



- LEGEND:
- SET 1-1/4" AL. CAP, #9853 DN #5 REBAR
  - FOUND 1/2" IRON PIPE
  - ▷ FOUND YELLOW #12043 CAP DN #4 REBAR
  - ◇ FOUND #5 REBAR

**Legal Description:**

That portion of Lot 88, The Ute Pass Summer Homes Company Subdivision No. 1, El Paso County, Colorado, according to the plat thereof recorded in Plat Book D at Pages 54 and 55 of the records of said county, described as follows:

**Wyatt:**  
Commencing at the most Northernly corner of said Lot 88; thence Southwesterly on the Northwesternly line of said Lot 88 a distance of 60 feet to the point of beginning, of the tract to be described hereby; thence angle left 103° 12' Southeastly 77.48 feet; thence angle right 15° 10' Southeastly 105.95 feet to a point on the Southeastly line of said Lot 88 that is 60 feet Southwesterly thereon from the most Easterly corner of said Lot 88; thence South 45° 08' West on the line between Lots 88 and 92 a distance of 118 feet to the common corner of Lots 92 and 93; thence North 52° 18' West a distance of 181.8 feet to a point of curve on the Westerly line of said Lot 88; thence Northeastly on the Northwesternly line of said Lot 88 a distance of 122.85 feet, more or less, to the point of beginning, County of El Paso, State of Colorado.

**Hinnen:**  
That portion of Lot 88, lying Southwesterly of the following described line: Beginning on the Easterly line of said Lot 88 at the corner common to Lots 92 and 93 of said subdivision; thence North 52° 18' West a distance of 181.8 feet to a point on the Westerly line of said Lot 88, County of El Paso, State of Colorado.  
And containing 1.200 acres

SEC. 15 T.13 S., R.68 W., OF THE 6th P.M.

DRAWN BY: D.E. WATTS DATE: 6-2-05 DWG. NO.: 05-3634-03 SURVEYED BY: DEW, ESW, 6-2-05, 9-13-05, 10-31-05	APPROVED BY: PROJ. NO.: DWG.:	REVISIONS 5-20-19 LOT LINE ADJUSTMENT DEW	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT 5625 AND 5645 MOOSA ROAD PART L88, UTE PASS SUMMER HOMES CD. SUB. #1	SHIT. NAME <b>EXISTING SITE PLAN</b>	SHIT. NO. 1 OF 1
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