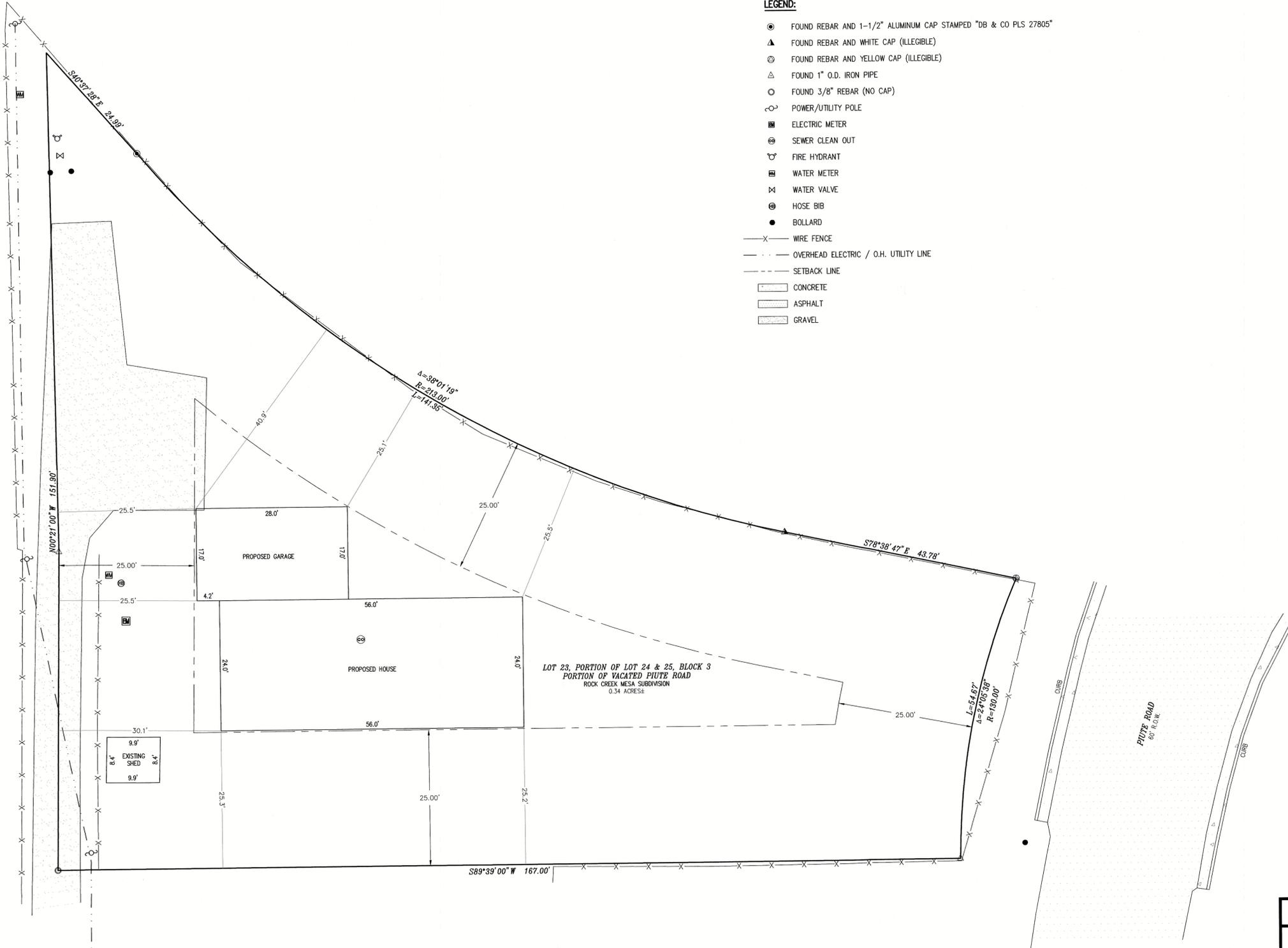


SITE PLAN

LOT 23, PORTION OF LOT 24 & 25, AND PORTION OF VACATED PIUTE ROAD, ROCK CREEK MESA SUBDIVISION, EL PASO COUNTY, COLORADO



LEGEND:

- FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "DB & CO PLS 27805"
- ▲ FOUND REBAR AND WHITE CAP (ILLEGIBLE)
- △ FOUND REBAR AND YELLOW CAP (ILLEGIBLE)
- FOUND 1" O.D. IRON PIPE
- FOUND 3/8" REBAR (NO CAP)
- ⊕ POWER/UTILITY POLE
- ⊞ ELECTRIC METER
- ⊙ SEWER CLEAN OUT
- ⊕ FIRE HYDRANT
- ⊞ WATER METER
- ⊕ WATER VALVE
- ⊙ HOSE BIB
- BOLLARD
- X— WIRE FENCE
- · — · — OVERHEAD ELECTRIC / O.H. UTILITY LINE
- SETBACK LINE
- ▭ CONCRETE
- ▨ ASPHALT
- ▩ GRAVEL

LEGAL DESCRIPTION:
 A PARCEL OF LAND DESCRIBED AS LOT 23, PORTIONS OF LOTS 24 AND 25 IN BLOCK 3, AND A PORTION OF PIUTE ROAD AS ORIGINALLY PLATTED IN ROCK CREEK MESA SUBDIVISION, RECORDED IN PLAT BOOK Z, PAGE 70, AND BEING VACATED AS RECORDED IN PLAT BOOK U-2, PAGE 13, EL PASO COUNTY, COLORADO.
 BEGINNING AT THE SOUTHWEST CORNER (MONUMENTED) OF SAID LOT 23, BLOCK 3 IN ROCK CREEK MESA SUBDIVISION AS RECORDED IN PLAT BOOK Z, PAGE 70, THENCE SOUTH 89°39'00" WEST, 167.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 23 (NOW VACATED - PLAT BOOK U-2, PAGE 13) TO THE SOUTHWEST CORNER OF SAID LOT 23, THENCE NORTH 00°21'00" WEST, 151.90 FEET ALONG THE WESTERLY LINE OF VACATED LOTS 23, 24 AND 25 TO INTERSECT THE SOUTHERLY LINE OF THE LA MESA DEL ANGELES SUBDIVISION, AS RECORDED IN PLAT BOOK U-2, PAGE 36, THENCE SOUTH 40°37'28" EAST, 24.99 FEET, THENCE ON A CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 38°01'19", RADIUS IS 213.00 FEET AND ARC LENGTH OF 141.35 FEET, THENCE SOUTH 78°38'47" EAST, 43.78 FEET TO INTERSECT THE CURVED WESTERLY LINE OF PIUTE ROAD AS SHOWN ON THE PLAT OF SAID LA MESA DEL ANGELES SUBDIVISION, THENCE ON A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 11°41'49" WEST, 54.27 FEET, HAVING A CENTRAL ANGLE OF 24°05'38", RADIUS OF 130.00 FEET AND ARC LENGTH OF 54.67 FEET ALONG THE WESTERLY LINE OF PIUTE ROAD TO THE SOUTHEAST CORNER OF VACATED LOT 23 AND BEING THE POINT OF BEGINNING.

ADDRESS:
 8240 PIUTE ROAD
 COLORADO SPRINGS, COLORADO 80926

BUILDER:
 SEEGER HOMES, INC.
 719-632-9085

OWNER:
 GIBSON, ELIZABETH MARIE
 RAU, DANIEL RYAN
 SHOEMAKER, JENNIFER MARIE

BUILDING PLAN:
 CUSTOM HOME

PROPOSED BUILDING AREA:
 1,820 SQUARE FEET

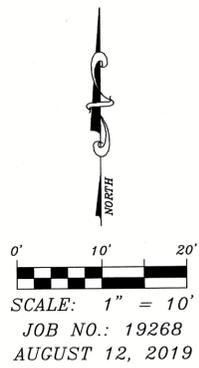
LOT AREA:
 14,603 SQUARE FEET

TOTAL LOT COVERAGE:
 12.5%

ZONING:
 F-5

MAXIMUM BUILDING HEIGHT:
 30 FEET

TAX SCHEDULE NO.:
 6530300018



SP - LOT 23, PORT. LOT 24 & 25, & PORT. VACATED PIUTE ROAD,
 ROCK CREEK MESA SUBDIVISION, EL PASO COUNTY, COLORADO

RAMPART SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 19268SITEPLAN.DWG PAGE 1 OF 1

Client: Rampart Surveys, Project: 19268, Date: 8/12/2019 12:53 PM