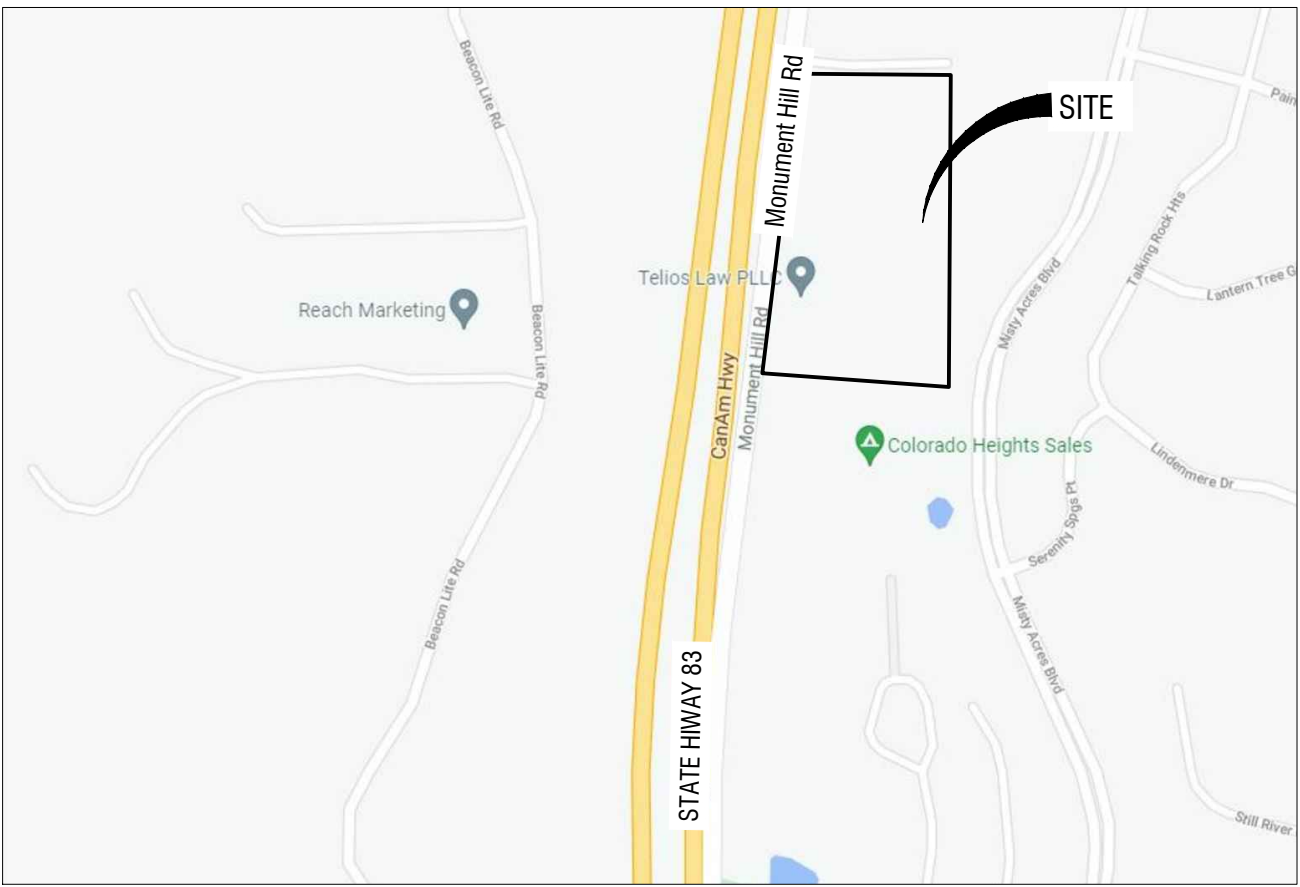
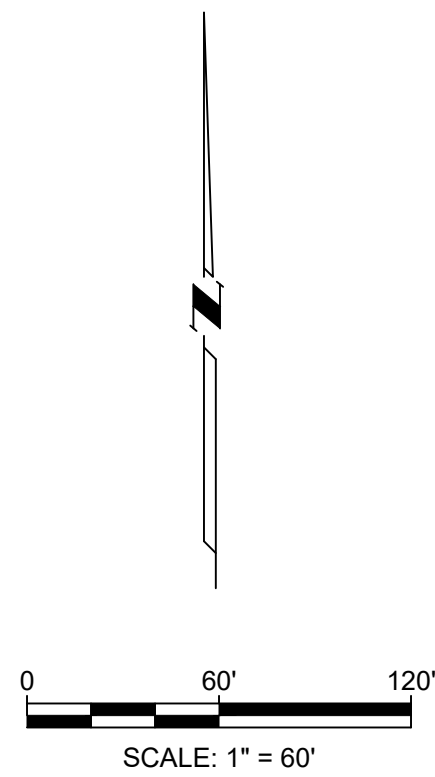


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VICINITY MAP
1" = 2000'

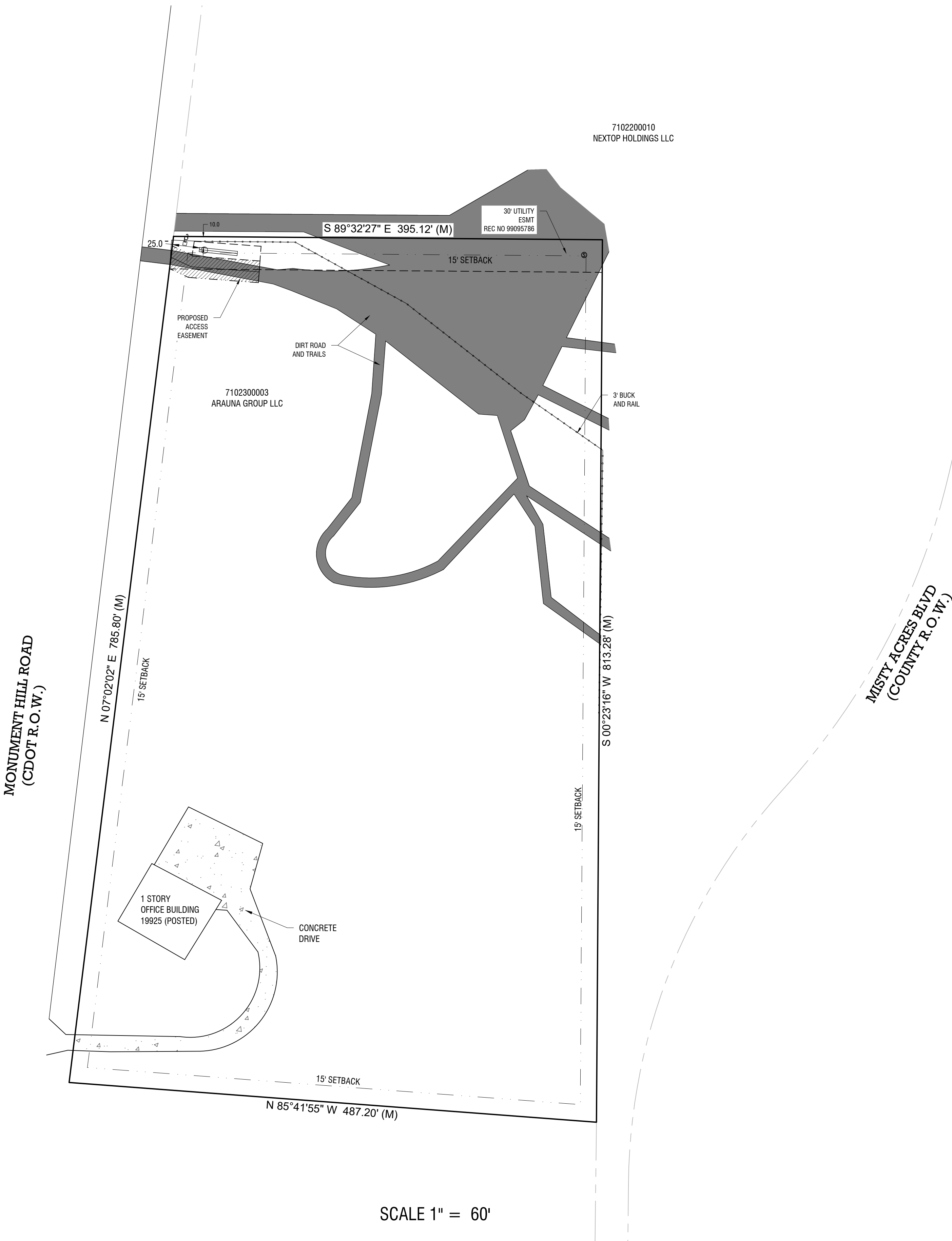


FILING CERTIFICATION:

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



SCALE 1" = 60'

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 NORTHEASTERLY 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 813.12 FEET ALONG THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2; TO THE NORTHEASTERLY 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, 1994 IN BOOK 6382 AT PAGE 474, COUNTY OF EL PASO, STATE OF COLORADO. AKA 19925 MONUMENT HILL ROAD

NOTES:

- 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.
- 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.
- DATE OF FIELD WORK DECEMBER 28, 2021.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TIMBERLINE SURVEYING TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
- 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.
- ALL ANGLES AND DISTANCES SHOWN ON THIS SURVEY ARE ACTUAL MEASUREMENTS. DISTANCES ARE MEASURED IN U.S. SURVEY FOOT.
- 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.
- THIS PROPERTY IS IN FLOOD ZONE 'X' PER FEMA FLOOD MAP 08041C02764, DATED DECEMBER 7, 2018.
- NO BUILD AREAS AND DRAINAGE FACILITIES NOT FOUND.

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, PLS 36072, 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



PROJECT: MISTY ACRES BILLBOARD

DRAWING: TL-21072-SP.DWG

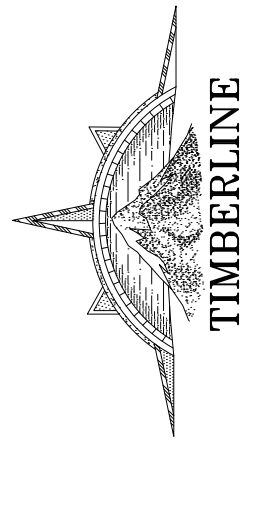
CLIENT:

PROJECT MANAGER: AD

DRAWN BY: KSS

JWS

CUSTOM MAPPING AND LAND SURVEYING
P.O. BOX 271882
LITTLETON, COLORADO 80127
303-971-0955
TIMBERLINESURVEYING@GMAIL.COM



SHEET NUMBER

1

PROJECT No.
21072

1 OF 1