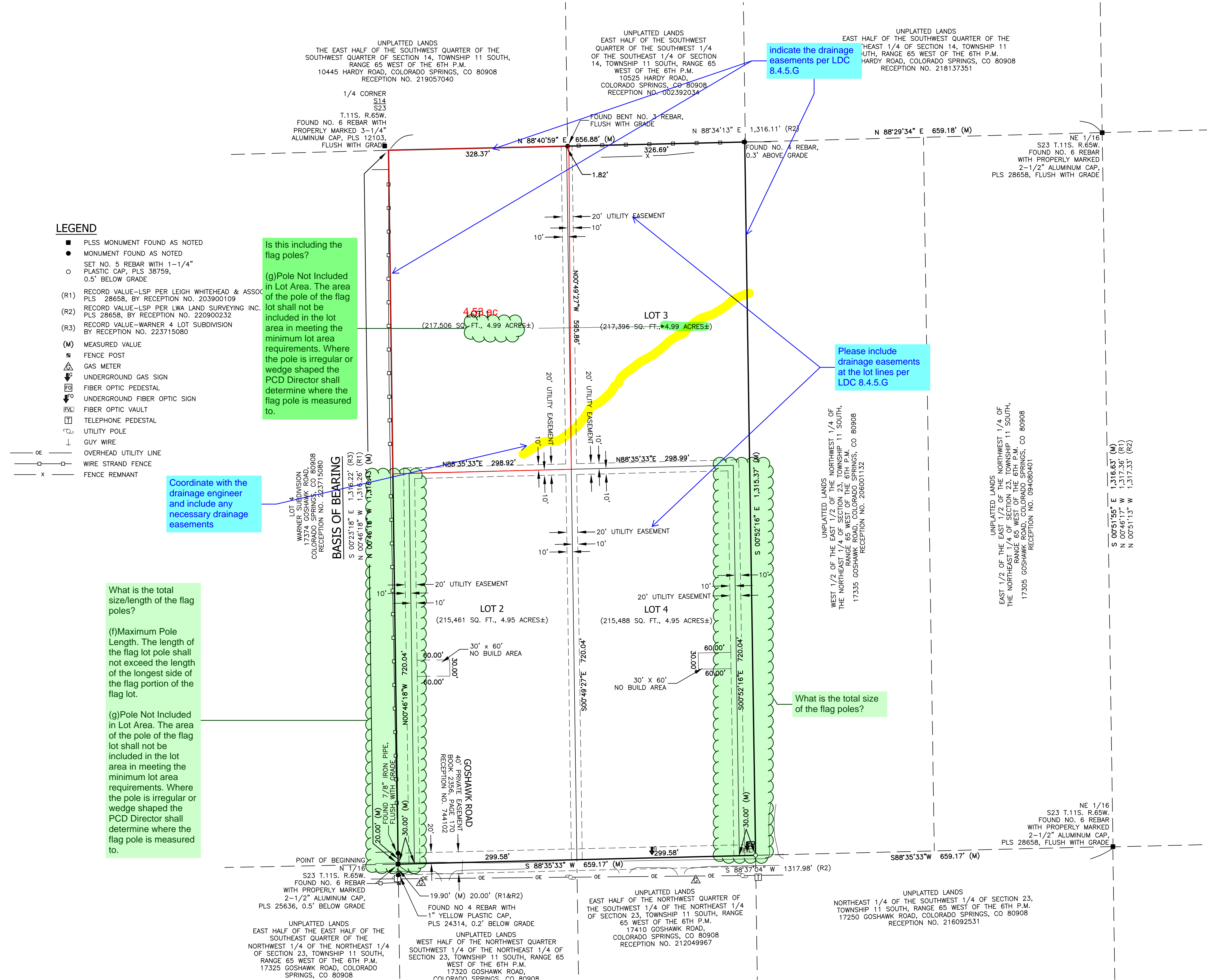


BERISFORD SUBDIVISION

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.



LEGEND

- PLSS MONUMENT FOUND AS NOTED
- MONUMENT FOUND AS NOTED
- SET NO. 5 REBAR WITH 1-1/4" PLASTIC CAP, PLS 38759, 0.5' BELOW GRADE
- (R1) RECORD VALUE-LSP PER LEIGH WHITEHEAD & ASSOC. PLS 28658, BY RECEPTION NO. 203900109
- (R2) RECORD VALUE-LSP PER LWA LAND SURVEYING INC. PLS 28658, BY RECEPTION NO. 220800232
- (R3) RECORD VALUE-WARNER 4 LOT SUBDIVISION BY RECEPTION NO. 223715080
- (M) MEASURED VALUE
- ⊙ FENCE POST
- ⊙ GAS METER
- ⊙ UNDERGROUND GAS SIGN
- ⊙ FIBER OPTIC PEDESTAL
- ⊙ UNDERGROUND FIBER OPTIC SIGN
- ⊙ FIBER OPTIC VAULT
- ⊙ TELEPHONE PEDESTAL
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ OVERHEAD UTILITY LINE
- ⊙ WIRE STRAND FENCE
- ⊙ FENCE REMNANT

Is this including the flag poles?
(g) Pole Not Included in Lot Area. The area of the pole of the flag lot shall not be included in the lot area in meeting the minimum lot area requirements. Where the pole is irregular or wedge shaped the PCD Director shall determine where the flag pole is measured to.

Coordinate with the drainage engineer and include any necessary drainage easements

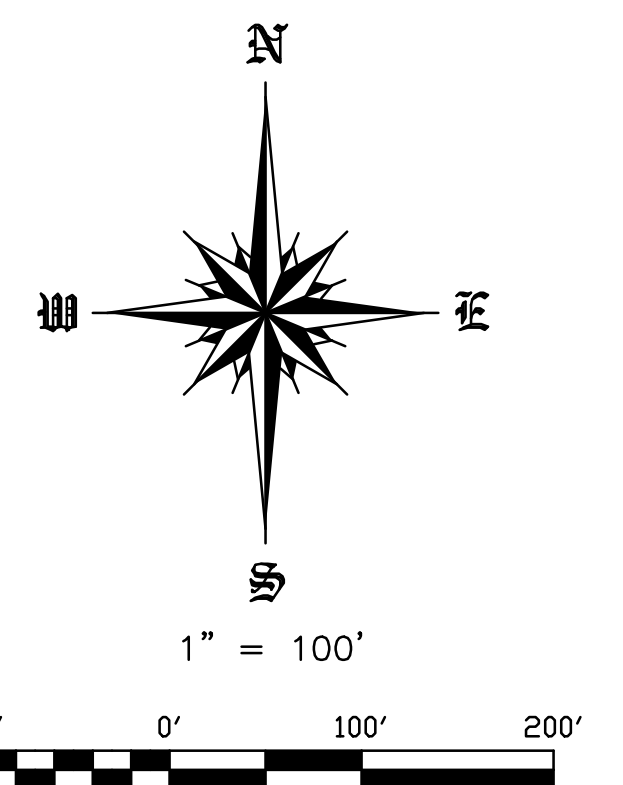
What is the total size/length of the flag poles?
(f) Maximum Pole Length. The length of the flag lot pole shall not exceed the length of the longest side of the flag portion of the flag lot.

(g) Pole Not included in Lot Area. The area of the pole of the flag lot shall not be included in the lot area in meeting the minimum lot area requirements. Where the pole is irregular or wedge shaped the PCD Director shall determine where the flag pole is measured to.

indicate the drainage easements per LDC 8.4.5.G

Please include drainage easements at the lot lines per LDC 8.4.5.G

What is the total size of the flag poles?



(4) Flag Lots.
(a) Only Allowed Where Other Options Impractical. Flag lots shall only be used where other lot layouts are impractical.
The soils and geology report does not identify any geological hazards, no-build areas, or other physical constraints of this parcel. Please provide justification of flag lot layout in the LOI.

DATE: February 26, 2024 REVISIONS			
No.	Remarks	Date	By
1.	Revise per comments	07-15-2024	DDR

APEX Land Surveying and Mapping LLC.

5855 Lehman Drive, Suite 102
Colorado Springs, CO 80918
Phone: 719-318-0377
E-mail: info@apexsurveyor.com
Website: www.apexsurveyor.com

Field: TJM Drawn: TJM/DDR Checked: DDR PROJECT No.: 23087 SHEET 2 OF 2