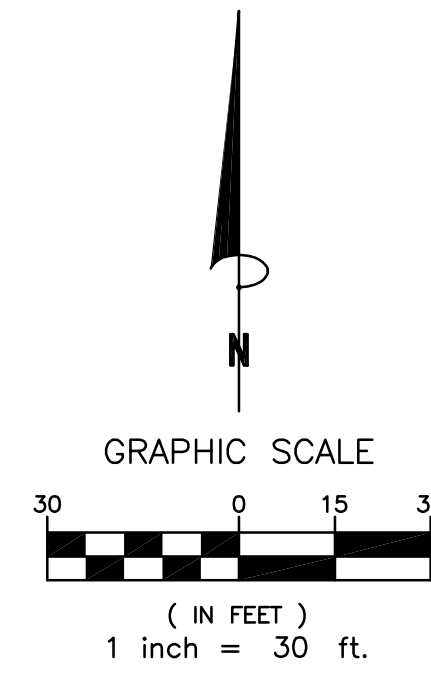


OWNER: WOODMEN LAND DEVELOPMENT LLC  
 REC. NO. 205028943  
 CITY ZONING: PLANNED UNIT DEVELOPMENT

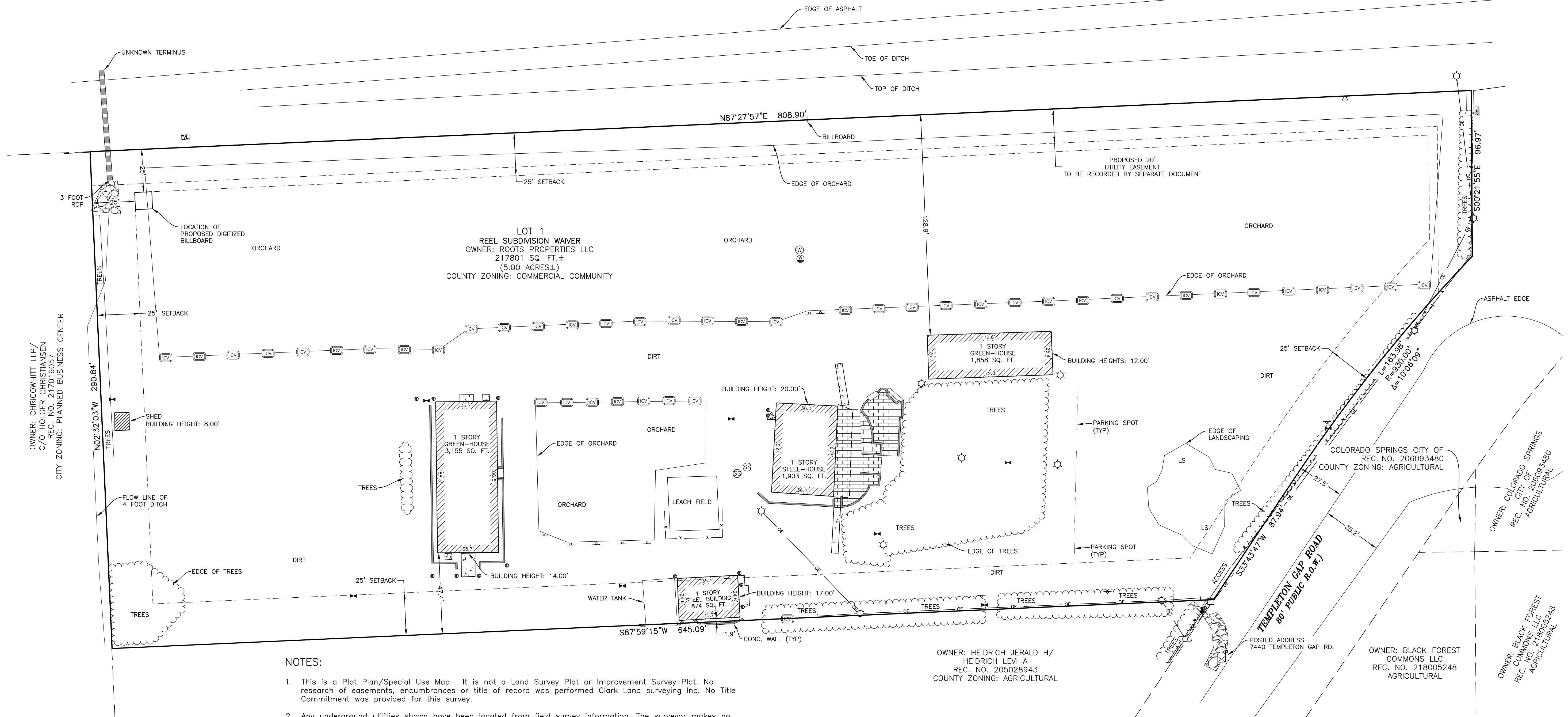
OWNER: LODGE APT II ASSOCIATES LLC  
 CITY ZONING: PLANNED UNIT DEVELOPMENT

WOODMEN ROAD  
 (120' PUBLIC R.O.W.)



LEGEND:

(SM)	SANITARY MANHOLE	(FV)	FIBEROPTIC VAULT	(CUL)	CULVERT
(WV)	WATER VALVE	(TP)	TELEPHONE PEDESTAL	(OE)	ELECTRIC LINE (OVERHEAD)
(ICV)	IRRIGATION CONTROL VALVE	(GM)	GAS METER	(PF)	PICKET FENCE
(WM)	WATER MANHOLE	(GAS)	GAS MARKER	(SF)	STRAND FENCE
(WW)	WATER WELL	(GV)	GAS VAULT	(CA)	CONCRETE AREA
(LP)	LIGHT POLE	(MB)	MAILBOX	(BA)	BRICK AREA
(GUY)	GUYWIRE	(LS)	LANDSCAPED AREA	(RR)	RIP-RAP AREA
(UP)	UTILITY POLE	(BOLL)	BOLLARD		
		(SIGN)	SIGN		



NOTES:

- This is a Plot Plan/Special Use Map. It is not a Land Survey Plat or Improvement Survey Plat. No research of easements, encumbrances or title of record was performed Clark Land surveying Inc. No Title Commitment was provided for this survey.
- Any underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available.
- Field work for this survey was completed on November 19, 2019.
- This site is zoned "CC" (Commercial Community).  
 Building Setbacks:  
 Front: 25'  
 Side: 25'  
 Rear: 25'

Subject to CADO overlay: Commercial Airport District Overlay  
 For additional zoning information please contact the County of El Paso Planning Department at 719.520.6300.

LEGAL DESCRIPTION:

A tract of land located within the northwest quarter of the northeast quarter of Section 7, Township 13 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, more particularly described as follows: All of Lot 1, Reel Subdivision Waiver, County of El Paso, State of Colorado, recorded January 20, 1977 in book 2890 at page 382.

OWNER:

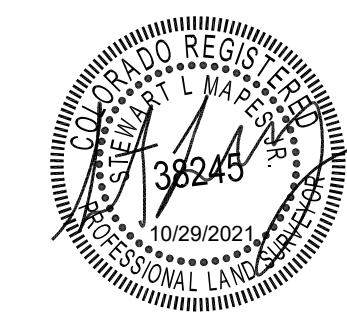
Roots Properties LLC  
 7440 TEMPLETON GAP Rd  
 Colorado Springs, Colorado 80923

PETITIONER:

Lamar Advertising  
 c/o Adam Sanchez  
 2110 Noejele Road  
 Colorado Springs, Colorado 80904

SURVEYOR:

Clark Land Surveying  
 177 Tiffany Drive  
 Pueblo West, Colorado 81007



PLOT PLAN/ SPECIAL USE MAP

A PORTION OF THE NE1/4 OF SECTION 7,  
 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.,  
 CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

No.	Description	By	Date
1	Addressed client comments	SCG	10/29/2021

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. 190931  
 Drawn By: SCG  
 Checked By: SLW  
 Date: 12/13/2019  
 Sheet 1 of 1

