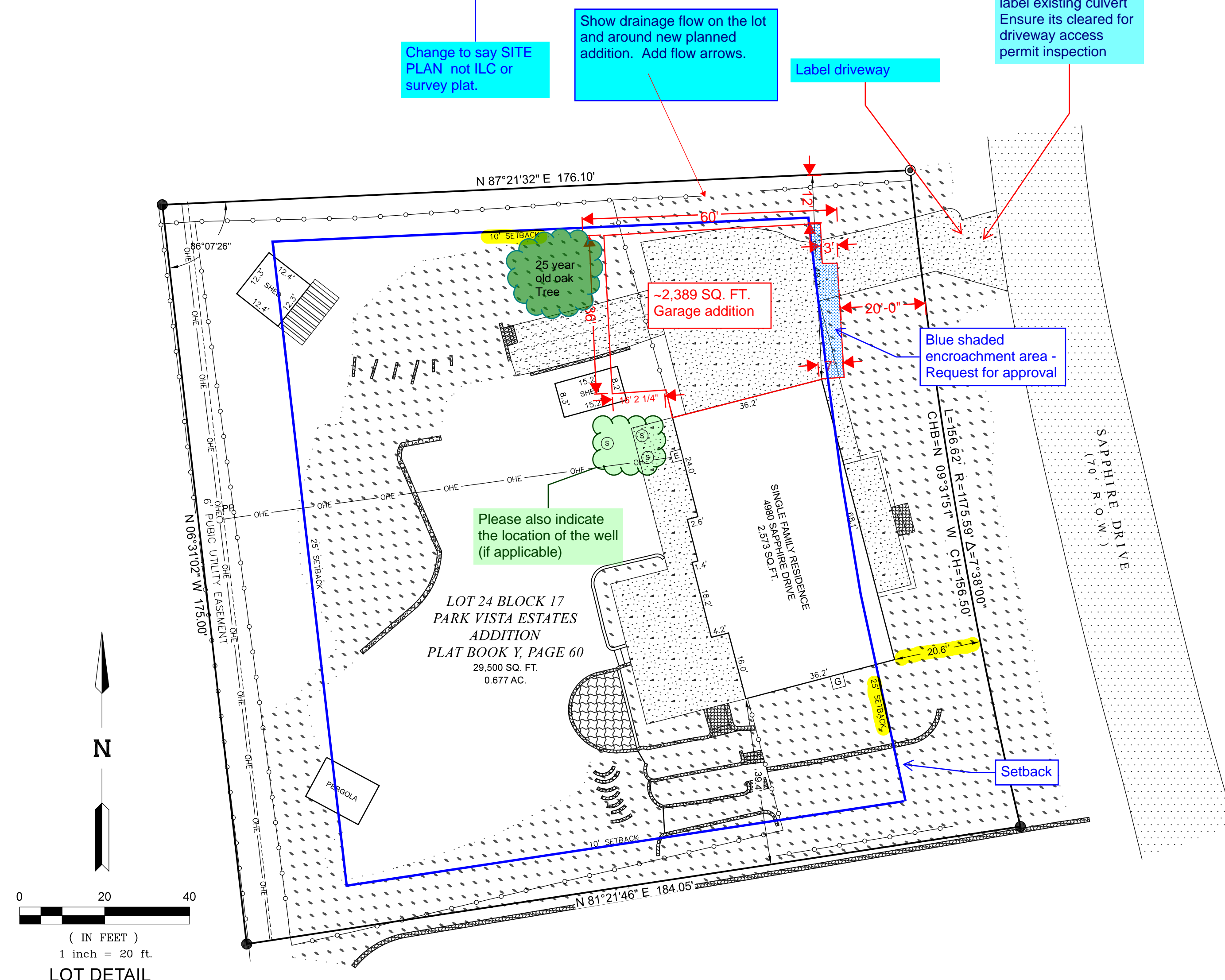
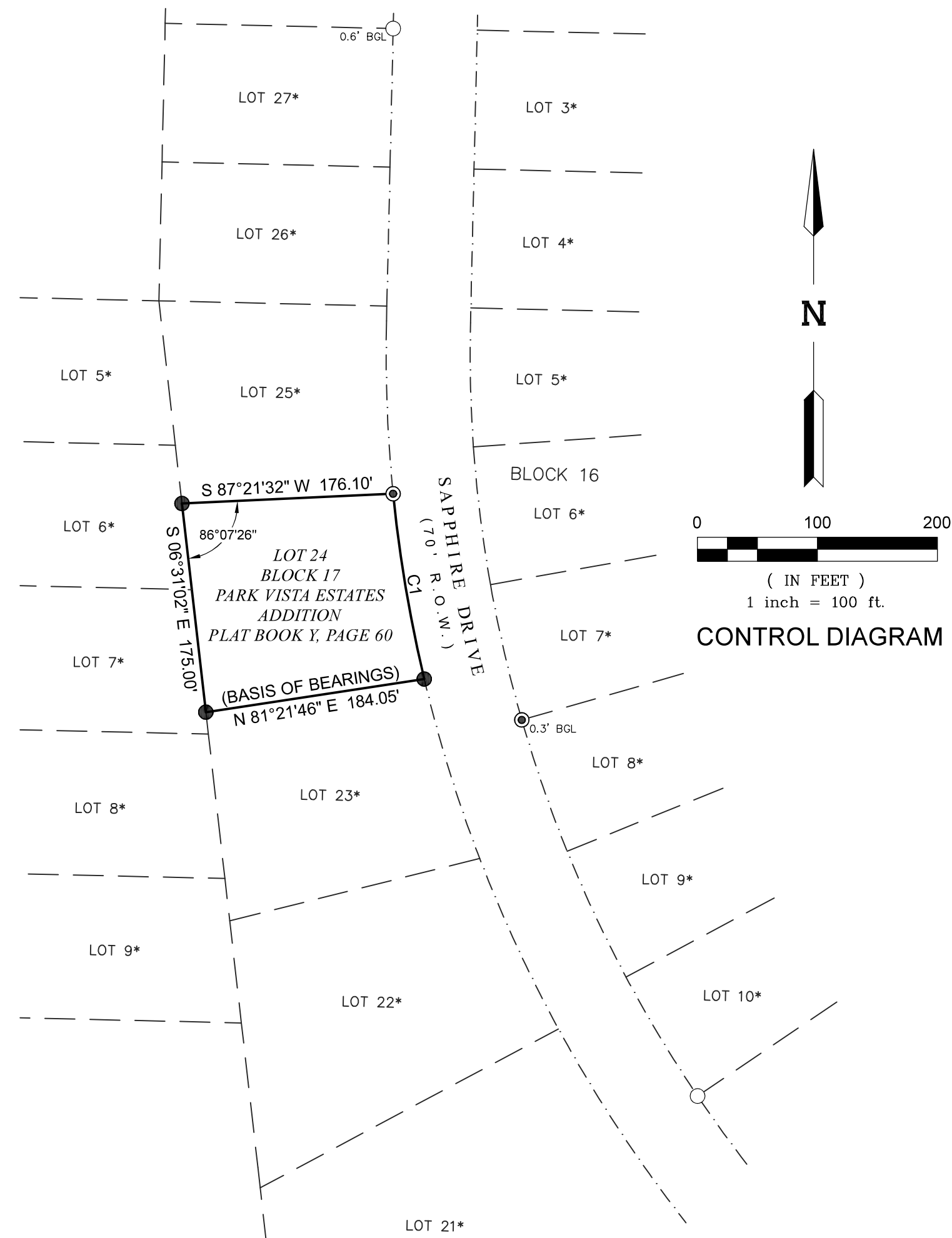
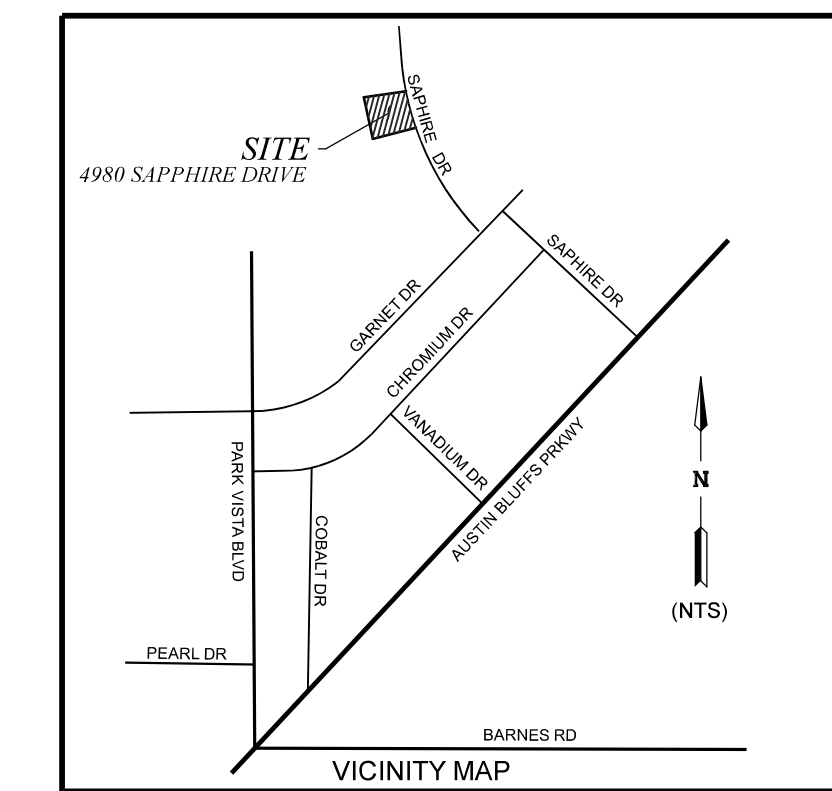


IMPROVEMENT SURVEY PLAT

LOT 24, BLOCK 17, PARK VISTA ESTATES ADDITION,
COUNTY OF EL PASO, STATE OF COLORADO

223900221

09/20/2023



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	156.62	1175.59	7.38 00"	N 09°31'51" W	156.50

- LEGEND:**
- SET 5/8" X 18" REBAR WITH ORANGE PLASTIC CAP "PLS 30106"
 - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP "PLS 4842"
 - FOUND 1/2" REBAR
 - SEPTIC ACCESS
 - GAS METER
 - ELECTRIC METER
 - POWER POLE
 - BOUNDARY LINE
 - - - RIGHT-OF-WAY LINE
 - · - ADJACENT LOT LINE
 - · - EASEMENT LINE
 - · - SETBACK LINE
 - · - BUILDING OVERHANG
 - · - WOOD FENCE
 - · - OVERHEAD ELECTRIC
 - ▨ CONCRETE
 - ▨ ASPHALT
 - ▨ DECK/PORCH
 - ▨ GRAVEL
 - ▨ ROCK WALL
 - ▨ LANDSCAPE BLOCK
 - ▨ WOOD LANDSCAPE TIMBER
 - ▨ LANDSCAPE AREA
- * NOT A PART OF THIS SURVEY
R.O.W. - RIGHT OF WAY
SQ. FT. - SQUARE FEET
AC. - ACRES
- BGL - BELOW GROUND LEVEL
AGL - ABOVE GROUND LEVEL
MONUMENTS ARE FLUSH IF NOT NOTED

ZONING INFORMATION:

PROPERTY OWNER: THAD LAND TERESA J MONK
PROPERTY LINES:
MAILING ADDRESS: 4980 SAPPHIRE DRIVE
COLORADO SPRINGS CO, 80918

PROPERTY ADDRESS:
4980 SAPPHIRE DR, COLORADO SPRINGS, CO

SCHEDULE NO. 6402101013
Should be 6323108012

ZONING DESIGNATION: RR-0.7 CAD-O
This property is not in the CAD-O zone. Please remove.

SETBACKS:
FRONT - 25 FT^{3.11}
SIDE - 10 FT^{3.11}
REAR - 25 (5) FT³

3. AGRICULTURAL STANDS SHALL BE SETBACK A MINIMUM OF 35 FEET FROM ALL PROPERTY LINES.
11. THE SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE SHALL BE 10 FEET, UNLESS THE STRUCTURE IS AT LEAST 60 FEET FROM THE FRONT PROPERTY LINE OR NEAREST ROAD RIGHT OF WAY, WHERE A 5 FEET SETBACK IS ALLOWED. IN NO INSTANCE SHALL AN ACCESSORY STRUCTURE BE CLOSER TO THE FRONT PROPERTY LINE THAN THE PRINCIPAL STRUCTURE.

MAXIMUM LOT COVERAGE - NONE

Add lot coverage calculation for existing and proposed.

LEGAL DESCRIPTION:

LOT 24, BLOCK 17, PARK VISTA ESTATES ADDITION, COUNTY OF EL PASO, STATE OF COLORADO

NOTES:

- THE BASIS OF BEARINGS IS THE SOUTH LINE OF LOT 24, BLOCK 17, PARK VISTA ESTATES ADDITION BEING MONUMENTED AT THE WEST END BY A SET 5/8" X 18" REBAR WITH AN ORANGE PLASTIC CAP "PLS 30106" AND AT THE EAST END BY A SET 5/8" X 18" REBAR WITH AN ORANGE PLASTIC CAP "PLS 30106", ASSUMED TO BEAR N 81° 21' 46" E.
- UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.
- THIS LAND SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY MARR LAND SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS. INFORMATION SHOWN WAS TAKEN FROM DOCUMENTS USED IN THE PREPARATION OF THE SURVEY OR SUPPLIED BY THE CLIENT. NO FURTHER RESEARCH WAS REQUESTED.
- DATE OF SURVEY 09/14/23.

SURVEYOR'S CERTIFICATION:

I, THOMAS S. MARR, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY STATE AND DECLARE THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER MY RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND PARCEL DELINEATION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES 1973, AS AMENDED HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE.



THOMAS S. MARR
COLORADO P.L.S. NO. 30106

DEPOSITING CERTIFICATE:

DEPOSITED THIS 20th DAY OF September, 2023, A.D. AT 1:15 O'CLOCK A.M. AND IS RECORDED AT RECEPTION NO. 223900221 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, COUNTY CLERK & RECORDER

BY: *Nathya Connelly* DEPUTY

FEE: _____
SURCHARGE: _____

Book Dps!
Page 6373!

Remove all red box items

MARR LAND SURVEYING

506 Bonfoy Ave B
Colorado Springs, CO 80909
Tel: (719)660-8623
tmarr@marrlandsurveying.com

NO.	REVISIONS		BY	DATE
	DESCRIPTION			

A PARCEL LOCATED IN SECTION 23,
TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

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 the certification shown hereon.

PROJECT No. _____

Drawn By: TSM
Checked By: TSM

Date: _____
Sheet 1 of 1

