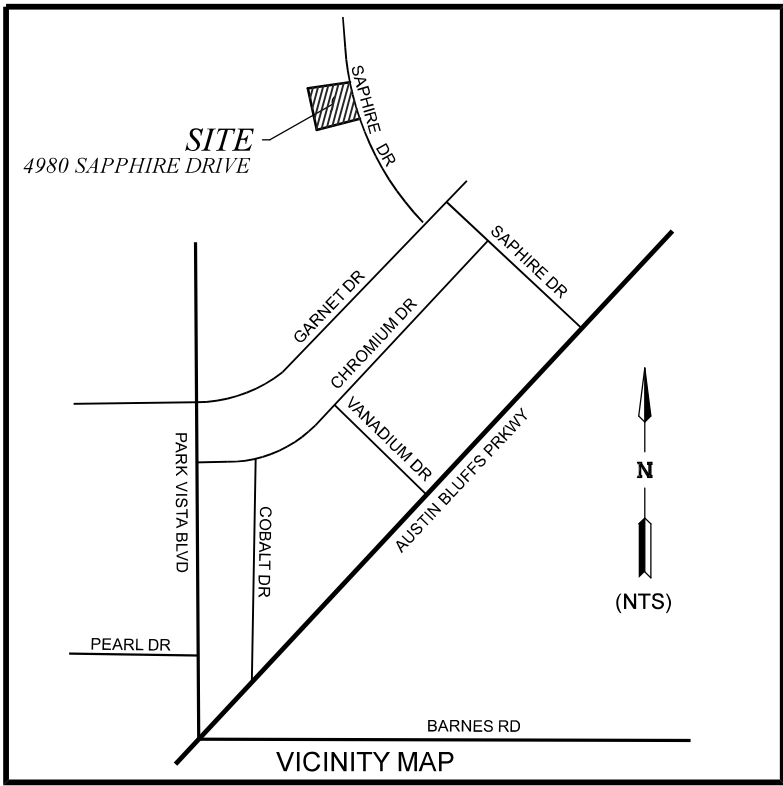


# Site Plan

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

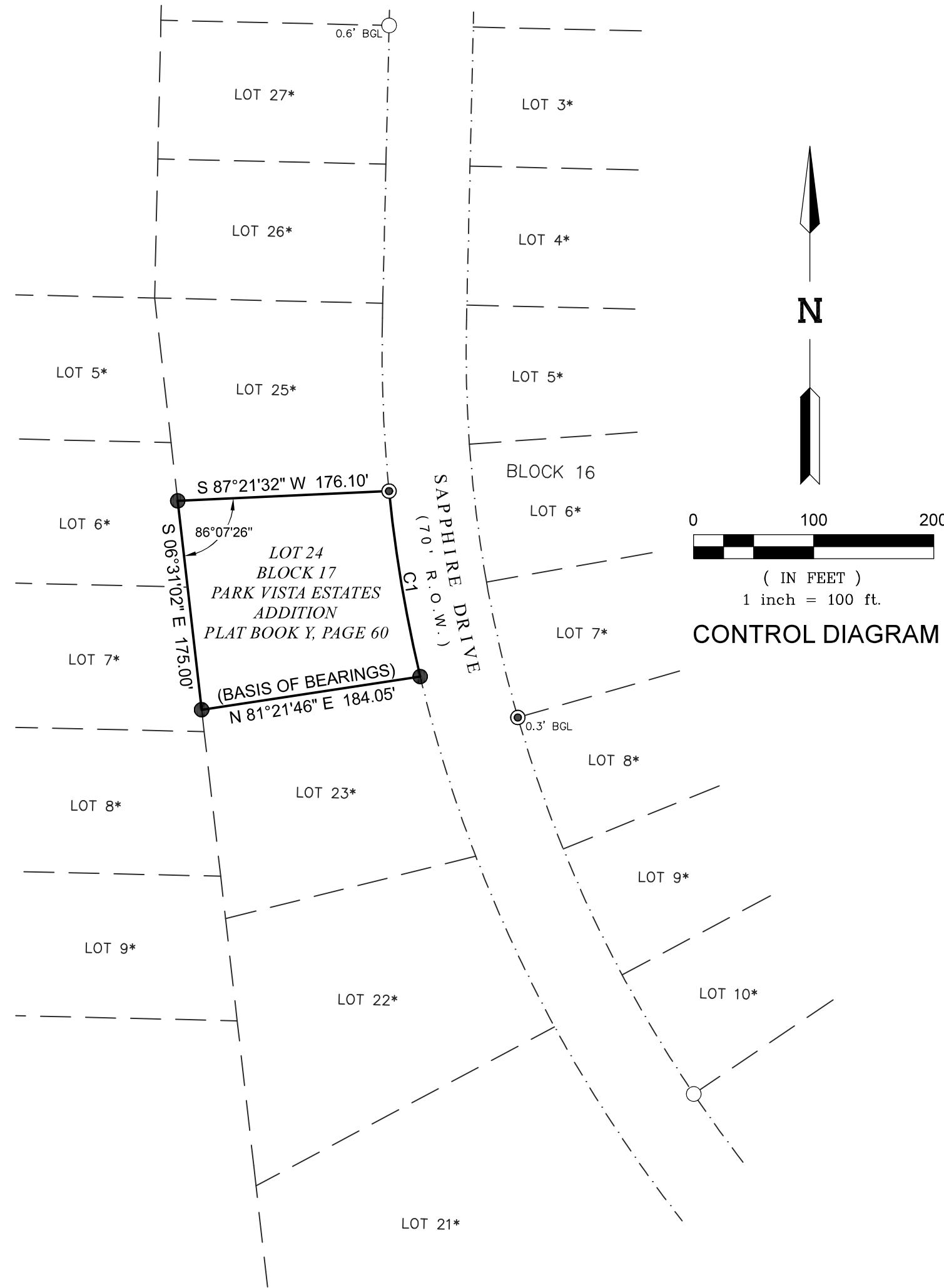


## LEGAL DESCRIPTION:

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 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 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.



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:

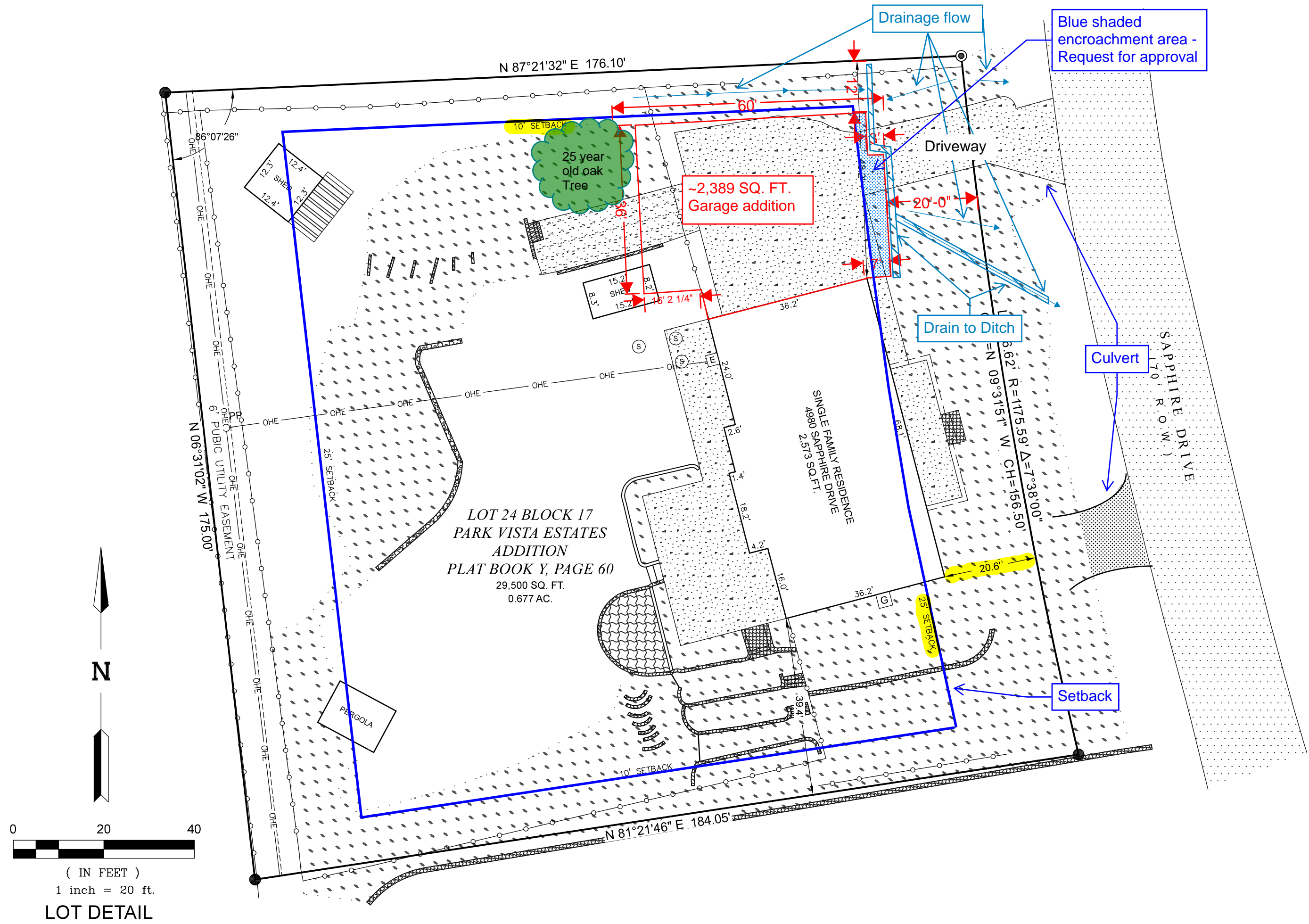
- SET 5/8" X 18" REBAR WITH ORANGE PLASTIC CAP "PLS 30108"
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP "PLS 4842"
- FOUND 1/2" REBAR
- SEPTIC ACCESS
- GAS METER
- ELECTRIC METER
- POWER POLE

- 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 L AND 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<sup>3,11</sup>

SIDE - 10 FT<sup>3,11</sup>

REAR - 25 (5) FT<sup>3</sup>

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