

LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 AND 25 EXCEPT THE EAST 315 FEET OF SAID LOT 25, IN BLOCK 4 IN EAST MANITOU, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 8 AT PAGE 14; AND THAT PORTION OF THE RIGHT OF WAY OF THE MIDLAND TERMINAL RAILWAY COMPANY, FORMERLY THE RIGHT OF WAY OF THE COLORADO MIDLAND RAILROAD COMPANY, 100 FEET IN WIDTH OF SAID LOT 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 AND 25 IN SAID BLOCK LYING BETWEEN THE WESTERLY LINE OF SAID LOT 12, EXTENDED SOUTHERLY AND THE EASTERLY LINE OF SAID LOT 25, EXTENDED SOUTHERLY, EXCEPT A RIGHT OF WAY OVER SAID LOTS 12 AND 13 FOR PUBLIC HIGHWAY CONVEYED TO EL PASO COUNTY BY RIGHT OF WAY DEED RECORDED IN BOOK 910 AT PAGE 230; AND EXCEPT THAT PORTION THEREOF TAKEN BY DECREE RECORDED IN BOOK 2238 AT PAGE 364, EL PASO COUNTY, COLORADO, AND, TOGETHER WITH THAT PORTION OF THE RIGHT OF WAY OF THE WESTERLY LINE OF SAID LOTS 14 THROUGH 25, INCLUSIVE, AS VACATED BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, RECORDED IN BOOK 2568 AT PAGE 531, EL PASO COUNTY, COLORADO.

- 1) This is a Plot Plan/Special Use Map. It is not a Land Record Survey Plat or Improvement Survey Plat. No research of easements, encumbrances or title record was performed by Compass Surveying and Mapping, LLC. No Title Commitment was provided for this Drawing.
- 2) El Paso County Schedule No.: 7403324067
- 3) Address: 3627 West Colorado Avenue, Colorado Springs, Colorado 80904
- 4) Field work was completed on July 18, 2025.
- 5) This site is zoned "C-2" (Commercial).  
Building Setbacks:  
Front: 15'  
Rear: 20'
- 6) The lineal units used in this drawing are International Feet.
- 6) CSU Electric Field Engineer to determine final electric meter, transformer and/or service line locations if applicable. Contact Field Engineering at 719-668-5564 (Electric) with any questions.
- 7) Any utilities shown have been located from field survey information and utility markings provided by others. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does state that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.

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REVISIONS:		PROJECT NO.	24233
1	05/09/25	Review comments.	DATE:
2	05/12/25	Applicant/Owner addresses.	DECEMBER 24, 2024
3	07/18/25	CSU Comments.	DRAWN BY:
			JMJ
			CHECKED BY:
			DRH
			SHEET:
			1 OF 1

COMPASS SURVEYING & MAPPING, LLC  
3253 WEST CAREFREE CIRCLE  
- COLORADO SPRINGS, CO 80917  
719-354-4120  
WWW.CSAMLCC.COM

A TRACT OF LAND IN THE  
SOUTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
EL PASO COUNTY, COLORADO