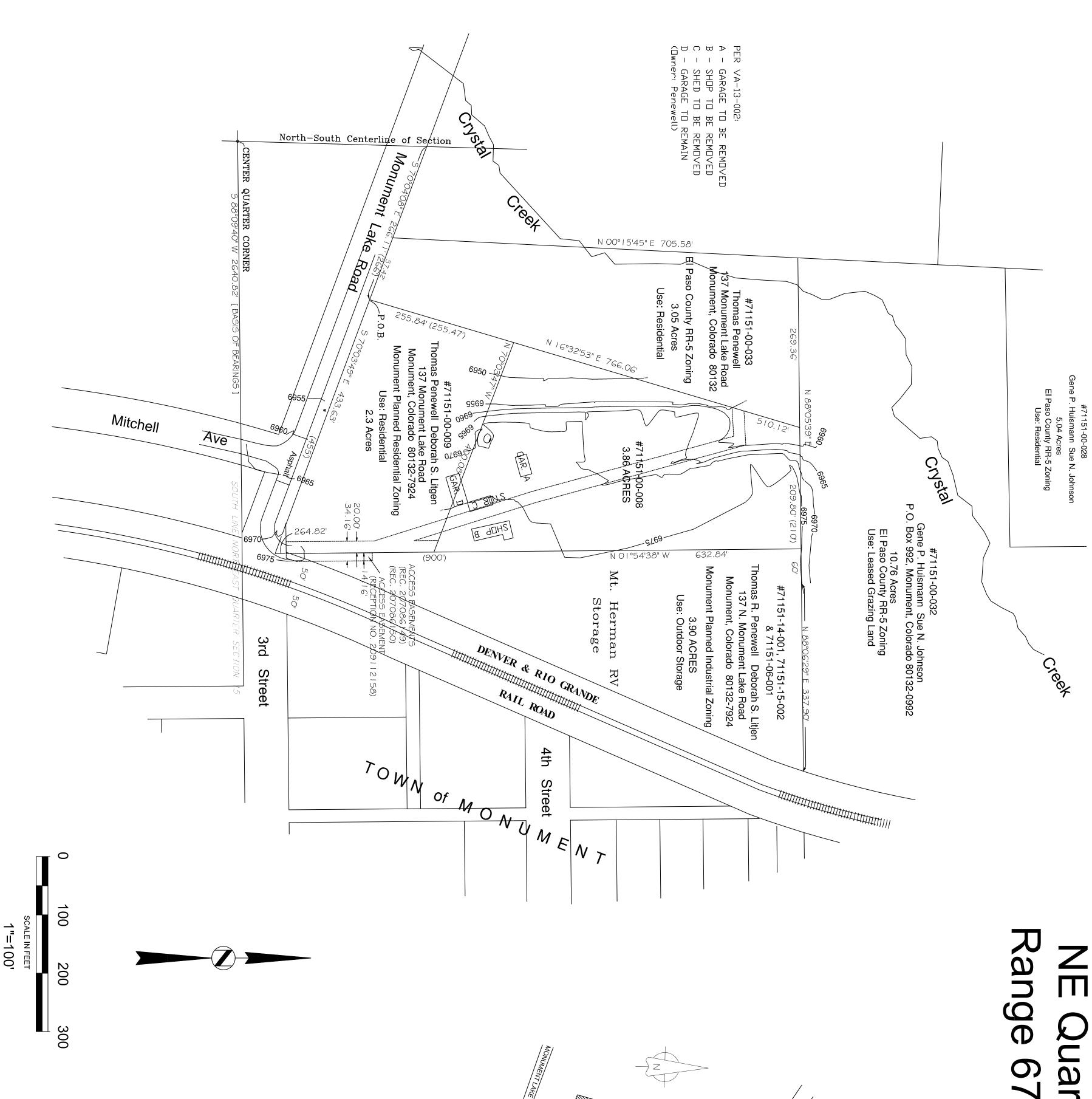
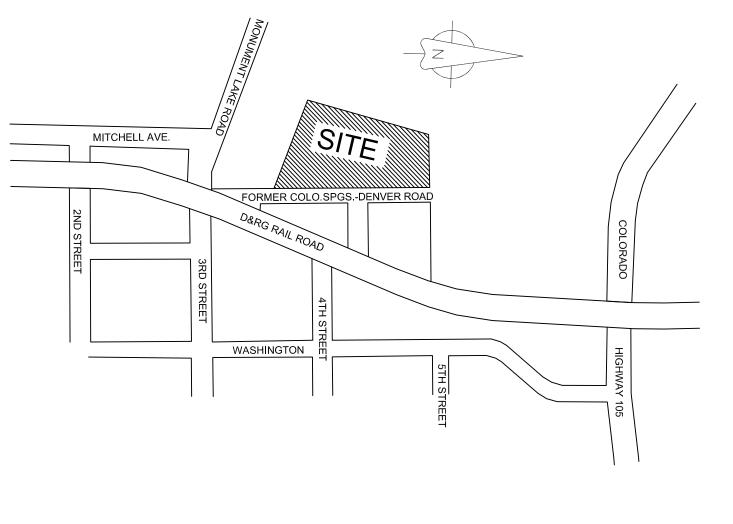
Range Quarter of Rezoning 67 West Section
 Total
 of the Colorado 6th P.M., El Paso County, mercial Service 15, Township 11 in the South,





Reception No. 207080984 PROPERTY DESCRIPTION:

A tract of land being a portion of the Southwest Quarter of the Northeeast Quarter of Section 15, Township 11 South, Range 67 West of the 6th Principal Meridian, County of El Paso, State of Colorado described as follows

Beginning at a point on the North Right-of-Way line of the present Colorado Springs and Denver State Highway, the said point being 266 feet Southeasterly from the North and South centerline of the said Section 15 as measured on the North Right-of-Way line of the said State highway and 366 feet Northeasterly from the center of the said Section 15; Thence Southeasterly on the North Right-of-Way line of the said State Highway 455 feet to the former Colorado Springs and Denver Road; Thence Northerly along the former Colorado Springs and Denver Road 900 feet; Thence Westerly at right angles 210 feet to a point approximately 10 feet West and 50 feet North of a certain springs;
Thence Southerly 800 feet, more or less, to the Point of Beginning in the Town of Monument, El Paso County, Colorado.

EXCEPT that portion to Charles M. Whittier and Hilda M. Whittier by deed recorded September 27, 1960 in Book 1826 at Page 246.

NOIE

Original Zoning is RR-5, Current Land Use is Small Engine Repair (A Permitted Commercial Service Use) which was Approved as VA-13-002 Proposed Zoning is Commercial Service to allow both the Small Engine Shop and about an acre of Outdoor Boat and Camper Storage.

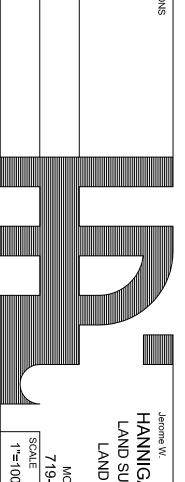
Property Address: Zero Davidson Street

Property Owner & Applicant: David P. Hellbusch 4215 Bobby Kay Place Colorado Springs, Colorado 80908

VICINITY MAP

(no scale)

Mineral Rights Owner: No Severed Mineral Rights



HANNIGAN and ASSOCIATES, INC.
LAND SURVEYING • LAND PLANNING
LAND DEVELOPMENT CONSULTING
19360 SPRING VALLEY ROAD
MONUMENT, COLORADO 80132-9613
719-481-8292 • FAX:719-481-9071

SCALE DATE DRAWN BY
1"=100" 4-28-17 jwh

Monument Small Engine Repair & Storage Zone Change Map in Section 15, T11S, R67W 6th P.m.,El Paso County, Colorado.

17-002

CLIENT

Monument Small Engine Repair