

VICINITY MAP
1" = 2000'



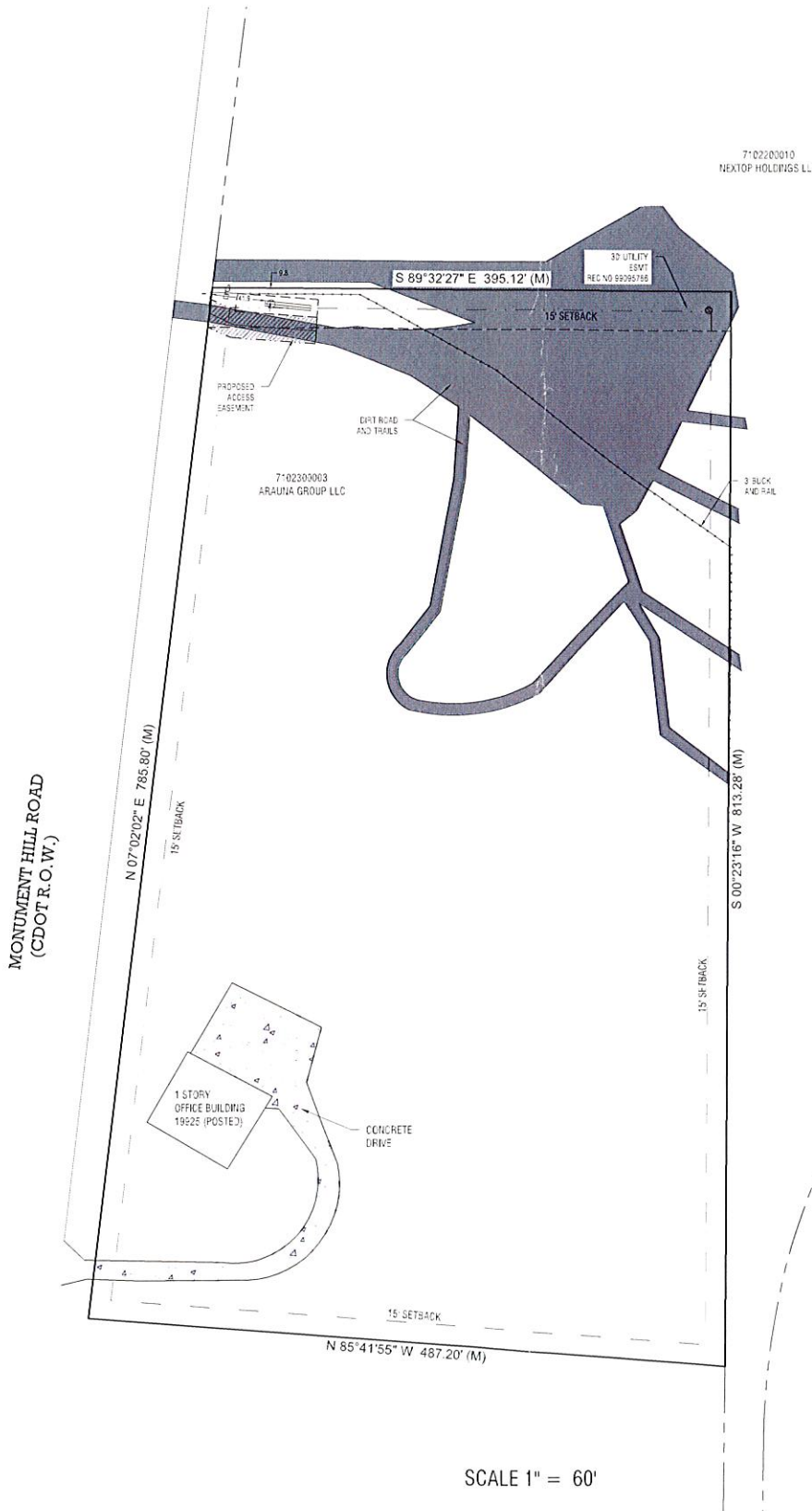
Please specify the no-build, floodplains, and drainage facilities.
.if none, then specify there are none

FILING CERTIFICATION:

DEPOSITED THIS _____ DAY OF _____, 20____ AT _____ M.
IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY/RIGHTS-OF-WAY SURVEYS
AT PAGE _____ RECEIPT NUMBER _____
COUNTY SURVEYOR _____
BY DEPUTY COUNTY SURVEYOR _____

SITE PLAN

A TRACT OF LAND SITUATED IN
THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



LEGAL DESCRIPTION :

PROVIDED BY CLIENT
A TRACT OF LAND LOCATED IN A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEASTLY CORNER OF A TRACT OF LAND CONVEYED TO LELAND S. MORRIS AND NADINE MORRIS AS RECORDED IN BOOK 2321 AT PAGE 867 OF THE RECORDS OF EL PASO COUNTY, THENCE WESTERLY 487.2 FEET ALONG THE NORTHERLY LINE OF SAID MORRIS TRACT TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 85-87, THENCE NORTHERLY ALONG THE FOREMENTIONED RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, THENCE ANGLE RIGHT 83 DEGREES 37 MINUTES SOUTHEASTERLY 400.12 FEET ON THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, THENCE SOUTHERLY 813.2 FEET ALONG THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2, TO THE NORTHEASTLY CORNER OF THE FOREMENTIONED MORRIS TRACT AND THE POINT OF BEGINNING;

EXCEPTING THEREFROM ANY PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF THAT PARCEL DESCRIBED AND DEPICTED ON THE PROPERTY BOUNDARY AGREEMENT RECORDED FEBRUARY 16, 1964 IN BOOK 6382 AT PAGE 474, COUNTY OF EL PASO, STATE OF COLORADO, AKA 19925 MONUMENT HILL ROAD

NOTES:

1. THIS SITE PLAN REPRESENTS A SURVEY OF THE PARCEL SHOWN. A TRACT OF LAND LOCATED IN A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.
2. 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 OF GUARANTEE, EXPRESSED OR IMPLIED.
3. DATE OF FIELD WORK DECEMBER 28, 2021.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TIMBERLINE SURVEYING TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
5. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS, TITLE OF RECORD AND SUBJECT PROPERTY LINES WE RELIED UPON INFORMATION ON THE RECORDED THE CLERK AND RECORDERS OFFICE OF EL PASO COUNTY, STATE OF COLORADO.
6. ALL ANGLES AND DISTANCES SHOWN ON THIS SURVEY ARE ACTUAL MEASUREMENTS. DISTANCES SHOWN IN U.S. SURVEY FOOT.
7. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASE UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASE UPON ANY DEFECT IN THE SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

LEGEND:

- PROPERTY BOUNDARY
- - - SUBDIVISION LINES
- - - SETBACK LINES
- - - EASEMENT

SURVEYOR'S CERTIFICATION:

I, JOSEPH W. STICE III, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, P.L.S. 36272, DO HEREBY CERTIFY THAT ON FEBRUARY 2, 2022, A SITE PLAN OF THE HEREIN DESCRIBED PARCEL WAS COMPLETED UNDER MY DIRECT SUPERVISION, AND THAT THIS IS A TRUE AND ACCURATE PLAT OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FOR AND ON BEHALF OF TIMBERLINE SURVEYING
JOSEPH W. STICE III



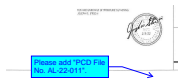
Please revise Misty Acres Blvd is county right-of-way for the section shown.

Please add "PCD File No. AL-22-011".

REV	DATE	ISSUED FOR REVIEW	REVISIONS
0	02/02/2022		
PROJECT: MISTY ACRES BILLBOARD			
DRAWING: TL-21072-SP.DWG			
CLIENT: CUSTOM MAPPING AND LAND SURVEYING			
PROJECT MANAGER: AD			
DRAWN BY: KSS			
CHECKED BY: JWS			
P.O. BOX 271882 LITTLETON, COLORADO 80127 303-971-0955 TIMBERLINESURVEYING@GMAIL.COM			
TIMBERLINE BOUNDARY AND SURVEYING			
SHEET NUMBER 1 PROJECT No. 21072			
1 OF 1			

Site Plan Drawing_v1.pdf Markup Summary

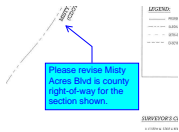
Please add "PCD File No. AL-22-011". (1)



Author: Carlos

Please add "PCD File No. AL-22-011".

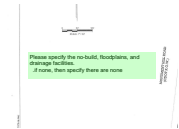
Please revise Misty Acres Blvd is county right-of-way for the section shown. (1)



Author: Carlos

Please revise Misty Acres Blvd is county right-of-way for the section shown.

Please specify the no-build, floodplains, and drainage facilities. .if none, then specify there are none (1)



Author: ashmathy

Please specify the no-build, floodplains, and drainage facilities.
.if none, then specify there are none