

EXISTING BILLBOARD DETAIL
1 INCH = 10 FEET

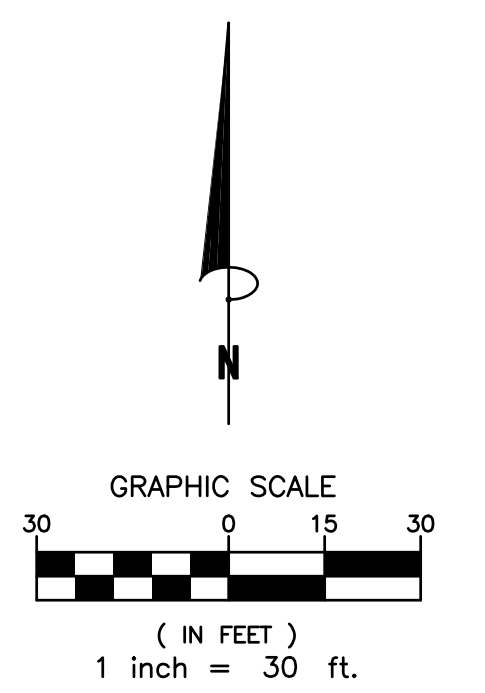
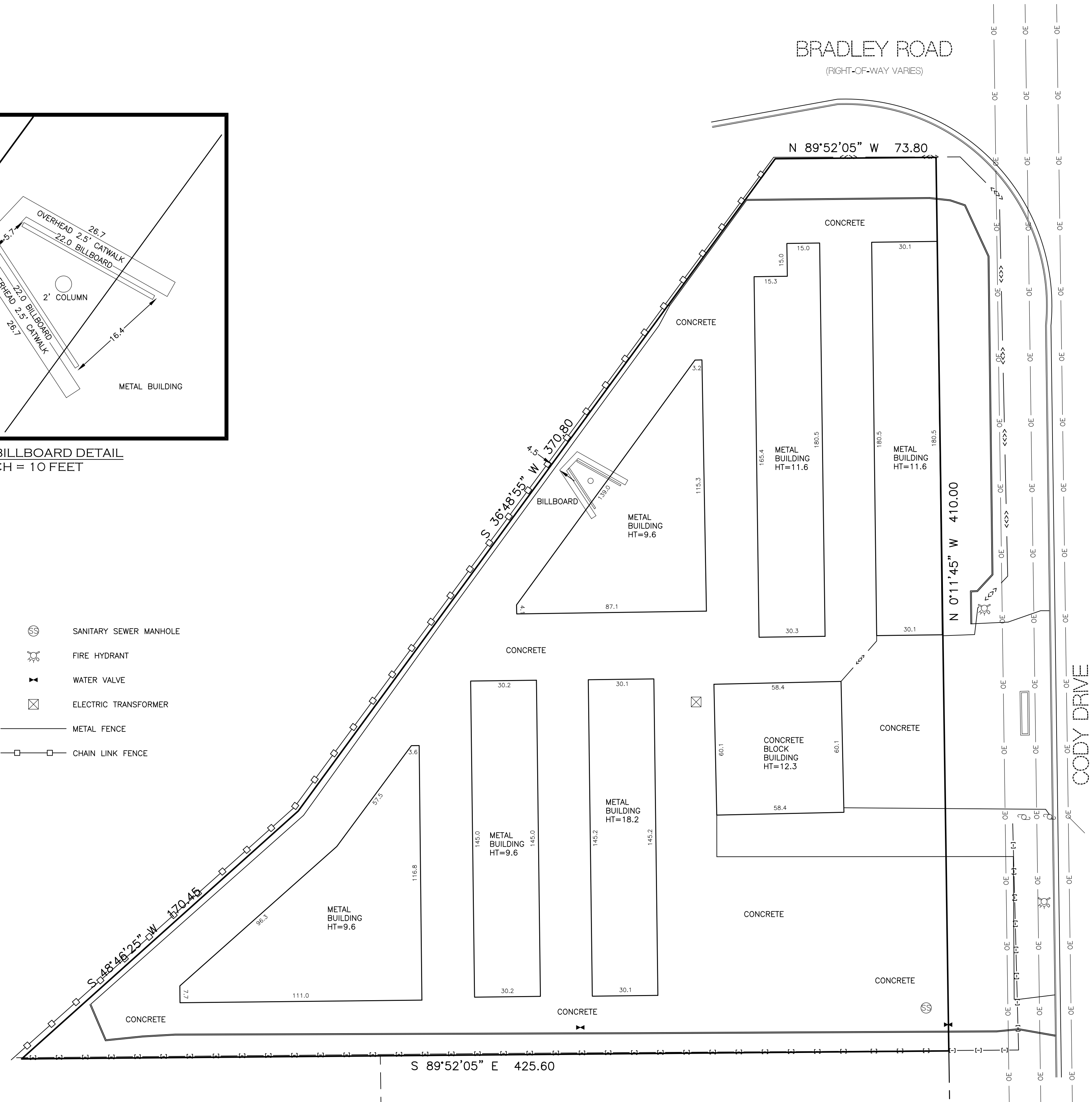
LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF BLOCK 8 IN THE REFILE OF SECURITY, COLORADO ADDITION NO. 13, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 8; THENCE (1) N 89 DEGREES 52 MINUTES 05 SECONDS W ALONG THE NORTH LINE OF SAID BLOCK 8 FOR 73.80 FEET; (2) S 36 DEGREES 48 MINUTES 55 SECONDS W FOR 370.80 FEET; (3) S 48 DEGREES 46 MINUTES 25 SECONDS W FOR 170.45 FEET TO THE SOUTH LINE OF SAID BLOCK 8; (4) S 89 DEGREES 52 MINUTES 05 SECONDS E ALONG THE SAID SOUTH LINE OF BLOCK 8 FOR 425.60 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 8; (5) N 00 DEGREES 11 MINUTES 45 SECONDS W ALONG THE EAST LINE OF SAID BLOCK 8 FOR 410.00 FEET TO THE POINT OF BEGINNING.

NOTES:

- 1) This is a Plot Plan/Special Use Map. It is not a Land Survey Plat or Improvement Survey Plat. No research of easements, encumbrances or title of record was performed by Compass Surveying and Mapping, LLC. No Title Commitment was provided for this Drawing.
- 2) El Paso County Schedule No.: 65034-01-031
- 3) Address: 2620 Cody Dr. Colorado Springs, Colorado
- 4) Field work was completed on November 18, 2024.
- 5) This site is zoned "CC CAD-0".
Building Setbacks:
Front: 25'
Side: 25'
Rear: 25'

- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- ELECTRIC TRANSFORMER
- METAL FENCE
- CHAIN LINK FENCE



REVISIONS:	PROJECT NO.	DATE:
	24231	DECEMBER 24, 2024
	DRAWN BY:	MSJ
	CHECKED BY:	MSJ
	SHEET:	1 OF 1