

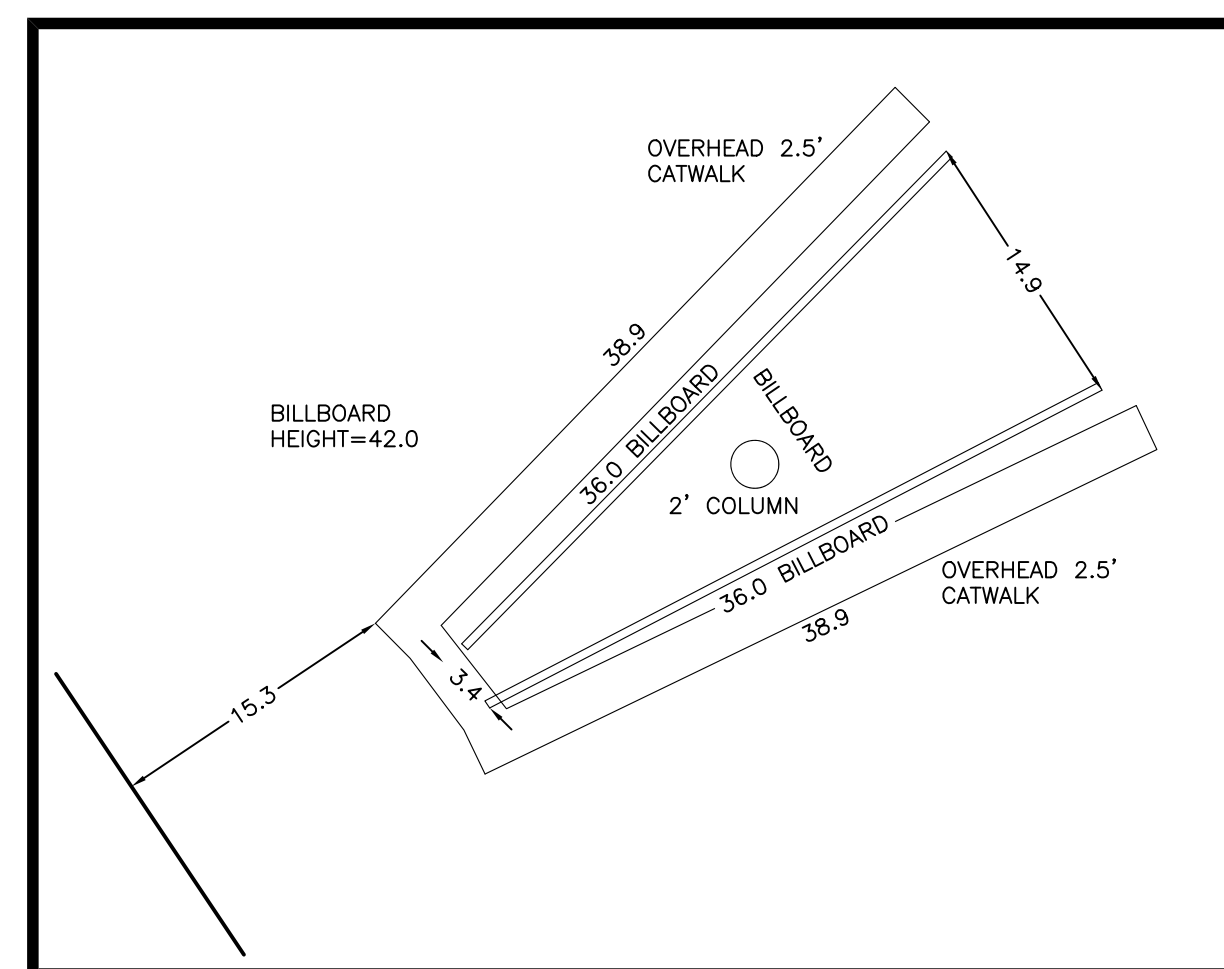
LEGAL DESCRIPTION:

LOT 3 BLK 1 HASSLER & BATES SUB NO 3, TOG WITH TR IN S2 SEC 33-14-66 DES AS FOLS: COM AT SW COR OF LOT1 BLK 1 HASSLER & BATES SUB NO 1, TH N 81°57'14" E 510.33 FT, S 01°25'16" E 31.45 FT FOR POB, CONT S01°25'16" E 172.55 FT, S 87°40'57" E 284.18 FT, TH ALG ARC OF NON-TANG CUR TO R HAVING A RAD OF 250.0 FT AC/A OF 05°16'23" AN ARC DIST OF 23.01 FT WHICH CHORD BEARS N 50°33'40" W, N 47°55'28" W 175.97 FT, ALGARC OF CUR TO L HAVING A RAD OF 200.0 FT A C/A OF 43°44'45" AN ARC DIST OF 152.70 FT TO POB, EX PT CONVTO COUNTY BY BK 6881-908

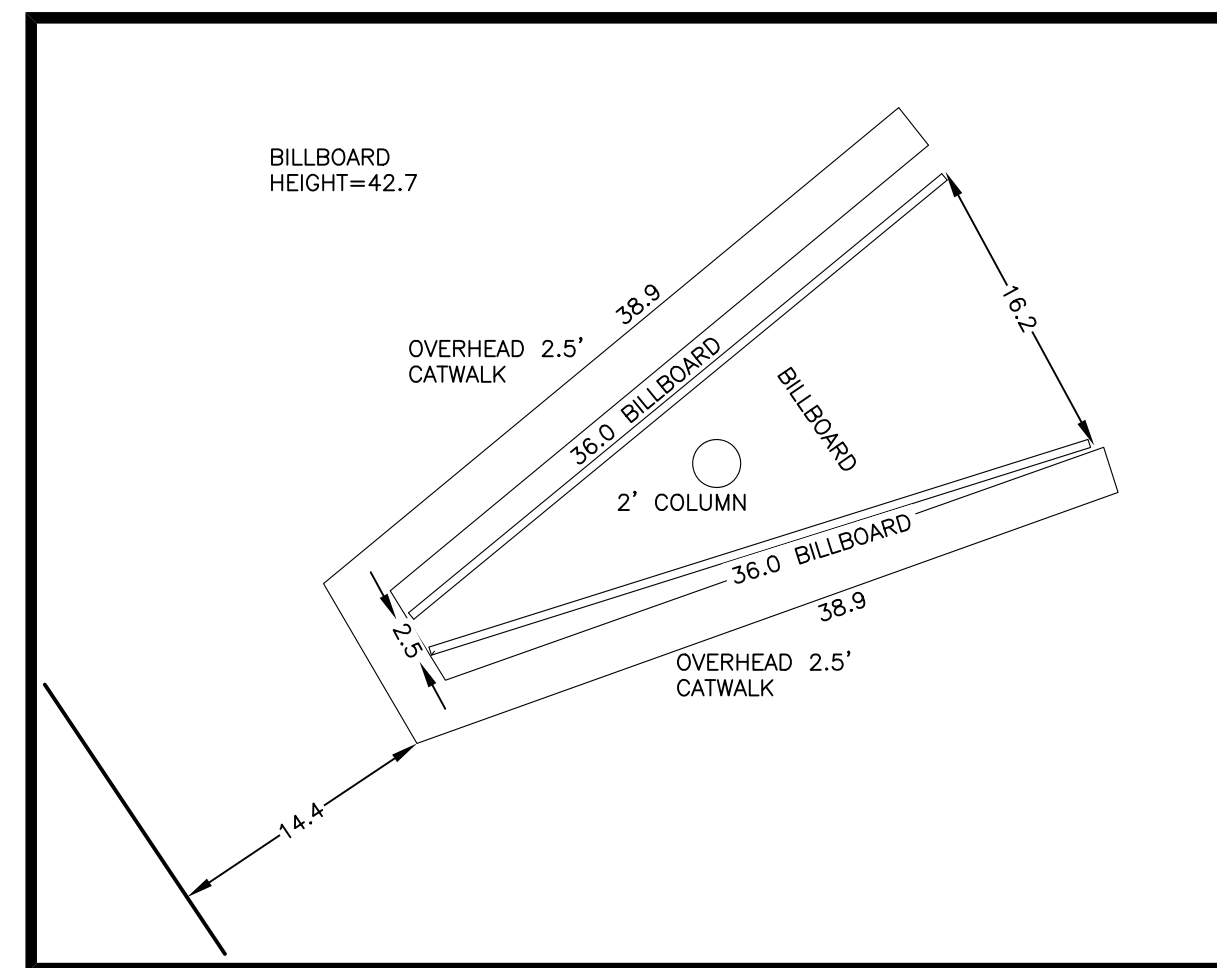
NOTES:

- 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.: 64334-01-007
- 3) Address: Janitell Road, Colorado Springs, Colorado
- 4) Field work was completed on July 30, 2024.
- 5) This site is zoned "A-5" (Agricultural).
 Building Setbacks:
 Front: 25'
 Side: 25'
 Rear: 25'

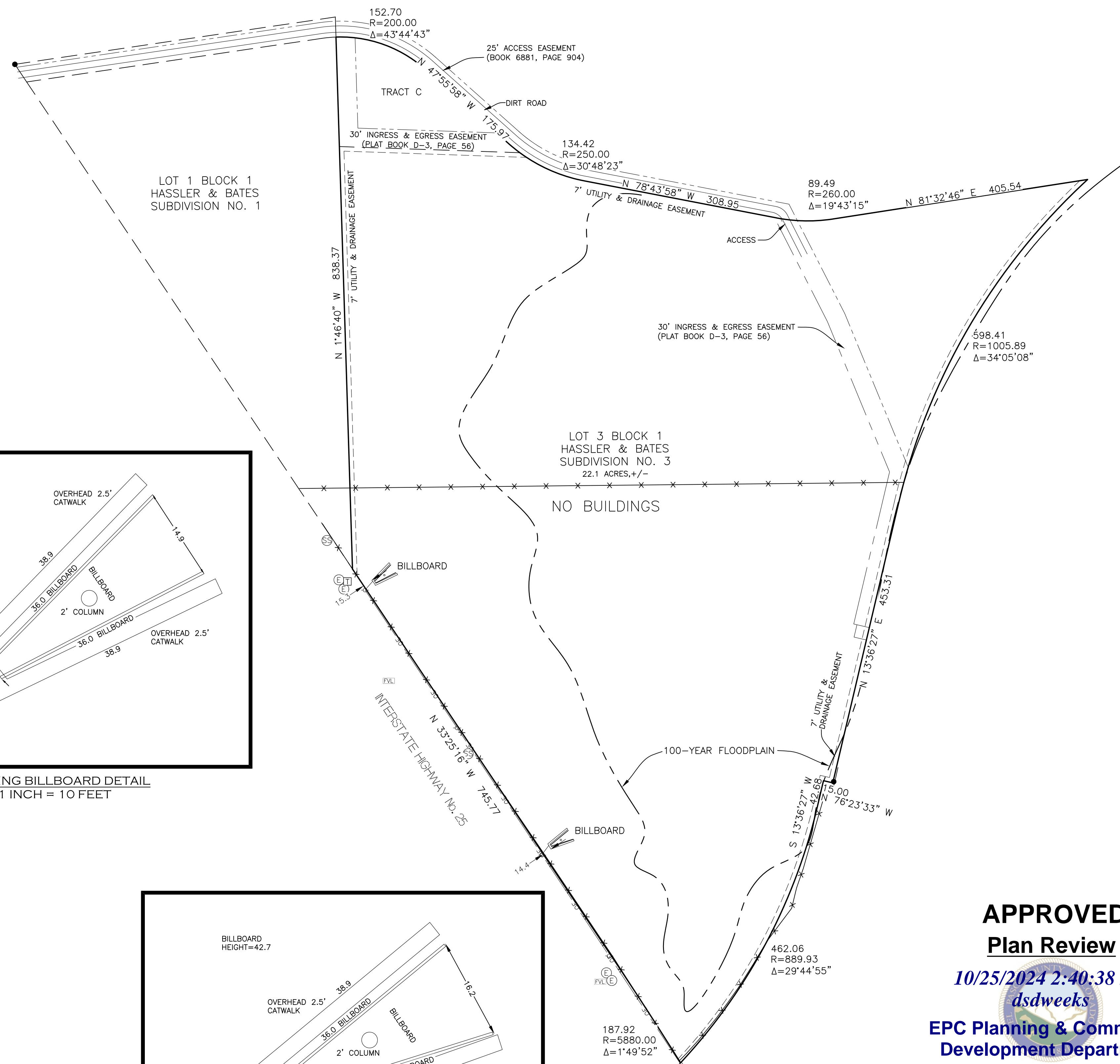
- LEGEND**
- FOUND MONUMENT
 - ⊕ ELECTRIC MANHOLE
 - ⊞ FIBER OPTIC VAULT
 - ⊙ SANITARY SEWER MANHOLE
 - ⊞ TELEPHONE PEDESTAL
 - BARBED WIRE FENCE
 - OVERHEAD ELECTRIC LINE



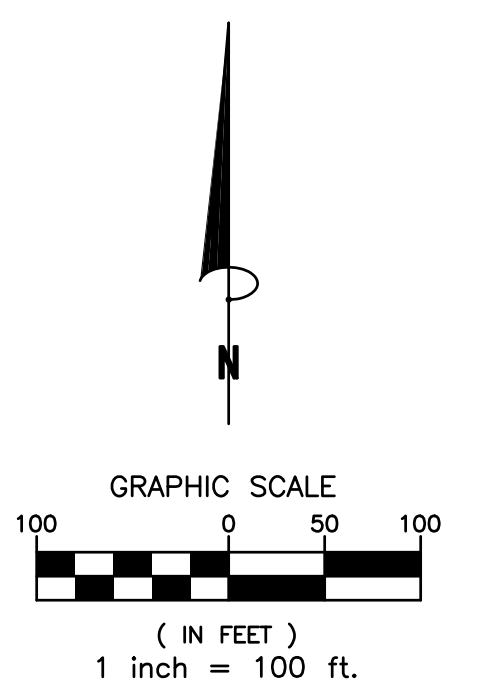
EXISTING BILLBOARD DETAIL
1 INCH = 10 FEET



EXISTING BILLBOARD DETAIL
1 INCH = 10 FEET



APPROVED
Plan Review
 10/25/2024 2:40:38 PM
 dsdweeks
 EPC Planning & Community
 Development Department



REVISIONS:	PROJECT NO.	24108
	DATE:	AUGUST 6, 2024
	DRAWN BY:	MSJ
	CHECKED BY:	MSJ
	SHEET:	1 OF 1