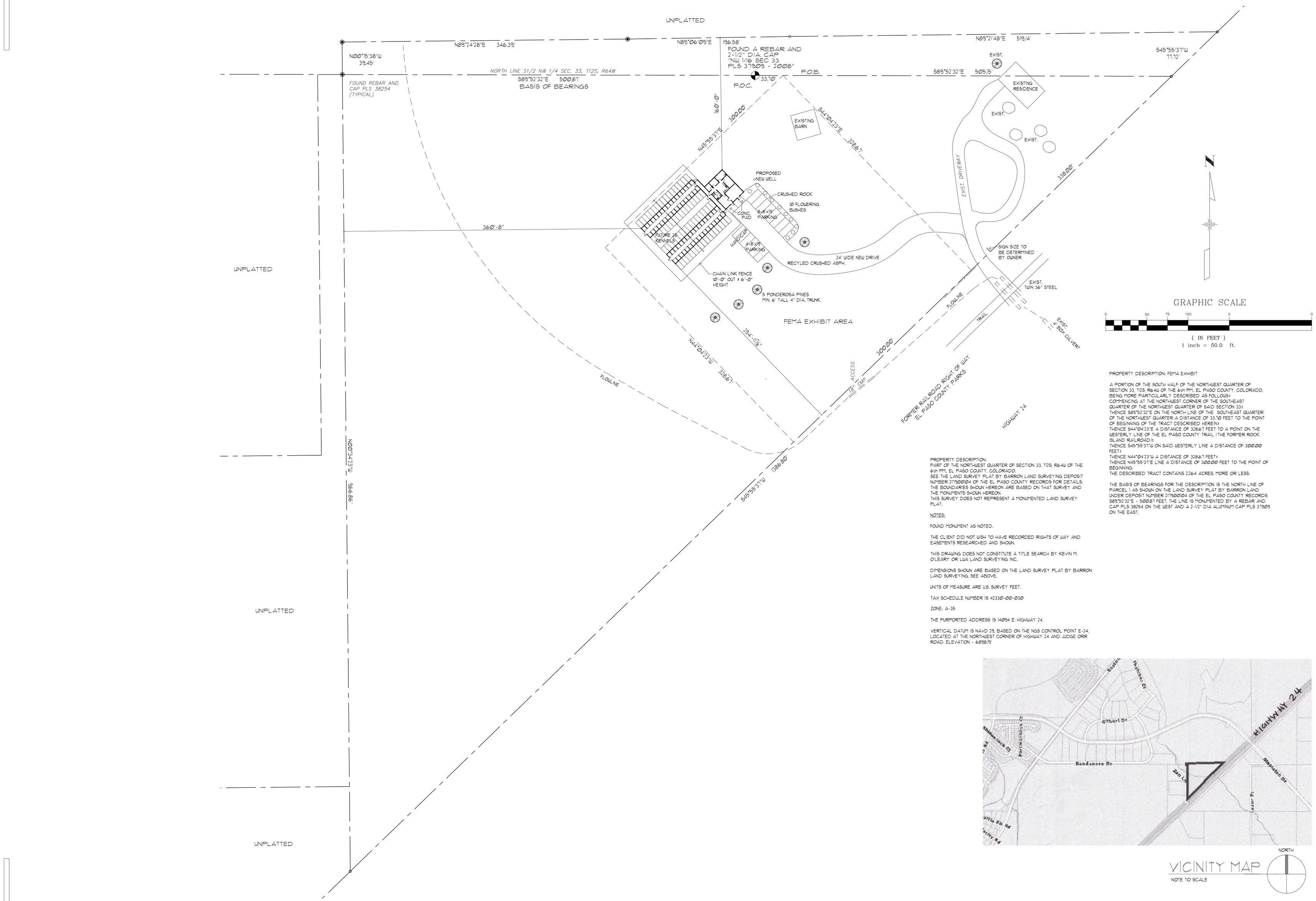

GRAPHIC SCALE

0 50 75 100 0 0

(IN FEET)
1 inch = 50.0 ft.

PROPERTY DESCRIPTION: FEMA EXHIBIT

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, T12S, R64W OF THE 6th PM, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33:
THENCE S89°52'32"E ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 33.70 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN:
THENCE S44°04'23"E A DISTANCE OF 328.67 FEET TO A POINT ON THE WESTERLY LINE OF THE EL PASO COUNTY TRAIL (THE FORMER ROCK ISLAND RAILROAD):
THENCE S45°55'37"W ON SAID WESTERLY LINE A DISTANCE OF 300.00 FEET:
THENCE N44°04'23"W A DISTANCE OF 328.67 FEET:
THENCE N45°55'37"E LINE A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.
THE DESCRIBED TRACT CONTAINS 2.264 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THE DESCRIPTION IS THE NORTH LINE OF PARCEL 1 AS SHOWN ON THE LAND SURVEY PLAT BY BARRON LAND UNDER DEPOSIT NUMBER 217900104 OF THE EL PASO COUNTY RECORDS, S89°52'32"E - 500.81 FEET. THE LINE IS MONUMENTED BY A REBAR AND CAP PLS 38254 ON THE WEST AND A 2-1/2" DIA ALUMINUM CAP PLS 37909 ON THE EAST.

PROPERTY DESCRIPTION:
PART OF THE NORTHWEST QUARTER OF SECTION 33, T12S, R64W OF THE 6th PM, EL PASO COUNTY, COLORADO.
SEE THE LAND SURVEY PLAT BY BARRON LAND SURVEYING DEPOSIT NUMBER 217900104 OF THE EL PASO COUNTY RECORDS FOR DETAILS. THE BOUNDARIES SHOWN HEREON ARE BASED ON THAT SURVEY AND THE MONUMENTS SHOWN HEREON.
THIS SURVEY DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT.

NOTES:

FOUND MONUMENT AS NOTED.

THE CLIENT DID NOT WISH TO HAVE RECORDED RIGHTS OF WAY AND EASEMENTS RESEARCHED AND SHOWN.

THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

DIMENSIONS SHOWN ARE BASED ON THE LAND SURVEY PLAT BY BARRON LAND SURVEYING, SEE ABOVE.

UNITS OF MEASURE ARE U.S. SURVEY FEET.

TAX SCHEDULE NUMBER IS 42330-00-030

ZONE: A-35

THE PURPORTED ADDRESS IS 14094 E. HIGHWAY 24.

VERTICAL DATUM IS NAVD 29, BASED ON THE NGS CONTROL POINT E-24, LOCATED AT THE NORTHEAST CORNER OF HIGHWAY 24 AND JUDGE ORR ROAD, ELEVATION - 6898.19'

VICINITY MAP
NOTE TO SCALE
NORTH

REVISIONS | BY

Kramer Construction, Inc.
5030 Silver Drive, Colorado Springs, CO 80921
phone 719-243-4188
Guttenberg Kennel
14094 E Us Highway 24, Peyton, CO 80831

RJM Designs
Robert J. Maixner, Architect
89 Wedgefield Drive, Hilton Head Island, SC. 29926
(719) 660-6183 maxarcies@aol.com

STATE OF COLORADO
ROBERT J. MAIXNER
32915
LICENSED ARCHITECT

11 / 03 / 2017

SQUARE FOOTAGE

Office Area	1,410 S.F.
Kennel Area	1,693 S.F.
Run Area	1,921 S.F.

INDEX

SD Site Plan
A1 Floor Plan
A2 Elevations
A3 Exterior Lights

DRAWN: RJM
CHECKED: RJM
DATE: 08 / 29 / 2017
JOB NO.: 17-136
SHEET NO.: SD