

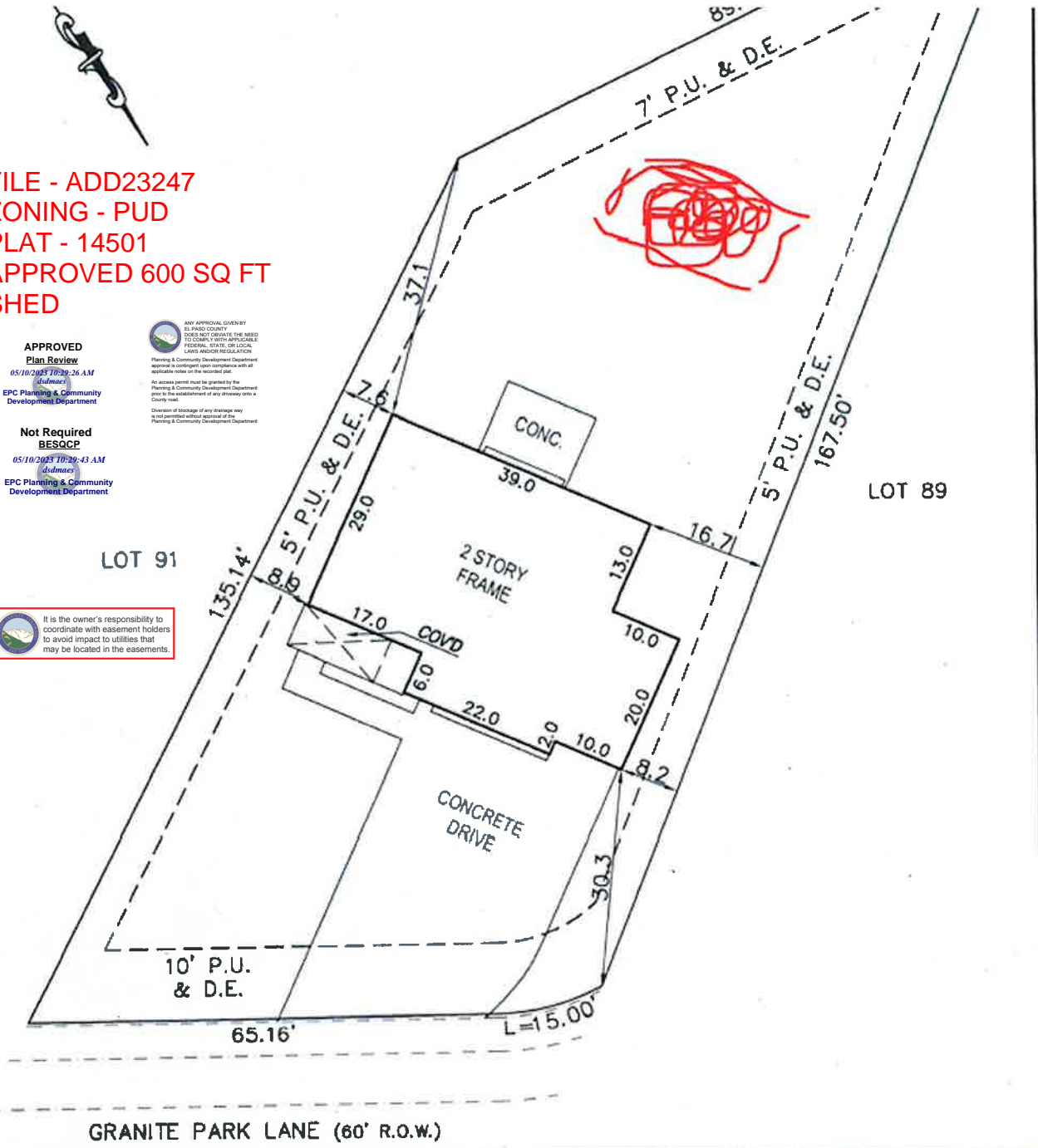
**FILE - ADD23247
ZONING - PUD
PLAT - 14501
APPROVED 600 SQ FT
SHED**

**APPROVED
Plan Review**
05/10/2023 10:29:26 AM
(ddmcc)
EPC Planning & Community
Development Department

**Not Required
BESQCP**
05/10/2023 10:29:43 AM
(ddmcc)
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
LAW AND/OR REGULATION.
Planning & Community Development Department
approval is contingent upon compliance with all
applicable notes on the recorded plat.
An easement must be granted to the
Planning & Community Development Department
prior to the establishment of any driveway onto a
County road.
Division of knowledge of any change may
be not provided without approval of the
Planning & Community Development Department.

It is the owner's responsibility to
coordinate with easement holders
to avoid impact to utilities that
may be located in the easements.



GRANITE PARK LANE (60' R.O.W.)

IMPROVEMENT LOCATION CERTIFICATE

I Herby certify that this Improvement Location Certificate was prepared for the Mortgage Lender and the Title Company and that it is not a Land Survey or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the described parcel on this date 12-14-21, except utility connections, are entirely within the boundaries of the parcel, except as shown, that indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel except as noted to r.s. 38-51-1091

FLOODPLAIN CERTIFICATE

I, Thomas A. Pike, a registered professional land surveyor in the State of Colorado hereby certify no portion of the premises described hereon lies within an area designated as 100-year floodplain as defined by the United States Department of Housing and Urban Development, Federal Insurance Administration.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY OR TITLE COMMITMENT; EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON. ALL EASEMENTS SHOWN WERE TAKEN FROM THE RECORDED PLAT, UNLESS OTHERWISE NOTED. LEGAL DESCRIPTION PROVIDED BY THE CLIENT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH OR EASEMENT RESEARCH BY ASPEN LAND CONSULTANTS, LLC

SCALE: 1" = 20'



IMPROVEMENT LOCATION CERTIFICATE/FLOODPLAIN CERTIFICATE

LEGAL DESCRIPTION

**LOT 90
STONEBRIDGE FILING NO. 4 AT MERIDIAN RANCH
EL PASO COUNTY, COLORADO**

ADDRESS

ASPEN LAND CONSULTANTS, LLC
4883 JAMESPORT DRIVE
COLORADO SPRINGS, COLORADO 80918