



Karl's Property
1630 Delta Rd.

PROPERTY DESCRIPTION:
LOT U, BLOCK B, FILING NO. 2 OF SPRING CREST, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK F-3 AT PAGE 1A, OF THE EL PASO COUNTY RECORDS.
EXCEPTING THEREFROM THAT PORTION OF LOT U DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT U THAT IS 286.66 FEET WESTERLY THEREFROM THE NORTHEAST CORNER OF SAID LOT U; THENCE ALONG THE NORTHERLY RIGHT OF WAY WESTERLY ON A CURVE TO THE LEFT, WHOSE RADIUS IS 180.00 FEET THROUGH A CENTRAL ANGLE OF 64°36'50"; AN ARC DISTANCE OF 180.00 FEET TO THE SOUTHWEST CORNER OF LOT U; THENCE NORTHEASTERLY (NORTHEASTERLY) ON THE SOUTHWESTERLY LINE OF SAID LOT U TO THE NORTHEAST CORNER THEREOF; THENCE NORTHEASTERLY ON THE NORTHERLY LINE OF SAID LOT U, 273.48 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

NOTES:
○ FOUND A 3/4" O.D. PIPE OR AS NOTED.
△ FOUND A REBAR AND 2" DIA. ALUMINUM CAP "DMCO PLS 22613"
● SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP STAMPED "JUN PLS 28665"
MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE
PLATTED EASEMENTS ARE SHOWN. THE CLIENT DID NOT WISH TO HAVE RECORDED RIGHTS OF WAY AND EASEMENTS RESEARCHED AND SHOWN.
THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.
DIMENSIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.
DIMENSIONS SHOWN IN PARENTHESES ARE THOSE DIMENSIONS OF RECORD THAT VARY FROM FIELD MEASUREMENTS.
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHWEST LINE OF LOT T, N23°18'59"W 484.00'. THE LINE IS MONUMENTED AS SHOWN AND THE DIRECTION IS BASED ON GEODETIC NORTH FROM GPS OBSERVATIONS.
UNITS OF MEASURE ARE U.S. SURVEY FEET.

SURVEYOR'S STATEMENT:
ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I HEREBY STATE AND DECLARE TO JOHN AND KATHLEEN KARLS, EXCLUSIVELY, THAT AS A RESULT OF A SURVEY MADE ON THE GROUND IN AUGUST, 2020 UNDER MY DIRECT SUPERVISION AND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYING PRACTICES IN EL PASO COUNTY, COLORADO, I FIND THAT THE BOUNDARIES OF THE ABOVE DESCRIBED TRACT OF LAND ARE AS SHOWN. THE CORNERS HEREON WERE FOUND OR SET AS INDICATED HEREON AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS ONTO ADJACENT PROPERTY BY IMPROVEMENTS LOCATED ON THE SUBJECT PROPERTY, NOR VISIBLE PROTRUSIONS FROM ADJACENT PROPERTY ONTO SUBJECT PROPERTY.



THIS SURVEY NULL AND VOID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.

KEVIN M. O'LEARY
LWA LAND SURVEYING, INC.

MONUMENTED SURVEY PLAT DEPOSITING CERTIFICATION:
DEPOSITED THIS _____ DAY OF _____ A.D. 2020 AT _____ O'CLOCK
_____ M. IN BOOK _____ OF LAND SURVEY PLATS, AT PAGE _____
DEPOSIT NUMBER _____ OF THE RECORDS OF THE CLERK
AND RECORDER OF EL PASO COUNTY, COLORADO.

REVISIONS:

LWA LAND SURVEYING, INC.
953 E. FILLMORE STREET
COLORADO SPRINGS, CO 80907

DWG: KARLS
DATE: 8/11/20
DRAWN BY: KMO
CHECKED BY: THK
PROJECT NO: 20099
SHEET 1 OF 1

LAND SURVEY PLAT
PART OF LOT U, BLOCK B
SPRING CREST FILING NO. 2

*NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL