VARIANCE OF USE SITE PLAN MAP

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 61 WEST, OF THE 6TH P.M., CITY OF YODER, EL PASO COUNTY, COLORADO

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.
200 0 100 200

N

PARCEL No. 1300000054
ZONING: A-35
USE: RESIDENTIAL

SW COR. SEC. 26
2 1/2" ALUMINUM CAP,
LS 30127

N0°07'44"E 1751.96' (R)
N0°07'44"E 1751.59' (M)

BASIS OF BEARINGS
S00°07'44"W 2629.95'(M)

NO. 5 REBAR AND CAP, LS 9477

PARCEL No. 1300000059
ZONING: A-35
USE: RESIDENTIAL

MULBERRY ROAD
(60' PUBLIC R.O.W.)

W COR. SEC. 26
2 1/2" ALUMINUM CAP,
LS 30127

BOUNDARY

N 88°30'20"E 882.18' (R)
N 88°31'03"E 881.82' (M)

N 88°31'03"E 851.96'(M)

PARCEL NO. 1300000521
ZONING: A-35
USE: RESIDENTIAL

60' ROW

BIG SPRINGS ROAD
(60' PUBLIC R.O.W.)

S88°30'36"W 882.25' (M)
S88°30'20"W 882.84' (R)

APPROXIMATE LOCATION OF 100' ELECTRIC TRANSMISSION LINE EASEMENT (BOOK 2585, PAGE 490 & BOOK 2695, PAGE 169)

PARCEL No. 1300000428
ZONING: A-35
USE: RESIDENTIAL

PARCEL NO. 1300000469
OWNER: MULBERRY RIDGE LLC
35.4515 ACRES

10' PUBLIC UTILITY AND DRAINAGE EASEMENT (PER DEPOSIT No. 99900200)

PARCEL No. 1300000429
ZONING: A-35
USE: RESIDENTIAL

S 0°06'54"W 1721.46'(M)

S0°06'54"W 1751.46' (M)
S0°06'27"W 1751.94' (R)

FOUND NO. 5 REBAR W/ CAP STAMPED, "PLS 9477" FLUSH WITH GRADE

PARCEL NO. 1300000522
ZONING: A-35
USE: RESIDENTIAL

10' PUBLIC UTILITY AND DRAINAGE EASEMENT (PER DEPOSIT No. 99900200)

NO. 5 REBAR W/ CAP STAMPED "LS 9477" FLUSH WITH GRADE

MULBERRY ROAD
(60' PUBLIC R.O.W.)

10' PUBLIC UTILITY AND DRAINAGE EASEMENT (PER DEPOSIT NO. 99900200)

GRAVEL ROAD

495'±

IMPROVEMENTS

COMMUNICATIONS TOWER (TOWER HEIGHT=15.0')

PROPOSED HANDICAP RAMP ON THE WEST AND NORTH SIDE

GRAVEL

FENCE GATE

FLAMMABLE STORAGE SHED

PROPOSED UNDERGROUND ELECTRIC LINE

3815 MULBERRY RD.

ONE-STORY MODULAR BUILDING HEIGHT=13.0'

3745 MULBERRY RD.

GARAGE HEIGHT=13.0'

3825 MULBERRY RD.

PROPANE TANK

HEIGHT=8.0'

3 PHASE MAIN POWER DISTRIBUTION PANEL

PROPOSED UNDERGROUND TELEPHONE LINE

TELESCOPE HEIGHT=20.3'

TRAILER

TELE-SCOPE

WATER PIT

METAL CONTAINER

122'±

3755 MULBERRY RD.

PROPOSED 24.5'X18' CONCRETE PAD

PROPOSED ARETE TOWER 28' DIAMETER OUTER SLAB 22.0' DIAMETER TELESCOPE 16.2' DIAMETER TOP OF DOME HEIGHT=18.3'

PROPOSED CHAINLINK FENCE LINE

PROPOSED UNDERGROUND ELECTRIC LINE

PROPOSED 24'X44' BUILDING HEIGHT=12'

3767 MULBERRY RD.

3805 MULBERRY RD.

PROPOSED TRANSFORMER

PROPOSED UNDERGROUND ELECTRIC LINE

3799 MULBERRY RD.

TELESCOPE HEIGHT=10.0'

PROPOSED 24.5'X18' CONCRETE PAD 20'X8' TELESCOPE TELESCOPE HEIGHT=8.0'

PROPOSED CHAINLINK FENCE LINE

3793 MULBERRY RD.

GRAVEL ROAD

120'± TO PROPERTY LINE

4 PROPOSED 20'X8' METAL CONTAINER CONTAINER HEIGHT=8.0'

PROPERTY DESCRIPTION (PER Rec. No. 99112613):

A tract of land in the west 1/2 of Section 26, Township 13 South, Range 61 West of the 6th P.M., in El Paso County, Colorado, more particularly described as follows:

Beginning at the Southwest corner of Section 26 at the intersection of Big Springs Road and Mulberry Road;
thence North 0°07'44" East along Mulberry Road, 1751.96 feet;
thence leaving said road, North 88°30'20" East, 882.18 feet;
thence South 0°06'27" West, 1751.94 feet to a point on Big Springs Road;
thence South 88°30'21" West, along said road, 882.84 feet to the point of beginning.

NOTES:

1. Basis of Bearings is the west line of the southwest quarter of Section 26, Township 13 South, Range 61 West of the 6th P.M., monumented at the West Quarter Corner by a 2 1/2" aluminum cap stamped, "LS 30127" flush with grade with a measured bearing of N 0°07'44"E, for a distance of 2629.95 feet.
2. 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 the exact location indicated although he does state that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.
3. Easements and public documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
4. A 10 foot wide easement to El Paso Mutual Telephone Company exists 5 feet inside the west fence line, as recorded in Book 2881 at Page 690.
5. The linear units used in this drawing are U.S. Survey Feet.
6. The improvements shown hereon are as of the date of field work, September 22, 2020.

A. Zoning: A-35

B. Setbacks:
Front: 25 feet
Side: 25 feet
Rear: 25 feet

C. Existing and proposed uses: Federal government testing of a telescope and associated products.

VICINITY MAP
N.T.S.
N. LAUPPE ROAD
BIG SPRINGS ROAD
YODER ROAD
MULBERRY ROAD
JONES ROAD EAST
SITE
SENGBEIL ROAD

LEGEND
FOUND MONUMENT (ALIQUOT)
FOUND MONUMENT (AS NOTED)
WATER WELL
ELECTRIC METER
ELECTRIC TRANSFORMER
POST
BOLLARD
CHAIN LINK FENCE
BARBWIRE FENCE
CONCRETE AREA
PROPOSED CONCRETE AREA

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
30 0 15 30

N

Project No. 210122

Drawn By: NJM	Date: 03/16/2021
Checked By: SLM	Sheet 1 of 1

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.

Revisions

No.	Description	By	Date
1	Client Comments	CME	04/08/2021

Clark Land Surveying, Inc
177 S. Tiffany Dr., Unit 1 ● Pueblo West, CO 81007 ● 719.582.1270
www.clarkls.com