include property owner information and a Tax parcel ID

N 89° 19′ 30″ E 240.05′

Found Monument
PLS 11997

LOT 23

10′ Utility & Drainage Easement

LOT 31
4.42 Acres

S 00° 31′ 48″ W 657.32′

SUNDANCE ESTATES

LOT 24

1257.56′

100 Year Floodplain & No Build Drainage Easement

20′ Utility & Drainage Easement

Platted 200′ Bldg Setback
Proposed Building Setback line is 185.72′ = 7.1% Reduction

Building Envelope

12.1′

well

Concrete

add

3.1′

Asphalt

Found Pin &
Cap LS 10108

S 60° 57′ 21″ W 229.95′

Found Pin &
Cap LS 10108

Setback to Lot 32:
Required is 25.0′
Was 40.6′
Proposed is 37.2′

N 00° 31′ 48″ E

S 00° 31′ 48″ W

LOT 30

LOT 32

10′ Utility & Drainage Easement

490.86′

Found Pin &
Cap LS 10108

40.00′

Found #4 Rebar

S89° 12′ 12″ W

797 FOREST VIEW WAY

0 60 120 180

SCALE IN FEET
1″=60′

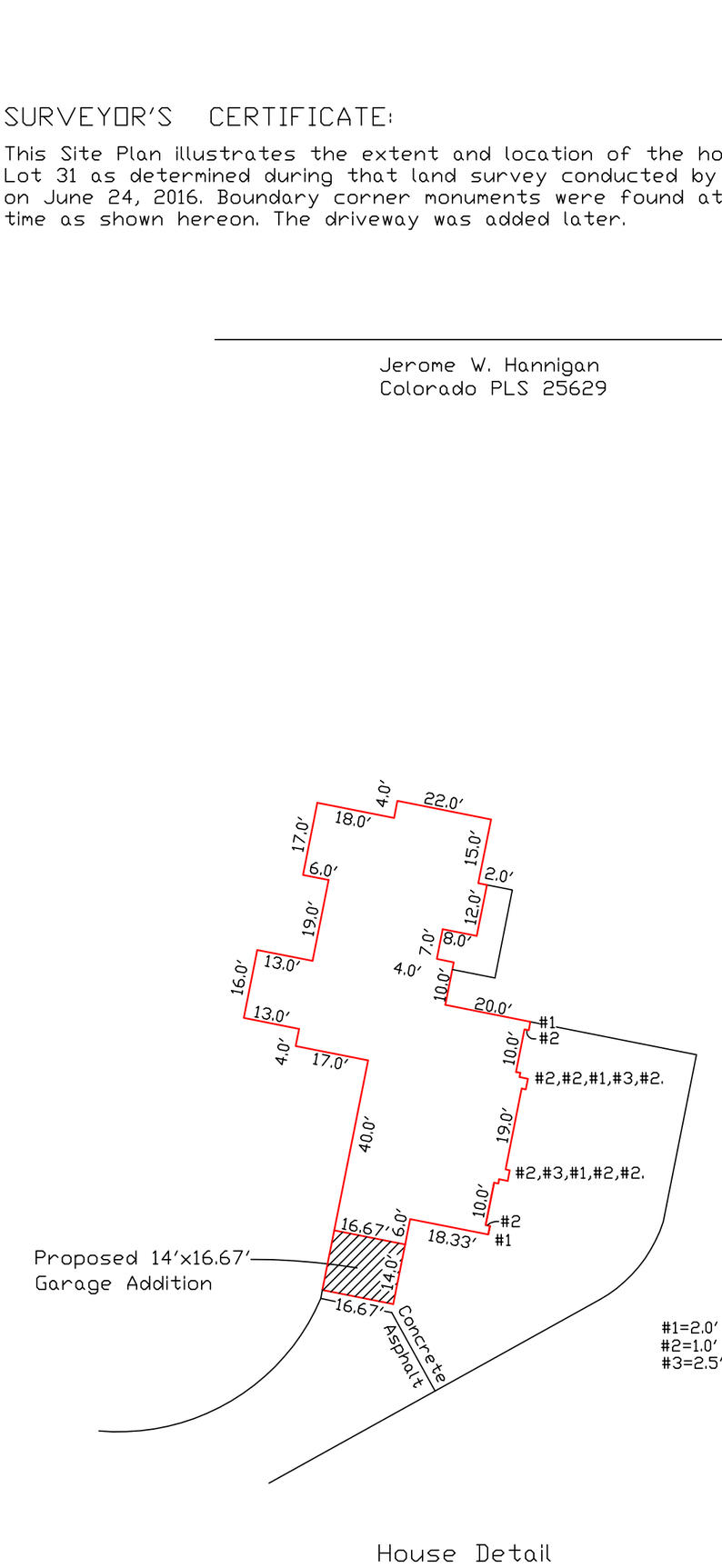
PROPERTY DESCRIPTION:

Lot 31, Forest View Estates IV, El Paso County, Colorado.

SURVEYOR'S CERTIFICATE:

This Site Plan illustrates the extent and location of the home on Lot 31 as determined during that land survey conducted by me on June 24, 2016. Boundary corner monuments were found at that time as shown hereon. The driveway was added later.

Jerome W. Hannigan
Colorado PLS 25629



House Detail
1″=30′

REVISIONS

Jerome W.
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″=60′	9-24-19	jwh

TITLE
Site Plan for a Building Permit
Lot 31, Forest View Estates IV
El Paso County, Colorado.

CLIENT
Cuvala Construction Inc.

SHEET 1 OF 1

JOB NUMBER
16-023