

capped rebar
#10377

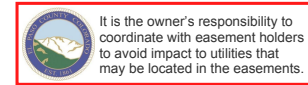
15310 Murphy Road, Peyton, Co 80831

AG2120
RR-5
40.34 ACRES

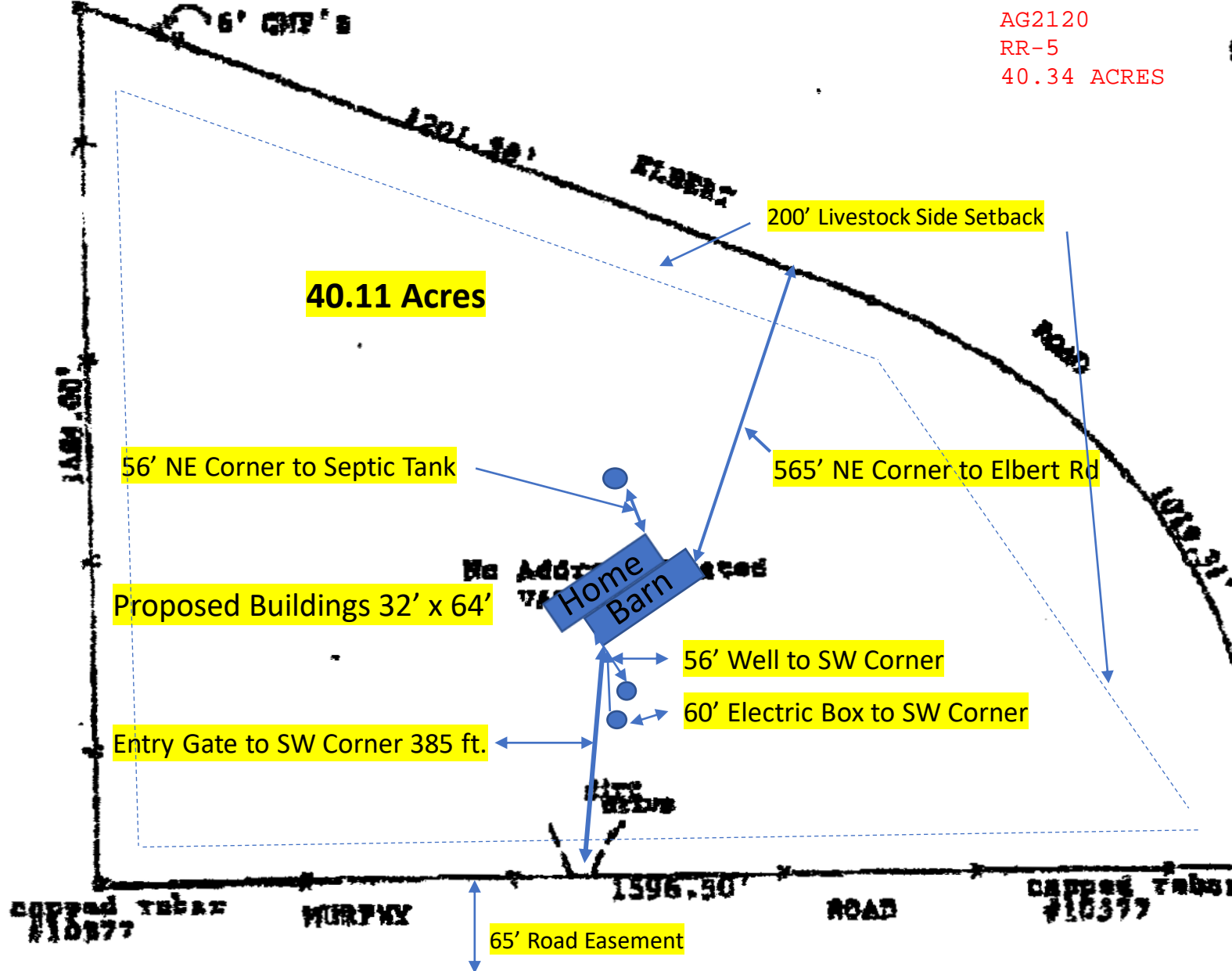
APPROVED
Plan Review
05/05/2021 2:08:13 PM
(dudrange)
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT CREATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE OR LOCAL
LAWS AND/OR REGULATION
An action permit must be granted by the
Planning & Community Development Department
prior to the commencement of any change to a
Certificate of Occupancy.
The Planning & Community Development Department
is not permitted without approval of the
Planning & Community Development Department

Not Required
BESQCP
05/05/2021 2:08:24 PM
(dudrange)
EPC Planning & Community
Development Department



Scale 1" = 100'



A TRACT OF LAND IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6th P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING THE EASTEEL-Y PO-REON O-F TRACT A, D-ESCRIBED IN-BOOK-3ti92 AT PAGE 155 OF THE EL PASO COUNTY RECORDS, BEING MORE PARTICULARLYDESCRIBED AS FOLLOWS:

•BASIS OF BEARINGS: THE TANGENT OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF AN 80.00 FOOT WIDE COUNTY ROAD, AS DESCRIBED IN BOOK 3092 AT PAGE 155 OF THE EL PASO COUNTY RECORDS, BEING MONUMENTED AT EACH END WITH A NO. 4 REBAR AND P YELLOW PLASTIC SUVERYOR'S CAP MARKED "K&W 3854" IS ASSUMED TO BEAR SOUTH 64° 05' 39" EAST, A DISTANCE OF 1637.51 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID TRACT A;TRENCH NORTH 00° 22' 55" E.AST, A DISTANCE OF 32.00 FEET; TRENCH NORTH 89° 44' 16" EAST, ON A LINE 32.00 FEET NORTHERLY FROM THE SOUTHERNLY LINE OF SAID TRACT A, A DISTANCE OF 899.79 FEET TO THE POINT OF BEGINNING; TRENC NORTH 00° 00' 00" EAST, A DISTANCE OF 1489.00 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF SAID TRACT A; TRENCH ON TIRE BOUNDARY OF SAID TRACT A, THE FOLLOWING FOUR (4) COURSES: SOUTH 64° 05' 39" EAST, A DISTANCE OF 1201.38 FEET TO A POINT OF CURVE; ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 63° 49' 55", A RADIUS OF 914.94 FEET] A DISTANCE OF 1019.31 FEET, MEASURED ON THE ARC, TO A POINT OF TANGENT; SOUTH 00° 15' 44" EAST, A DISTANCE OF 138.00 FEET; SOUTH 89° 44' 16" WEST, ON A LINE 32.00 REET NORTHERLY FROM THE SOUTHERNLY LINE OF SAID TRACT A, A DISTANCE OF 1596.50 FEET TO TEE POINT OF BEGINNING.