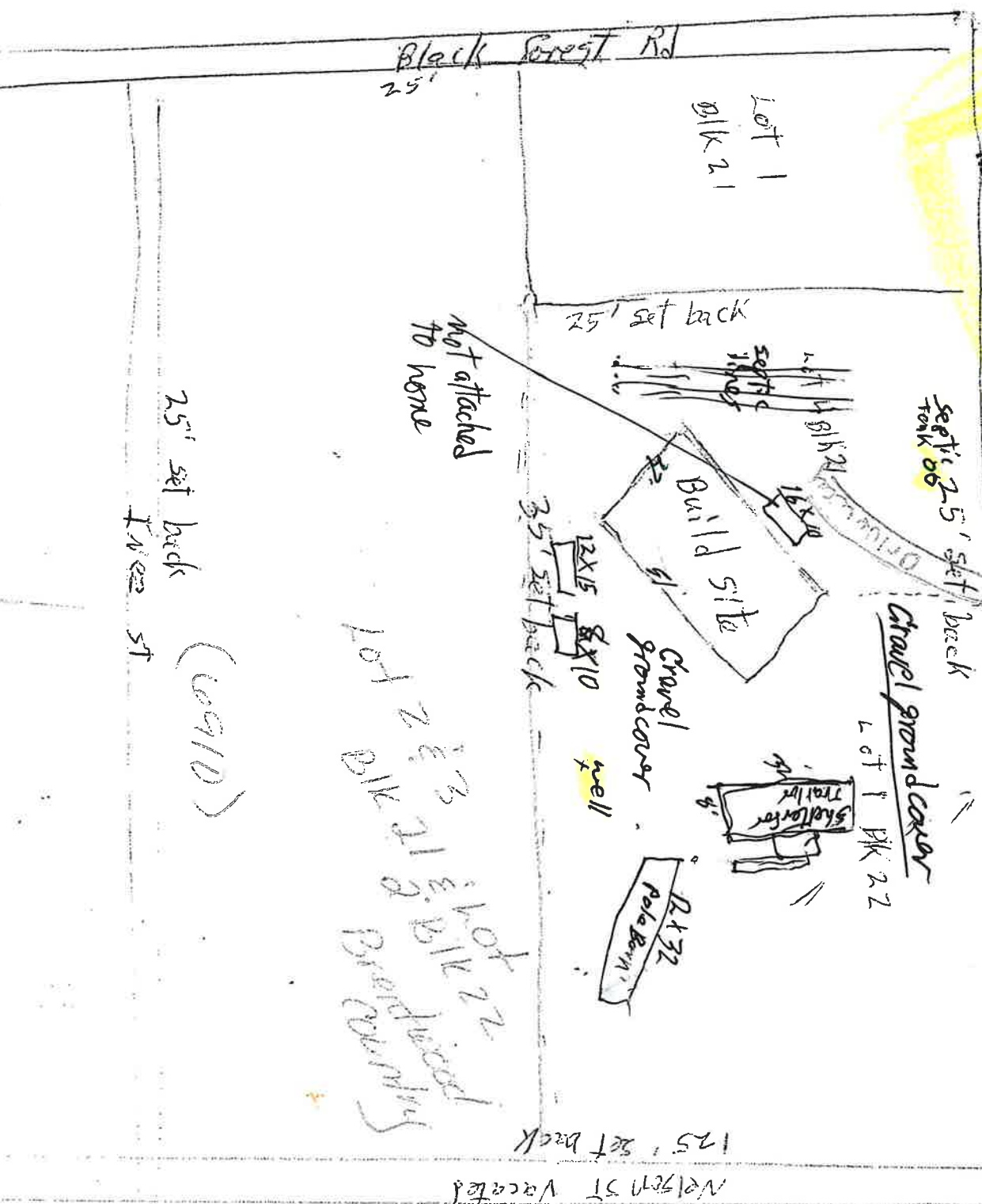
The site plan will have to show groundcover type/ re-vegetation and grading across the lot due to extent of disturbance. Provide grading sheet or show flow arrows on an improved enlarged site plan. Show where the stormwater is being directed. A drainage letter and/or a grading sheet may be needed due to extensive lot

File No. BOA 241

APPROVED
DEC 27 2013
REC Examination

Site Plan
For
6875 Juanita St
CL5 CO 80908

Juanita St

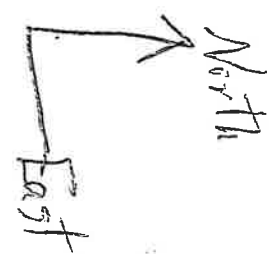


25' set back
Nelson St

(6910)

Lot 2 & 3
BLK 21 & 22
Gravel Pondcover

125' set back
Nelson St Vacated



TSND:
50050-24-01

Lots 1 BLK 22
Pondcover
country club
& cabinsites
TR. BO. 1...

File No BOA 241

IMPROVEMENT LOCATION CERTIFICATE

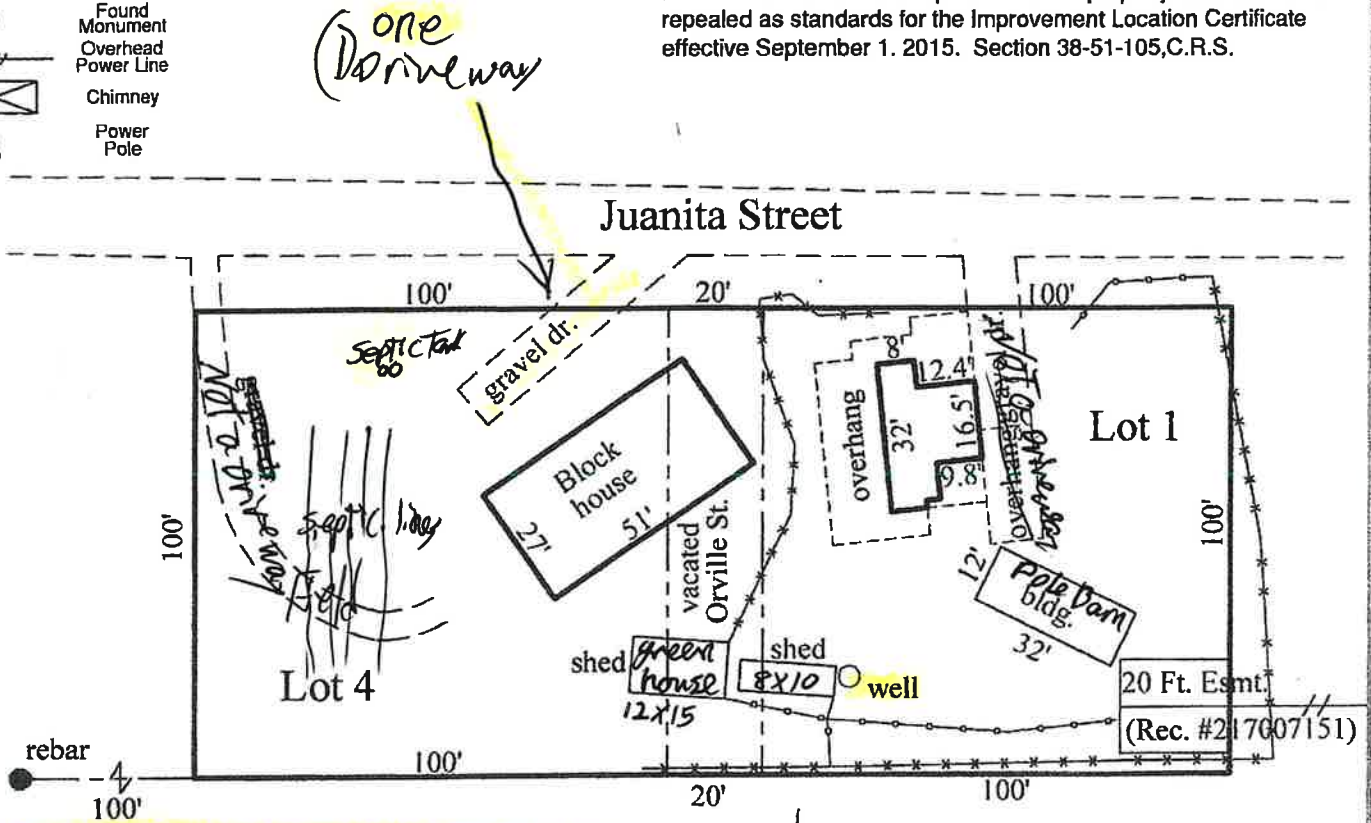
(THIS IS NOT A PROPERTY SURVEY)

LEGEND

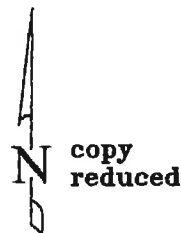
- Chainlink Fence
- Wood Fence
- Wire Fence
- Found Monument
- Overhead Power Line
- Chimney
- Power Pole

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

Note: Dimensions from improvements to property lines have been repealed as standards for the Improvement Location Certificate effective September 1, 2015. Section 38-51-105, C.R.S.



Not a land survey it only shows
The demensions of
structures +
Locations



Scale: 1" = 40'



Legal Description

See page 2 of 2.

Surveyor's Certificate

I hereby certify that this Improvement Location Certificate was prepared for the *Mortgage Lender and the *Title Company and that it is not a Land Survey or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the described parcel on this date **, except utility connections, are entirely within the boundaries of the parcel, except as shown, that indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel except as noted. (c.r.s.38-51-109)

This Improvement Location Certificate does not constitute a title search by Alessi and Associates, Inc. to determine ownership of easements of record. For all information regarding easements, Right-of-Way and Title of Record, Alessi and Associates, Inc. relied on Title Commitment*.

PREPARED BY:



ALESSI & ASSOCIATES, Inc.
 APPRAISERS • ENGINEERS • SURVEYORS
 2989 Broadmoor Valley Road Tele. 719/540-8832
 Colorado Springs, CO 80906 Fax 719/540-2781

PURPORTED STREET ADDRESS:
6875 Juanita Street
 **DATE: 4/13/2023
 *LENDER/CLIENT: TBD
 BORROWER: Iron Legacy Homes, LLC
 *TITLE COMPANY: Land Title Guarantee Company
 JOB NUMBER: 231115

