

ADJOINING 31140

ADJOINING 31000

RIVERS

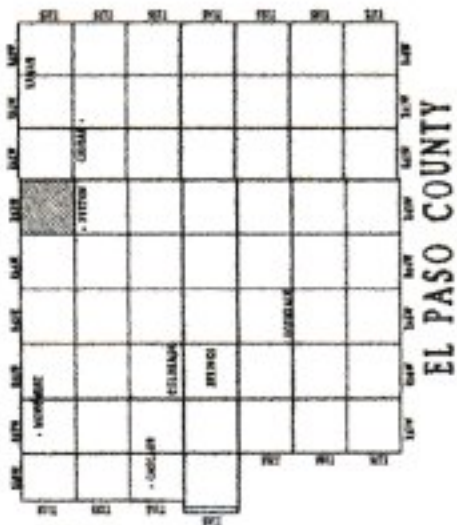
DIVIDE

PLAT #7575

Lot 75

18035
Starved Rock Ln

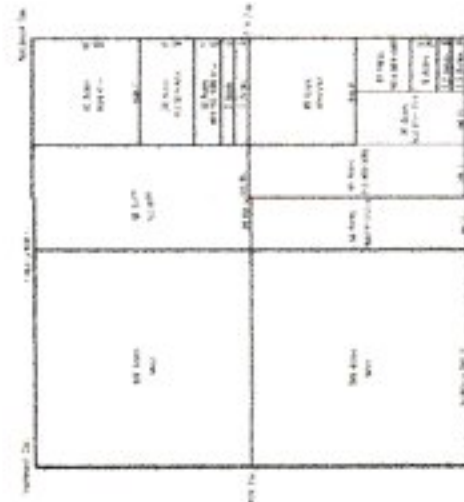
ADJOINING 31000



1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

ONE TOWNSHIP

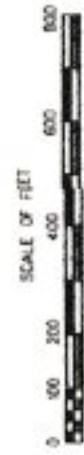
ASSESSOR



Rectangular Survey of One Section

N

June 27, 2019



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PLAT IS RECORDED IN PLAT BOOK A-4 AT
PAGE 174 IN THE CLERK AND RECORDER'S
OFFICE, EL PASO COUNTY, COLORADO
EASEMENTS AS RECORDED IN PLAT RECORDS

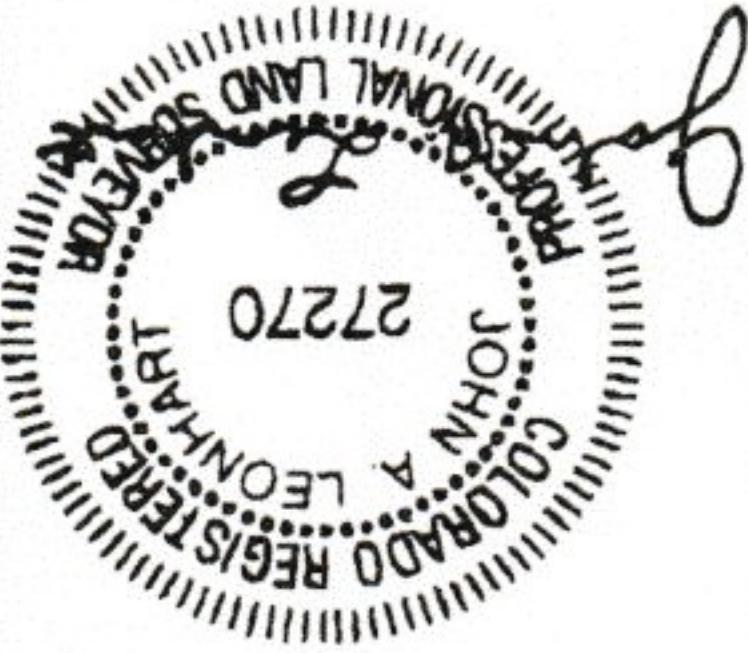
A.D.R. AND ASSOCIATES
1046 Norwood Avenue
Colorado Springs, CO 80906
(719) 576-5712 Fax (719) 576-3364

HOMEAMERICAN MORTGAGE

DATE: 7/25/96
OWNER: PFEIL

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR THE MORTGAGE LENDER AND THE TITLE INSURANCE COMPANY, THAT IT IS NOT A LAND SURVEY PLAT NOR AN IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

LEGAL DESCRIPTION:
LOT 75, RIVERS DRIVE,
EL PASO COUNTY, COLORADO.

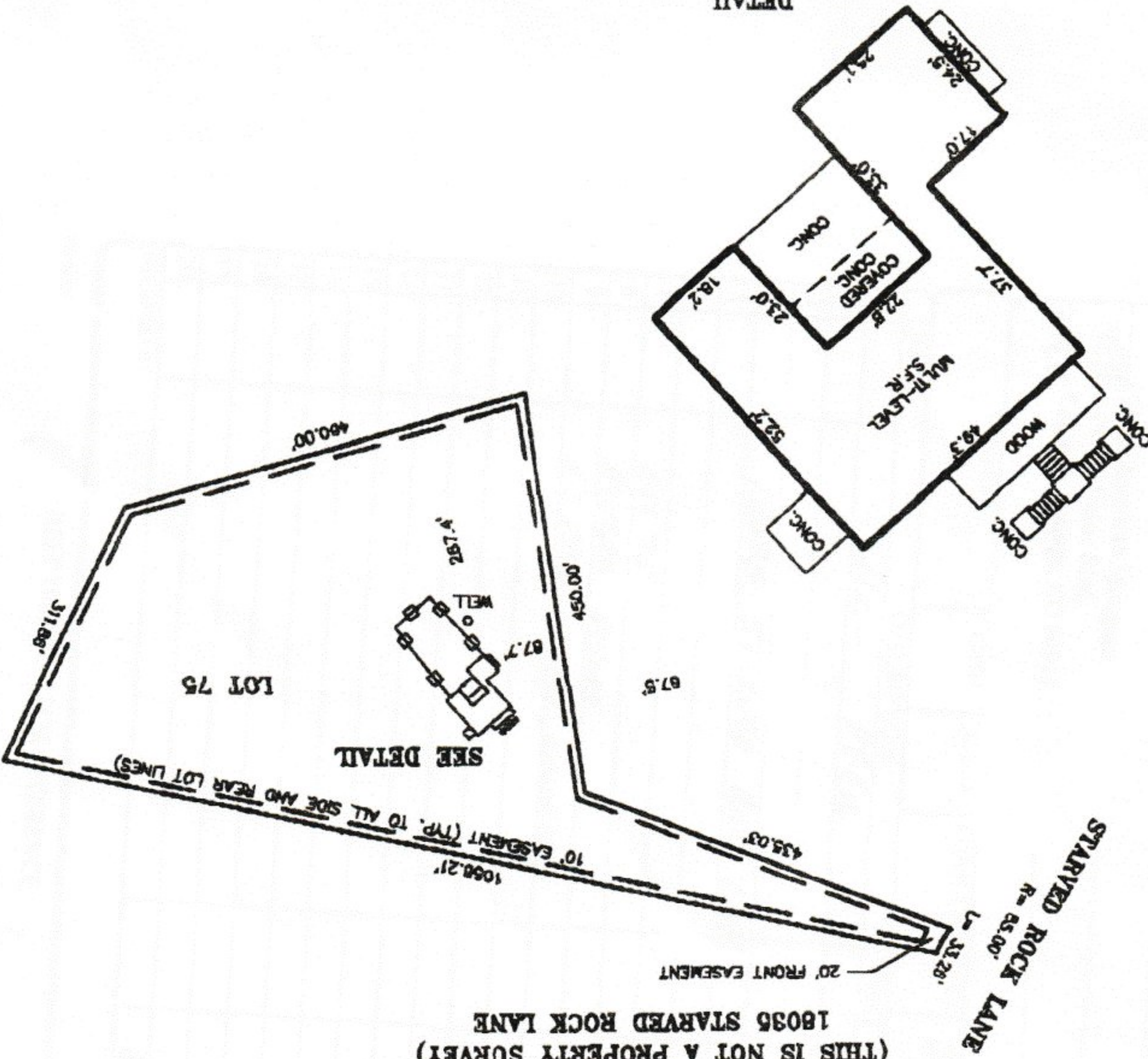


ADR432

SCALE = 1"=200'
O = FOUND PROPERTY CORNER
X = WOOD FENCE
X = WIRE FENCE
X = CHAIN LINK FENCE

LOT 75 IS IN FLOOD ZONE X.
AREA DETERMINED TO BE
OUTSIDE 600 YEAR FLOOD
ZONE AS PER FEMA
MAP NO. 080058 0075 B
DATED 12/16/86

DETAIL
SCALE = 1"=30'



IMPROVEMENT LOCATION CERTIFICATE

(THIS IS NOT A PROPERTY SURVEY)
18036 STARVED ROCK LANE