

**NOTES:**

- 1) Contour intervals are one foot. Global Positioning Systems were used for ground locations.  
 Originating Bench Mark:  
 Leica SmartNet Network RTK method  
 Station Name: COSG Colorado Springs, Colorado.  
 RTCM ID: 2809 Antenna: LEIAR10 Receiver: LEICA GR30.  
 GEOD2018 was utilized to determine the geoid separation.  
 Ellipsoid Elevation = 6726.99 (NAVD88)  
  
 Local Bench Mark #1: Set 12" steel spike southeast of existing residence.  
 Elevation = 7364.59 (NAVD88). As shown hereon.  
  
 Local Bench Mark #2: Found 1-1/2" aluminum cap on East Property Line, Flush with Ground.  
 Elevation = 7366.83 (NAVD88). As shown hereon.
- 2) No research was performed for easements or rights of way. Easements shown hereon are from the recorded plat.
- 3) El Paso County Schedule No.: 6102008004
- 4) Address: 20370 Lockridge Drive, Colorado Springs, Colorado 80908
- 5) This is a topographic map, it is not a Land Survey Plat or Improvement Survey Plat.
- 6) The lineal units used in this drawing are US Survey Feet.
- 7) Owner: Jay and Kate Best 858-663-6001 jay.best21@gmail.com
- 8) Builder: Baker Build Design LLC 719-491-4036 jared@bakerbulldesign.com Applicant
- 9) Current Zoning of the property (R-4)
- 10) Residence & Garage Height = 15'
- 11) Lot size = 119,717 sq.ft.  
 Existing residence & garage lot coverage = 3,193 sq.ft. @ 2.67%  
 Proposed addition lot coverage = 1,528 sq.ft. @ 1.28%  
 Total building lot coverage = 4,721 sq. ft. @ 3.94%  
  
 DUA : 1 unit in 2.75 ac

**SURVEYORS STATEMENT:**

I hereby state to Baker Build | Design, exclusively, that the field work and the resulting topographic map was prepared by me or under my responsible charge to the normal standards of practice in El Paso County, Colorado and is true and correct to the best of my professional knowledge, information and belief.  
  
 This statement is neither a warranty or guarantee, either expressed or implied.



Don R. Hulsey  
 Colorado Professional Land Surveyor No. 38291  
 For and on behalf of Compass Surveying and Mapping, LLC

**SYMBOL LEGEND**

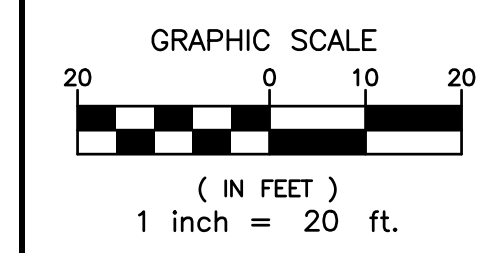
- FOUND MONUMENT
- ⊕ SITE BENCH MARK
- ⊗ GAS VALVE
- ICV IRRIGATION CONTROL VALVE
- SS SANITARY SEWER MANHOLE
- ☎ TREE CONIFEROUS
- ⊕ WELL HEAD
- SS SANITARY SEWER
- FFE FINISH FLOOR ELEVATION

30.05  
 R=610.00  
 Δ=2'49'21"

**COMPASS SURVEYING & MAPPING, LLC**  
 3253 WEST CAREFREE CIRCLE  
 COLORADO SPRINGS, CO 80917  
 719-354-4120  
 WWW.CSALLC.COM

**TOPOGRAPHIC SURVEY**

**LOT 40, WISSLER RANCH – FILING NO. 2  
 EL PASO COUNTY, COLORADO**



REVISIONS:	
1	01/06/26 ADDITIONAL NOTES & DIMENSIONS.
2	03/02/26 ADD PROPOSED ADDITION

PROJECT No.	25229
DATE:	DECEMBER 4, 2025
DRAWN BY:	TEH
CHECKED BY:	DRH
SHEET:	1 OF 1