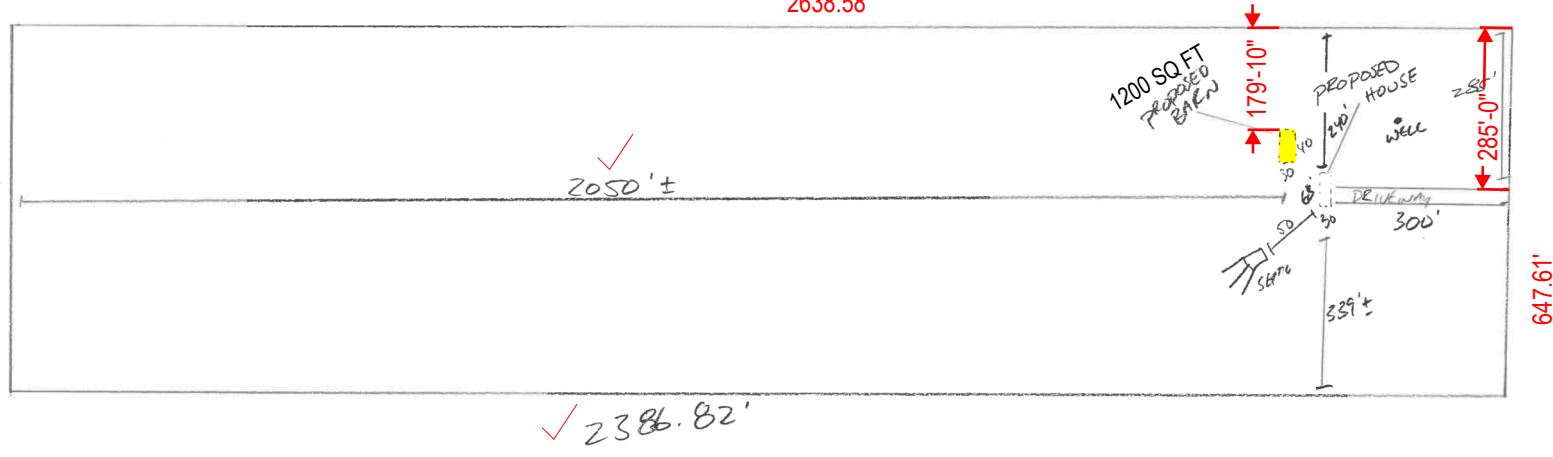


Depiction of surveyed parcel from recorded survey plat, reception number 220900079

AG218
UNPLATTED
ZONE A-35
LOT AREA: 39.211 AC
CD: 15JUN2020
REC NO 220900079



HENDERSON LANE

**APPROVED
Plan Review**
02/23/2021 10:41:06 AM
dsdespinoza
EPC Planning & Community
Development Department

**Not Required
BESQCP**
02/23/2021 10:41:27 AM
dsdespinoza
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.
Diversion of blockage of any drainage way is not permitted 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.

NORTH ↑

Legal Description

✓ Lot 1
6020 Henderson Lane Colorado Springs, CO 80928
Lot 1 That portion of the Southeast 1 4 of Section 15, Township 15 South Range 63 West of the 6th P.M., El Paso County, Colorado, described as follows: Commencing (POC) at the Southeast Corner of said Section 15, thence N00°44'04"W, 1986.38 feet along the east line of said Southeast 1 4 to the TRUE POINT OF BEGINNING; Thence N89°59'47"W, 2636.82 feet to a point on the West line of said Southeast 1 4; Thence N00°53'25" W, 647.61 feet along the west line of said Southeast 1 4 to the North line thereof; Thence S89°59'49"E, 2638.58 along the North line of said Southeast 1 4 to the Northeast Corner thereof; Thence S00°44'04"E, 647.61 feet along the East line of said Southeast 1 4 to the TRUE POINT OF BEGINNING. Area=39.211 Acres +/-

✓ 6020 HENDERSON LANE
COLORADO SPRINGS, CO 80928
✓ SCHEDULE #: 350 0000 423
HOUSE - 30x68
3 BEDROOM

