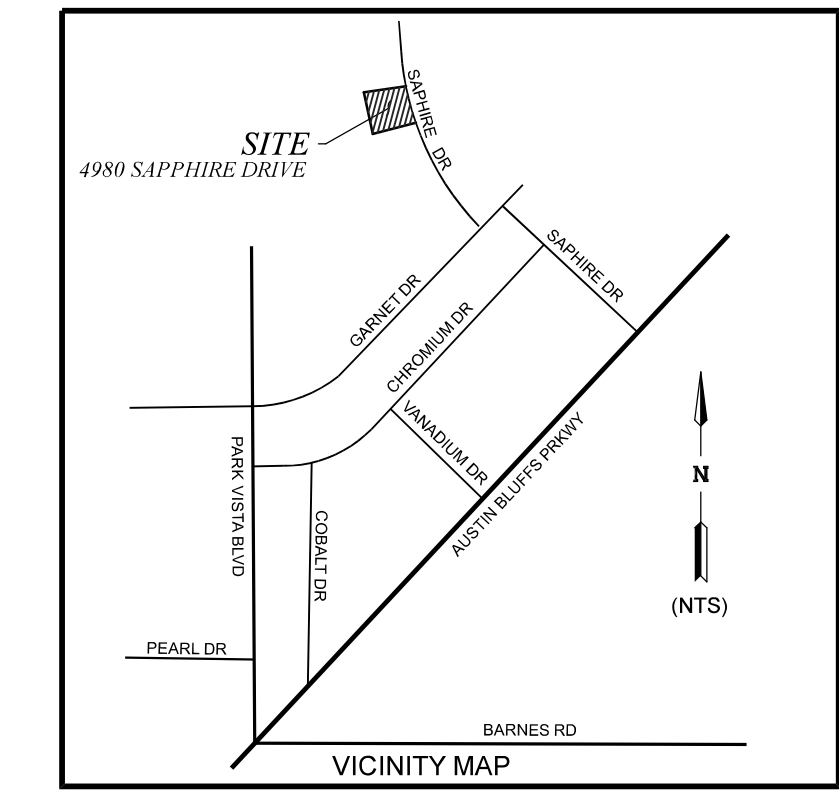


Site Plan

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

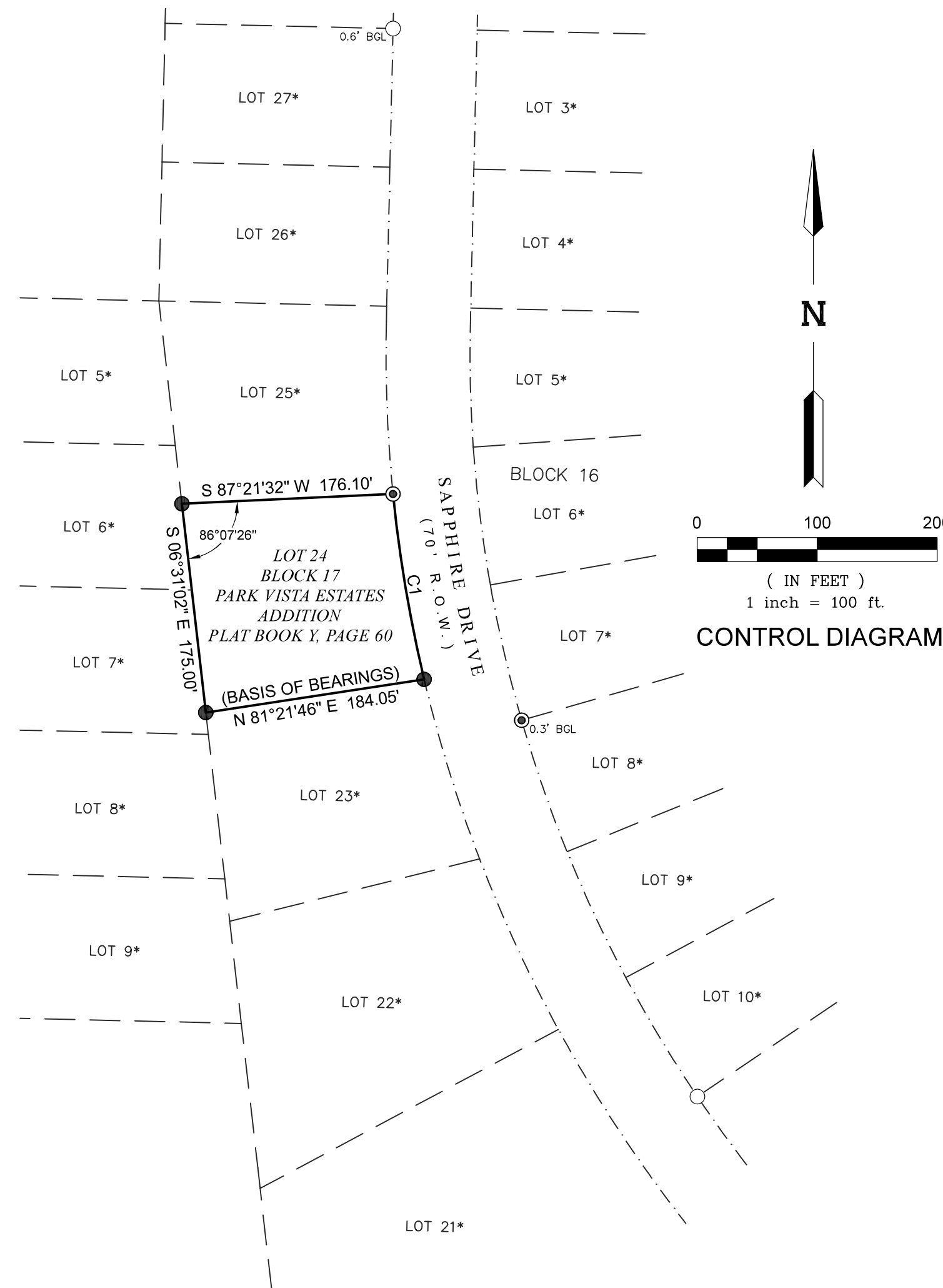


LEGAL DESCRIPTION:

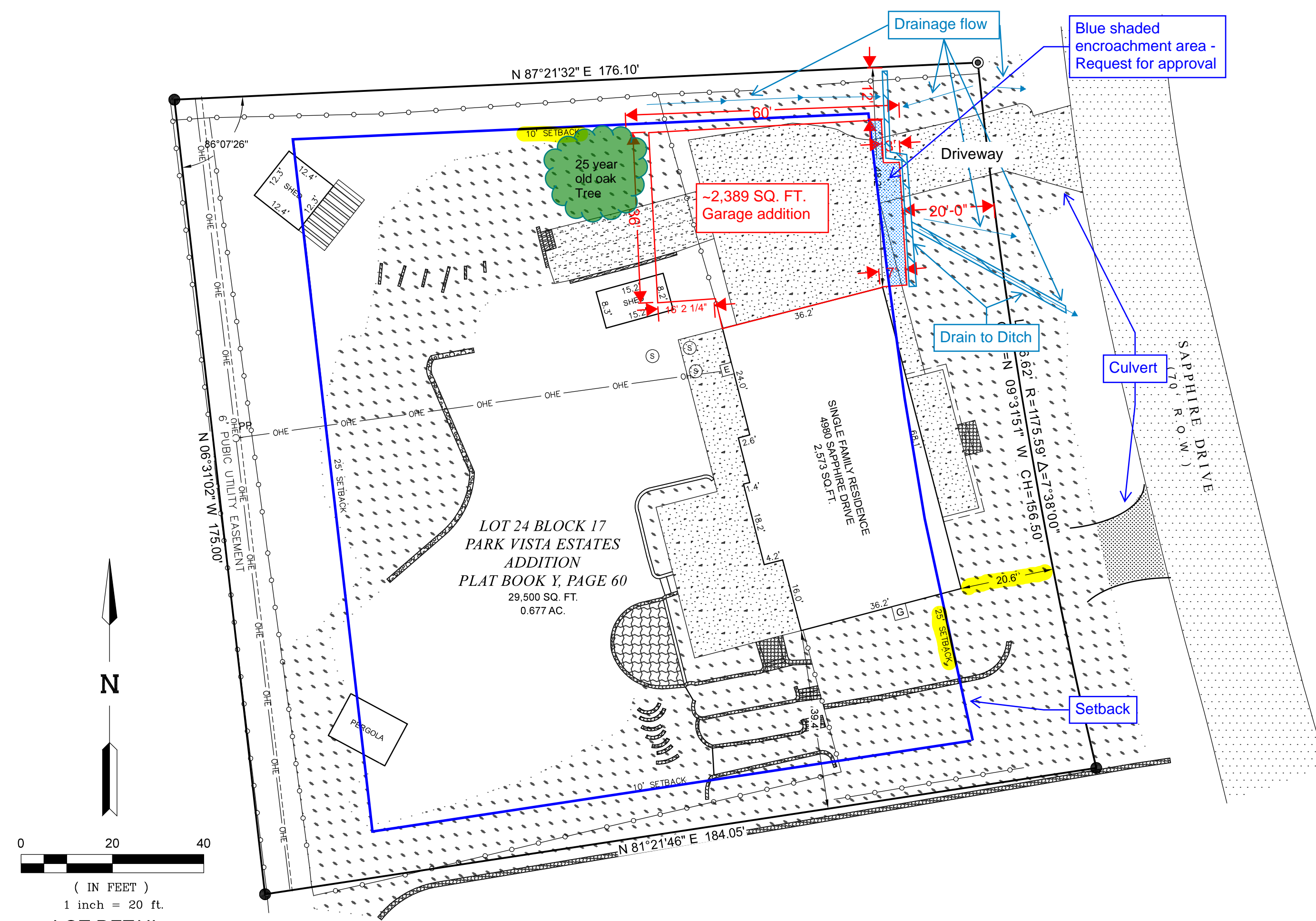
LOT 24, BLOCK 17, PARK VISTA ESTATES ADDITION, COUNTY OF EL PASO, STATE OF COLORADO

NOTES:

1. THE BASIS OF BEARINGS IS THE SOUTH LINE OF LOT 4, 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 30108" 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.



CONTROL DIAGRAM



LOT DETAIL

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
 MAILING ADDRESS: 4980 SAPPHIRE DRIVE
 COLORADO SPRINGS CO, 80918
 PROPERTY ADDRESS:
 4980 SAPPHIRE DR, COLORADO SPRINGS, CO
 SCHEDULE NO.: 63223108012
 ZONING DESIGNATION: RR-0.5
 SETBACKS:
 FRONT - 25 FT^{3.11}
 SIDE - 10 FT^{3.11}
 REAR - 25 (5) FT³
 Lot Sq Ft - 29,500
 Existing Residence Sq Ft - 2573
 Proposed New Addition Sq Ft - 2389
 Proposed and Existing Lot Coverage Percentage - 16.8%
 MAXIMUM LOT COVERAGE - NONE

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