

PAWNEE RANCHEROS FILING NO. 2A
A REPLAT OF LOT 10, PAWNEE RANCHEROS FILING NO. 2
 LOCATED IN THE NORTH HALF OF SECTION 4,
 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF EL PASO, STATE OF COLORADO.

NOTES

- THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH BY THIS SURVEYOR TO DETERMINE:
 - OWNERSHIP OF THIS TRACT OR VERIFICATION OF THE DESCRIPTION SHOWN;
 - THE POSSIBLE DISCREPANCIES OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS;
 - EASEMENTS AND RIGHTS-OF-WAY RECORD; BUT RELIES ENTIRELY UPON TITLE COMMITMENT PROVIDED BY STEWART TITLE UNDER TITLE COMMITMENT ORDER NO. 909475-1ST REVISION, WITH AN EFFECTIVE DATE OF AUGUST 10, 2009, AT 5:30 PM .
 - AN ATTORNEY SHOULD BE CONSULTED TO THOROUGHLY REVIEW SAID TITLE COMMITMENT INCLUDING ALL ITEMS IN SCHEDULE B AS TO CONTENT AND THEIR POSSIBLE EFFECT UPON THIS PROPERTY.
- A TITLE REPORT ISSUED BY HERITAGE TITLE COMPANY FILE NO. 455-H0568913-071-APL, AMENDMENT NO. 2, WITH AN EFFECTIVE DATE OF JULY 17, 2019 HAS BEEN REVIEWED AS IT RELATES TO THE SUBJECT PROPERTY. THE FOLLOWING EXCEPTIONS IN SCHEDULE B-II ARE NOTED AND SHOWN IF APPLICABLE HEREON.

ANY AND ALL INTEREST IN MINERAL AND OIL RIGHTS IN AND UNDER THE PREMISES AS RESERVED BY W.F. MURR AND DOROTHY O. MURR IN DEED RECORDED OCTOBER 30, 1958 IN BOOK 1708 AT PAGE 432 AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN.

COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT. RECORDED MAY 11, 1972 AT BOOK 2488 PAGE 169.

TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE LAWS OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF SAID SUBDIVISION RECORDED FEBRUARY 15, 1972 863327 IN PLAT BOOK U-2 PAGE 45.

GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION 20 FEET IN WIDTH, RECORDED DECEMBER 17, 2009 AT RECEPTION NO. 209144508.

AFFIXATION AFFIDAVIT MANUFACTURED HOME RECORDED JULY 31, 2009 AT RECEPTION NO. 209090292.

- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S), AND/OR ENTITY(IES) NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON(S) AND/OR ENTITY(IES) WITHOUT AN EXPRESS RESTATEMENT BY THE SURVEYOR NAMING SAID PERSON(S) AND/OR ENTITY(IES)
- THE SURVEYOR'S STATEMENT DOES NOT IMPLY ANY EXPRESS WARRANTY OR GUARANTEE. IT IMPLIES THE SURVEY WAS PERFORMED ACCORDING TO THE NORMAL STANDARD OF CARE FOR PRACTICING SURVEYORS IN THIS AREA.
- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH A 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 CERTIFICATE SHOWN HEREON.
- THE BOUNDARY AREA OF THIS TRACT OF LAND AS FIELD SURVEYED AND PORTRAYED HEREON IS 233,891 SQ.FEET OR 5,369 ACRES MORE OR LESS. IT IS SUBJECT TO ADJUSTMENT CREATED BY ACCEPTABLE SURVEY TOLERANCES.
- THE SURVEY WAS MADE ON THE GROUND ON NOVEMBER 10, 2021.
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE DESCRIBED PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE DESCRIBED PROPERTY.
- THE CURRENT ZONING IS DEFINED AS RR-2.5 CAD-0, AS SHOWN ON CURRENT EL PASO COUNTY DOCUMENTS AND PROPERTY REPORT.
- THERE IS NO VISIBLE EVIDENCE OF SITE USE AS A DUMP, SUMP, LANDFILL, WATERWAYS OR WETLANDS.
- FLOOD NOTE: BY GRAPHIC PLOTTING, THIS PROPERTY LIES WITHIN ZONE X AND IS FREE OF ANY 500 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD FREE CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08041C05336, HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018.
- BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A BEARING OF N 89°47'00" E, AS SHOWN ON PAWNEE RANCHEROS FILING NO. 2 PLAT, RECORDED IN THE OFFICIAL RECORDS OF EL PASO COUNTY, COLORADO. MONUMENTED AT THE SOUTH ONE-QUARTER WITH A 2.5" ALUMINUM CAP STAMPED "DREXELL BARRELL S4.S9, 1/4, T13S, R65W, 1985, LS17664", AND AT THE SOUTHWEST CORNER WITH A 3.25" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC. S5.S4.S8.S9, T13S, R65W, 2015, PLS NO. 38256".
- THE WORD 'CERTIFY' AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.
- THE LOCATION OF THE EXISTING FENCES OR OTHER SIMILAR FEATURES DENOTING LINES OF POSSESSION IN THE VICINITY OF THE PERIMETER OF THIS TRACT, AS THE PERIMETER HAS BEEN ESTABLISHED BY THIS DESCRIPTION, MAY INDICATE OWNERSHIP ACQUIRED OR LOST THROUGH THE METHOD OF ADVERSE POSSESSION OR BY OTHER UNWRITTEN MEANS. AN ATTORNEY SHOULD BE CONSULTED REGARDING THIS MATTER.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES, THE DEPARTMENT MAY REQUIRE SPECIALLY DESIGNED SYSTEMS PRIOR TO APPROVAL.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE WATER ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- ALL STRUCTURAL FOUNDATIONS AND SEPTIC SYSTEMS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO. REFER TO NOTE 20.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THIS MINOR SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGY AND WASTEWATER TREATMENT SYSTEM EVALUATION; THREATENED AND ENDANGERED SPECIES ANALYSIS REPORT; WATER RESOURCE; FIRE PROTECTION; AND DRAINAGE REPORT.

- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT, IF APPLICABLE, SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE THE SALE OF THE PROPERTY.
- BOTH NEW LOTS HAVE DIRECT ACCESS TO MUSTANG PLACE, A 60' PUBLIC RIGHT OF WAY.
- UNLESS OTHERWISE NOTED, ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. FOR THIS REPLAT, THE FRONT AND REAR LOT LINES ARE THE EXTERIOR SUBDIVISION BOUNDARY. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- STRUCTURES ARE NOT PERMITTED IN DRAINAGE EASEMENTS AND THERE SHALL BE NO CHANGES TO AFFECT THE FLOW IN DRAINAGE EASEMENTS.

KNOW ALL PEOPLE BY THESE PRESENTS:

THAT MICHAEL CARTMELL BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 10,
 PAWNEE RANCHEROS,
 FILING NO. 2,
 COUNTY OF EL PASO,
 STATE OF COLORADO,
 BOOK U-2 PAGE 45

NEW LOT DESCRIPTIONS:

LOT 1 DESCRIPTION:

A PARCEL OF LAND IN THE NORTHWEST ONE-QUARTER AND THE NORTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE PAWNEE RANCHEROS FILING NO. 2 POINT OF BEGINNING (P.O.B.), FROM WHENCE THE SOUTH ONE-QUARTER OF SECTION 4 BEARS S 00°43'30" W A DISTANCE OF 2700.00' FEET; THENCE N 00°43'30" E A DISTANCE OF 1260.00' FEET; THENCE S 89°47'00" W, A DISTANCE OF 1320.76' FEET; THENCE N 00°42'43" E A DISTANCE OF 1128.33' FEET; THENCE N 89°36'02" E A DISTANCE OF 1199.11' FEET TO THE POINT OF BEGINNING (P.O.B.). THENCE S 00°18'29" E, ALONG THE WEST LINE OF LOT 10, PAWNEE RANCHEROS FILING NO. 2, A DISTANCE OF 535.99' FEET; THENCE N 89°41'31"E, ALONG THE SOUTH LINE OF LOT 10, PAWNEE RANCHEROS FILING NO. 2, A DISTANCE OF 206.73' FEET; THENCE N 00°18'29" W A DISTANCE OF 536.32' FEET; THENCE S 89°36'02" W, ALONG THE NORTH LINE OF LOT 10, PAWNEE RANCHEROS FILING NO. 2, A DISTANCE OF 206.73' FEET TO THE POINT OF BEGINNING. CONTAINING 2.5444 ACRES, MORE OR LESS.

LOT 2 DESCRIPTION:

A PARCEL OF LAND IN THE NORTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE PAWNEE RANCHEROS FILING NO. 2 POINT OF BEGINNING (P.O.B.), FROM WHENCE THE SOUTH ONE-QUARTER OF SECTION 4 BEARS S 00°43'30" W A DISTANCE OF 2700.00' FEET; THENCE N 00°43'30" E A DISTANCE OF 1260.00' FEET; THENCE S 89°47'00" W, A DISTANCE OF 1320.76' FEET; THENCE N 00°42'43" E A DISTANCE OF 1128.33' FEET; THENCE N 89°36'02" E A DISTANCE OF 1405.84' FEET TO THE POINT OF BEGINNING (P.O.B.). THENCE S 00°18'29" E A DISTANCE OF 536.32' FEET; THENCE N 89°41'31"E, ALONG THE SOUTH LINE OF LOT 10, PAWNEE RANCHEROS FILING NO. 2, A DISTANCE OF 229.35' FEET; THENCE N 00°18'29" W, ALONG THE EAST LINE OF LOT 10, PAWNEE RANCHEROS FILING NO. 2, A DISTANCE OF 536.69' FEET; THENCE S 89°36'02" W, ALONG THE NORTH LINE OF LOT 10, PAWNEE RANCHEROS FILING NO. 2, A DISTANCE OF 229.35' FEET TO THE POINT OF BEGINNING. CONTAINING 2.8249 ACRES, MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO 2 LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME 'PAWNEE RANCHEROS FILING NO. 2A, A REPLAT OF LOT 10, PAWNEE RANCHEROS FILING NO. 2', EL PASO COUNTY, STATE OF COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

BY: _____
 MICHAEL CARTMELL

NOTARIAL
 STATE OF COLORADO }
 COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____,
 20____, BY MICHAEL CARTMELL.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC: _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR 'PAWNEE RANCHEROS FILING NO. 2A' WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

SURVEYORS STATEMENT

I DANIEL R. TRUJILLO, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON NOVEMBER 11, 2021, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THE _____ DAY OF _____, 20____

DANIEL R. TRUJILLO _____ DATE _____
 COLORADO REGISTERED LAND SURVEYOR PLS NO. 38520

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 AND 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.

CLERK AND RECORDER

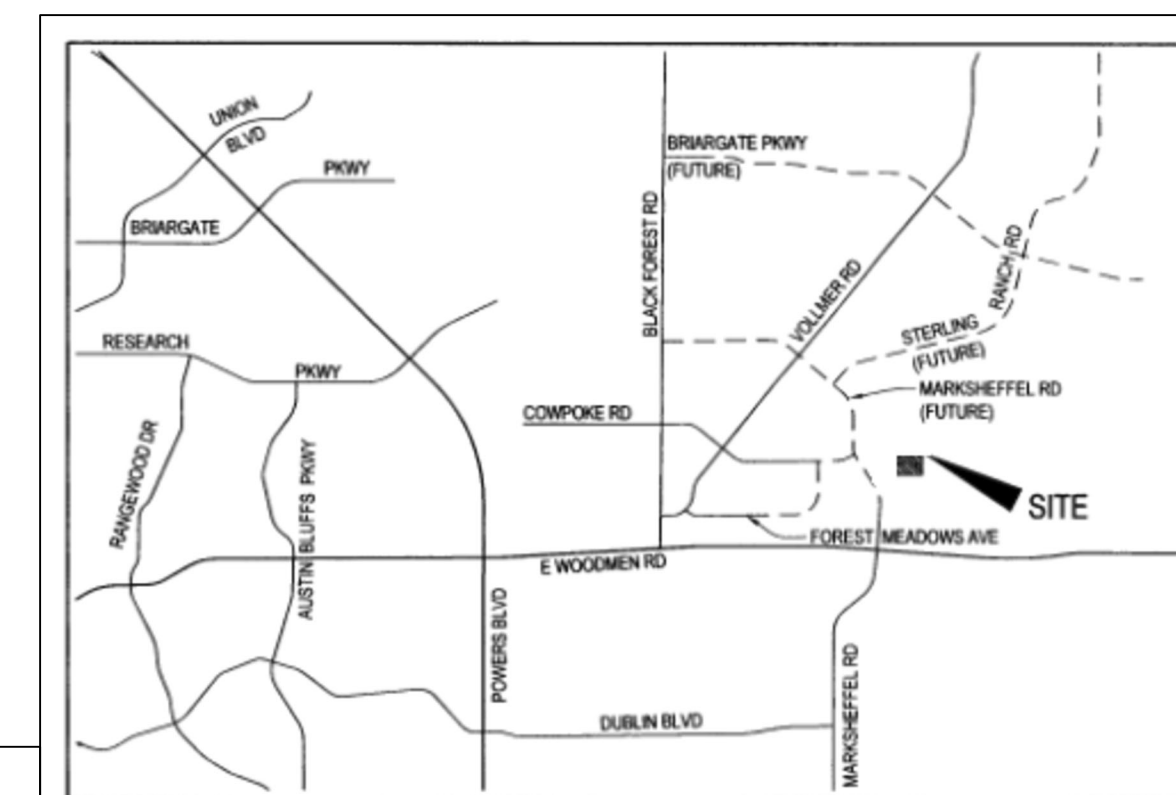
**STATE OF COLORADO
 COUNTY OF EL PASO**

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER

EASEMENT NOTE:

ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.



VICINITY MAP
 N.T.S.

PCD FILE NO: VR-224

OWNER: MICHAEL CARTMELL
 4297 AUSTIN BLUFFS PARKWAY SUITE #200
 COLORADO SPRINGS, CO 80918
 719-235-6797

SHEET 1 OF 2

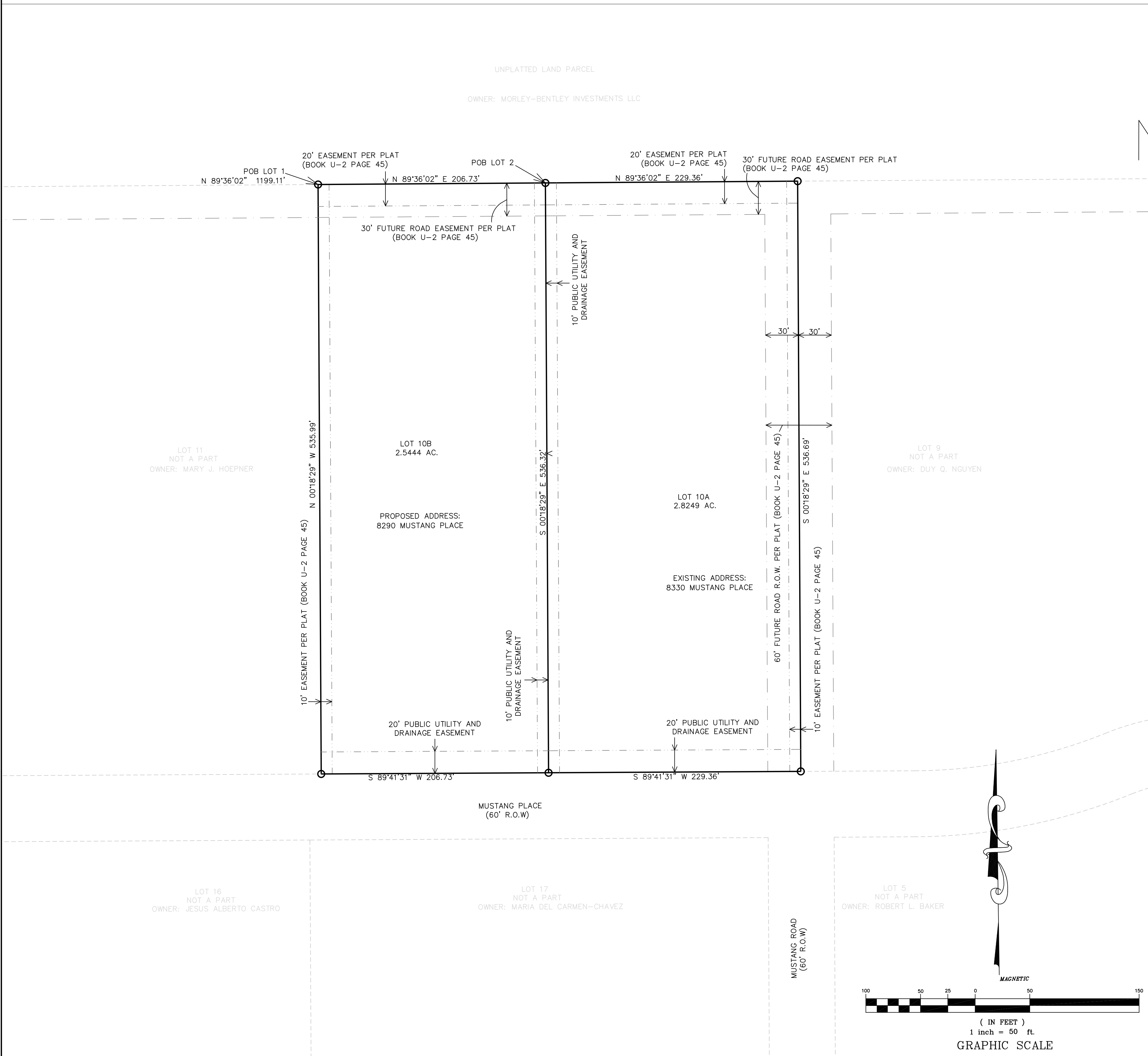
COUNTY: EL PASO, CO

DATE OF PREPARATION:
 11/09/2021
 05/02/2022
 06/30/2022

DATE OF SUBMISSION:

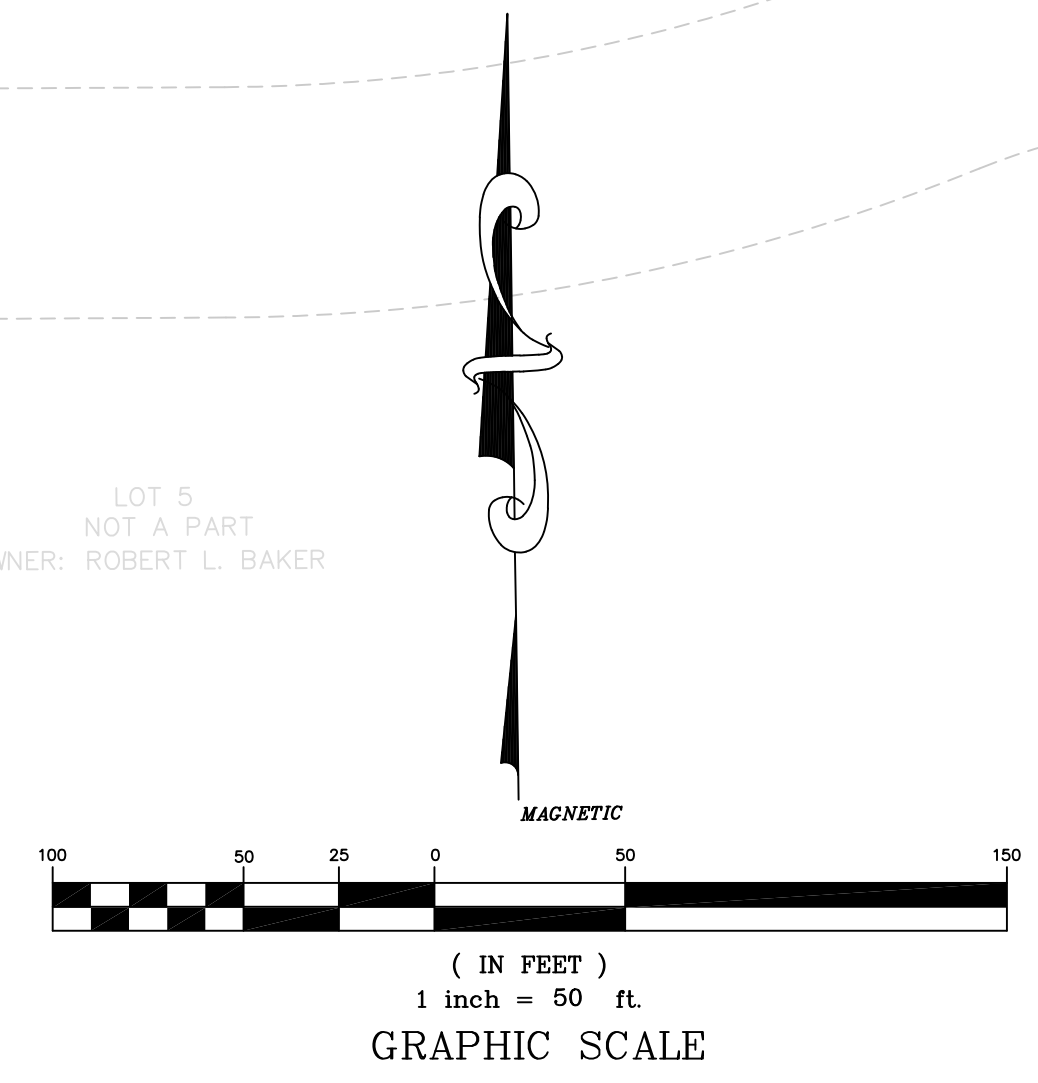
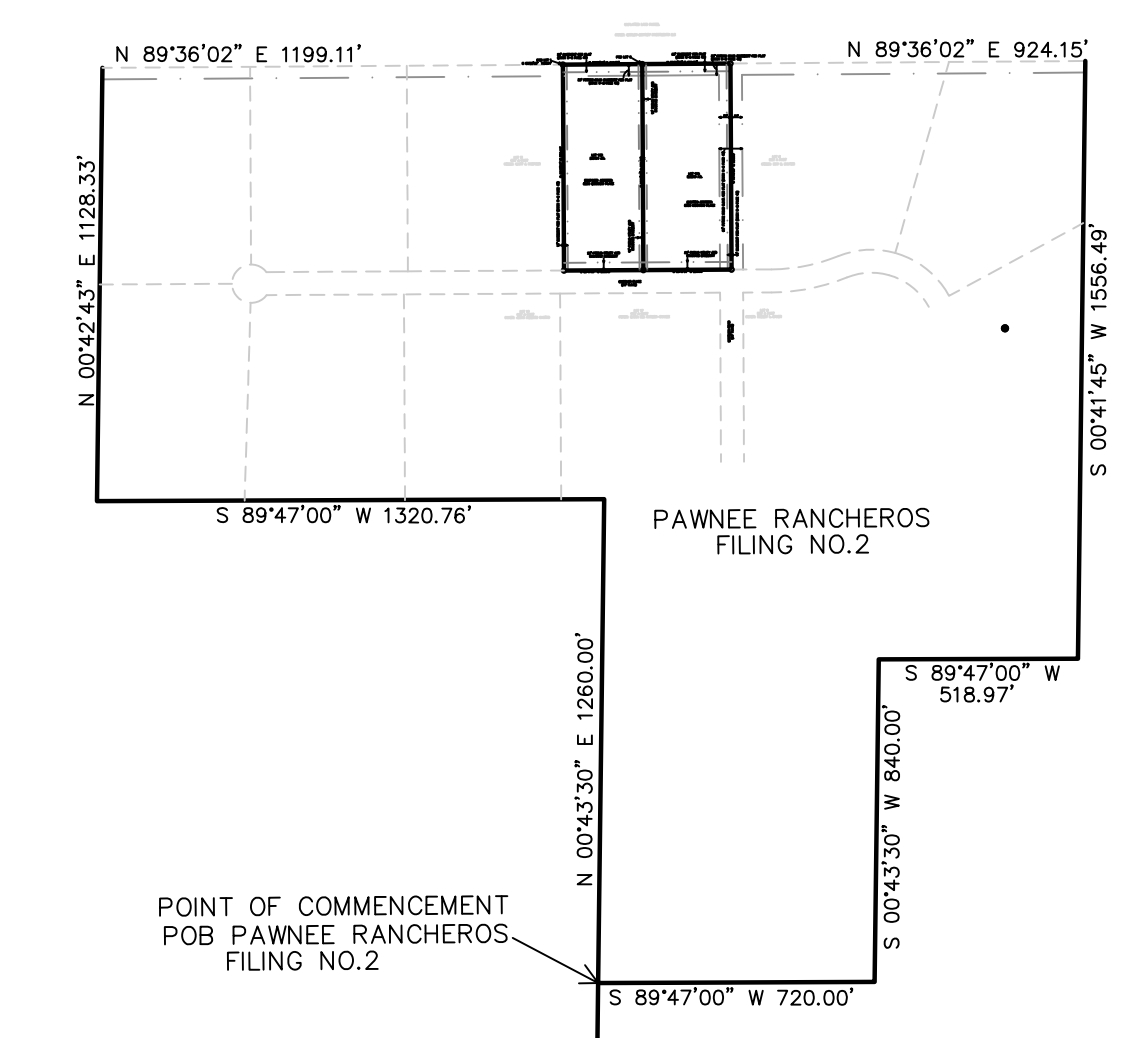
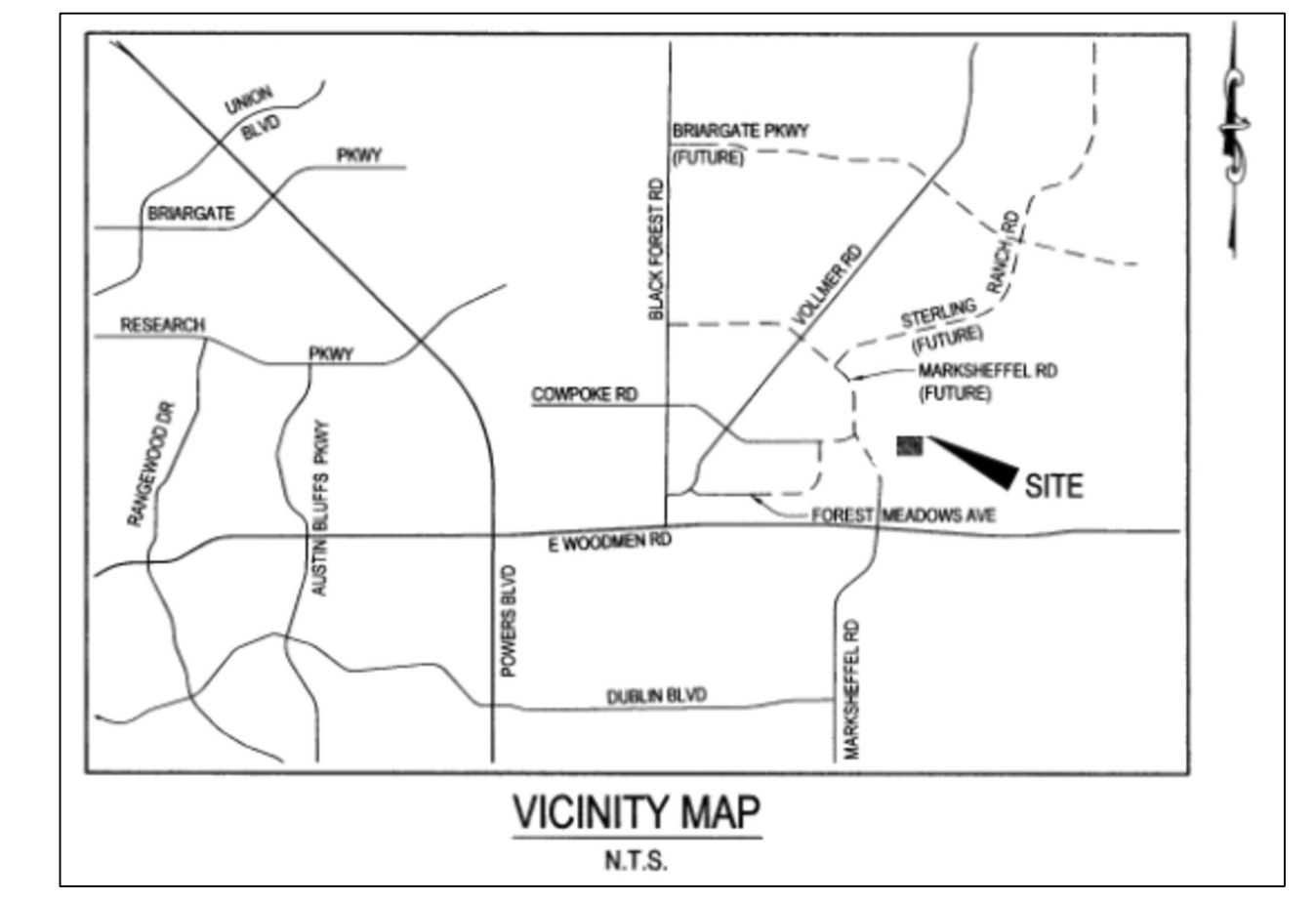


PAWNEE RANCHEROS FILING NO. 2A
 A REPLAT OF LOT 10, PAWNEE RANCHEROS FILING NO. 2
 LOCATED IN THE NORTH HALF OF SECTION 4,
 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF EL PASO, STATE OF COLORADO.



LEGEND:

- ALIQUOT LAND CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET #5 REBAR WITH ORANGE PLASTIC CAP LS 38520
- SECTION LINE
- LOT/SUBDIVISION BOUNDARY LINE
- - - EASEMENT LINE
- - - FUTURE RIGHT OF WAY



SOUTHWEST CORNER
SECTION 4, T.13.S.
R.65.W OF THE 6TH
PRINCIPAL MERIDIAN
FOUND 3.25
ALUMINUM CAP
AZTEC CONSULTANTS INC
T13S R65W
S4 S9
S8 S9
2015
PLS NO. 38256

SOUTH ONE-QUARTER
SECTION 4, T.13.S.
R.65.W OF THE 6TH
PRINCIPAL MERIDIAN
FOUND 2.5 ALUMINUM
CAP
DREXELL BARRELL
T13S R65W
S4 S9
1/4
1985
LS 17664

1" = 500' ft.
GRAPHIC SCALE

N 89°47'00" E 2645.28' RECORD
N 89°47'00" E 2649.80' MEASURED
(BASIS OF BEARINGS)

OWNER: MICHAEL CARTMELL
4297 AUSTIN BLUFFS PARKWAY
SUITE #200
COLORADO SPRINGS, CO 80918
719-235-6797

SHEET 2 OF 2

COUNTY: EL PASO, CO

DATE OF PREPARATION:
11/09/2021
05/02/2022
06/30/2022

DATE OF SUBMISSION:

