

3405 HAY CREEK RR-2.5 ZONING MAP

3405 HAY CREEK LAND LLC
RR-5

(NORTH LINE SE $\frac{1}{4}$ SEC. 33 BASIS OF BERING)
(N 89°40'46" E 1990.79')

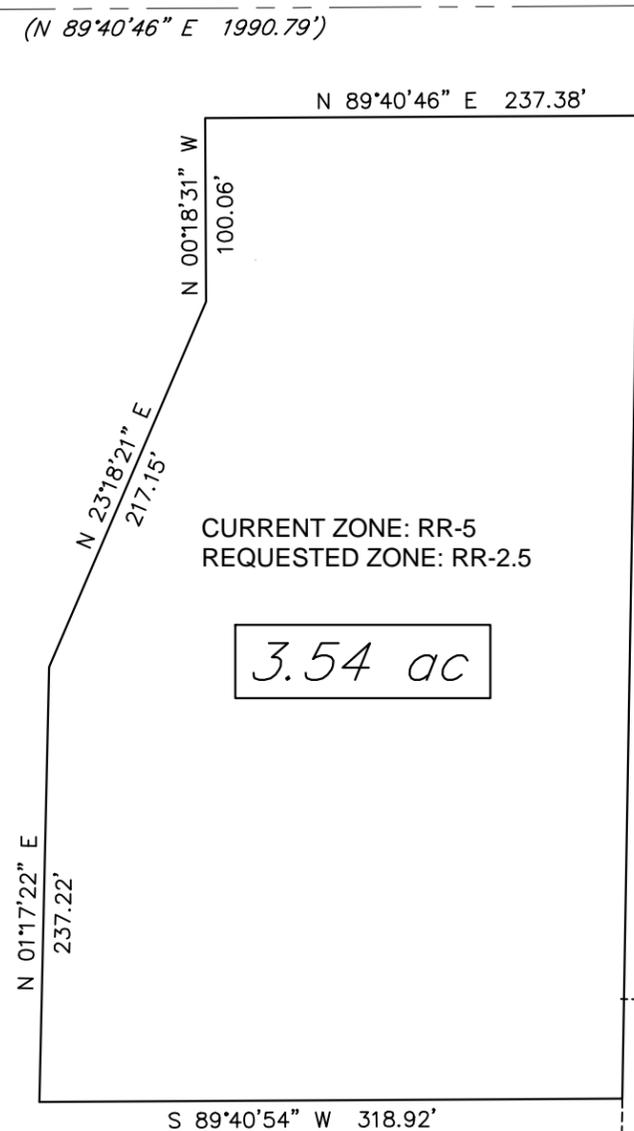
NW COR. SE $\frac{1}{4}$ SEC. 33
FOUND 2 $\frac{1}{2}$ " ALUM. CAP ON
1 $\frac{1}{2}$ "
IRON PIPE STAMPED
"T11S R67W"

C $\frac{1}{4}$ + S33
2000
PLS 27599

OWNER:	3405 HAY CREEK LLC JAMES.GOLDWEST@GMAIL.COM 719-331-6121
APPLICANT/ PREPARER:	VERTEX CONSULTING SERVICES NINA.RUIZ@VERTEXCOS.COM 719-433-2018
PARCEL SIZE:	3.54 AC

3405 HAY CREEK LLC
RR-5

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RR-5



CURRENT ZONE: RR-5
REQUESTED ZONE: RR-2.5

3.54 ac

(S 00°58'46" W)
(60.02')

HAY CREEK RANCH
REC. NO. 203202506

MATTHEW W DUNSTON
PUD

EDWARD BEHR
PUD

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING (POC) AT THE NORTHWEST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, THENCE N89°40'46"E (BASIS OF BEARING), 1,990.79 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST $\frac{1}{4}$ TO THE NORTHWEST CORNER OF HAY CREEK RANCH, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 203202506 OF THE RECORDS OF EL PASO COUNTY, COLORADO, THENCE S00°58'46"W, 60.02 FEET ALONG THE WEST LINE OF SAID HAY CREEK RANCH TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE S00°58'46"W, 536.28 FEET ALONG SAID WEST LINE;
THENCE S89°40'54"W, 318.92 FEET;
THENCE N01°17'22"E, 237.22 FEET;
THENCE N23°18'21"E, 217.15 FEET;
THENCE N00°18'31"W, 100.06 FEET;
THENCE N89°40'46"E, 237.38 FEET TO THE TRUE POINT OF BEGINNING.

AREA = 154,098.98 SQUARE FEET (3.54 ACRES), MORE OR LESS.

RANDALL D. HENCY, PLS 27605
FOR AND ON BEHALF OF
POLARIS SURVEYING, INC.
1903 LELARAY STREET, SUITE 102
COLORADO SPRINGS, CO. 80909



SCALE : 1" = 100'



JOB NO. 240314

DATE: 09/19/24

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

LEGAL DESCRIPTION / EXHIBIT MAP

A TRACT OF LAND LOCATED IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

POLARIS SURVEYING, INC.

1903 Lelaray Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448-0844 FAX (719)448-9225



SCALE 1" = 100'

CLIENT
Jamie Hull