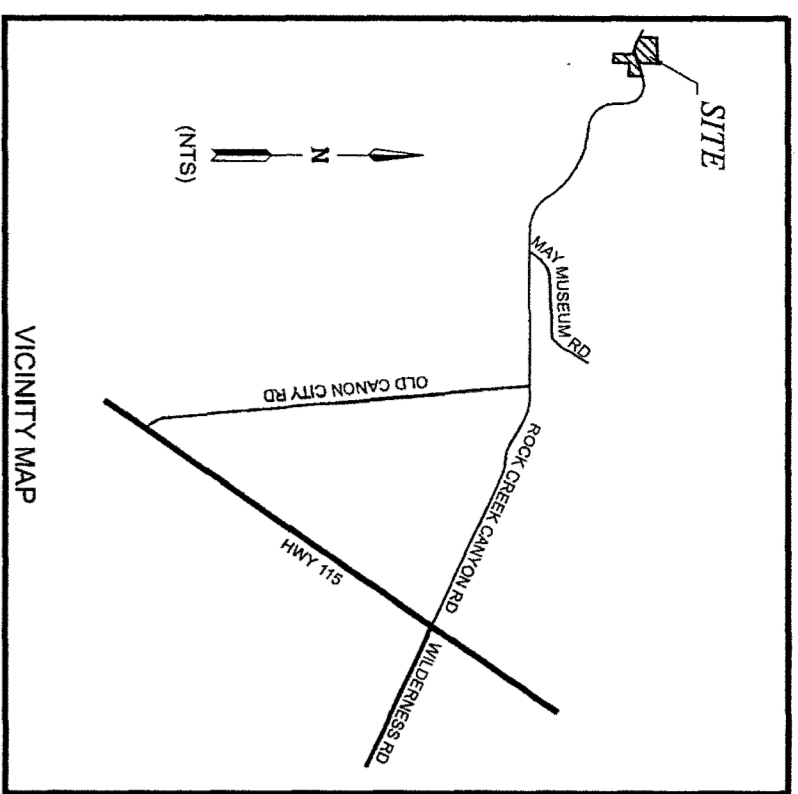


LAND SURVEY PLAT/BOUNDARY LINE ADJUSTMENT

PORTIONS OF SECTIONS 25, 26, AND 36, TOWNSHIP 15 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

Steve Schlemmer El Paso County, CO
07/24/2025 10:16:57 AM
Doc \$3.00 Fee \$3.00
22502796



NOTES:
1. THIS SURVEY WAS DETERMINED FROM THE FOUND MONUMENTS ESTABLISHED BY GEORGE L. SURVEYING AND ENGINEERING SERVICE, SHOWN ON A LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 20569844, AND THE FOUND MONUMENTS ESTABLISHED BY LEIGH WHITEHEAD AND ASSOCIATES, INC. SHOWN ON A LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 20260193. THESE CORNERS FIT THE ESTABLISHED IMPROVEMENTS, UTILITIES AND SECTION LINE, AND EVEN THOUGH THEY ARE DIFFERENT FROM THE LEGAL DESCRIPTIONS SHOWN ON RECEPTION NO. 20569844 AND RECEPTION NO. 22116404 AND DIFFER FROM THE DISTANCES SHOWN ON THE MAP OF BOUNDARY AGREEMENTS RECORDED IN PLAT BOOK G-3 AT PAGE 46, TO SET PROPERTY CORNERS THAT WOULD FIT THESE DESCRIPTIONS AND DISTANCES WOULD ONLY CAUSE CONFLICT WITH THESE PROPERTIES AND ADJOINING PARCELS.

2. THERE IS A CLOSURE ERROR OF 7.97 FEET IN THE LEGAL DESCRIPTION OF "PARCEL A" ON RECEPTION NO. 20569844 CAUSING THE PARCEL TO BE FARTHER NORTH IN THE FIELD AS REPRESENTED BY THE FOUND CORNERS AND BEING A FACTOR IN THE LONGER DISTANCE OF THE EAST LINE OF THE ADJUSTED LEGAL DESCRIPTION FOR RECEPTION NO. 22116404. ANOTHER FACTOR IN THIS IS THE N 2° 25' 29" W 66.54 DISTANCE SHOWN ON THE LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 20260142 AND BEING N 0° 39' 31" W 66.74'. PER THE FOUND MONUMENTS AS SHOWN IN THE ADJUSTED LEGAL DESCRIPTION FOR RECEPTION NO. 22116404, THE LEGAL DESCRIPTION OF "PARCEL B" RECORDED UNDER RECEPTION NO. 20569844 AND THE DISTANCE SHOWN ON THE MAP OF BOUNDARY AGREEMENTS RECORDED IN PLAT BOOK G-3 AT PAGE 46 HAVE THE DISTANCE AS 64.18'.
3. THE LEGAL DESCRIPTION OF "PARCEL B" RECORDED UNDER RECEPTION NO. 20569844 HAS A CALL OF "THENCE SOUTH ON SAID PARALLEL LINE 231.18 FEET", THIS IS ON THE EAST LINE OF "PARCEL B". PER THE MAP OF BOUNDARY AGREEMENTS RECORDED IN PLAT BOOK G-3 AT PAGE 46 AND THE EVIDENCE FOUND DURING THIS SURVEY THE DISTANCE SHOULD BE 200.00'.

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 CHANGE 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. 30109

DEPOSITING CERTIFICATE:

DEPOSITED THIS 20th DAY OF JULY, 2025, A.D. AT 10:00 O'CLOCK, A.M. AND IS RECORDED AT RECEPTION NO. 22502796 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
STEVE SCHLEMMER, COUNTY CLERK & RECORDER

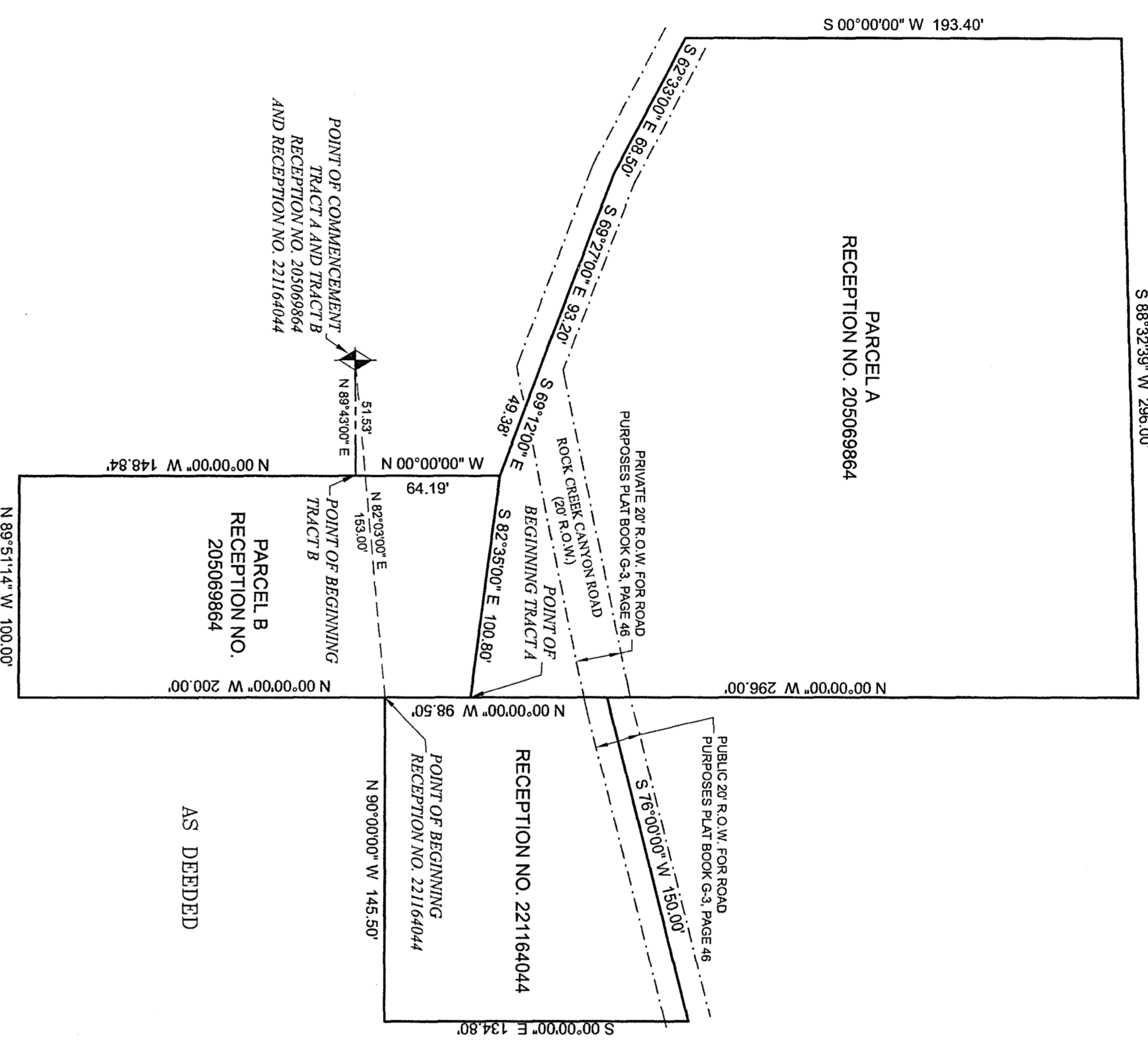
BY: _____ DEPUTY
SURNAME: _____
FEE: _____

MARR LAND SURVEYING
505 Benton Ave Bldg
Colorado Springs, CO 80909
Tel: (719) 660-8623
tmarr@arrlandsurvey.com

Table with 3 columns: NO., DESCRIPTION, COUNTY COMMENTS. Row 1: 1, MARR LAND SURVEYING, TSM

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PORTIONS OF SECTIONS 25, 26, AND 36, TOWNSHIP 15 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



LEGAL DESCRIPTION, RECEPTION NO. 20569844:

THAT PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 25, THE SE 1/4 OF THE SE 1/4 OF SECTION 26 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 36, ALL IN TOWNSHIP 15 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 25, THENCE N 82 DEGREES 08' EAST A DISTANCE OF 150.00 FEET;
THENCE PARALLEL WITH THE EAST LINE OF SECTION 26 A DISTANCE OF 30.00 FEET FOR THE POINT OF BEGINNING OF THE TRACT HERIN TO BE DESCRIBED (TRACT A);
THENCE CONTINUE NORTH ON SAID PARALLEL LINE 296.00 FEET;
THENCE ANGLE LEFT 90 DEGREES AND RUN SOUTH 183.4 FEET TO A POINT IN THE CENTER OF AN EXISTING 20-FOOT WIDE ROAD;
THENCE ANGLE LEFT 90 DEGREES AND RUN SOUTH 183.4 FEET TO A POINT IN THE CENTER OF AN EXISTING 20-FOOT WIDE ROAD;
THENCE S 82 DEGREES 33' MINUTES EAST ON SAID CENTER LINE 66.5 FEET;
THENCE ON SAID CENTER LINE S 89 DEGREES 27' MINUTES EAST A DISTANCE OF 32.2 FEET;
THENCE LEAVING SAID CENTER LINE S 89 DEGREES 27' MINUTES EAST A DISTANCE OF 48.39 FEET;
THENCE S 82 DEGREES 35' MINUTES EAST A DISTANCE OF 100.8 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM AND SUBJECT TO SAID TRACT A RIGHT OF WAY FOR ROAD PURPOSES OVER THAT PORTION THEREOF INCLUDED AND SHOWN AS ROAD ON SAID MAP OF BOUNDARY AGREEMENTS RECORDED IN PLAT BOOK G-3 AT PAGE 46, AND EXCEPTING THEREFROM ALL PORTIONS OF THE EXISTING 20-FOOT WIDE ROAD INCLUDED ABOVE IN THIS DESCRIPTION.

LEGAL DESCRIPTION, RECEPTION NO. 22116404:

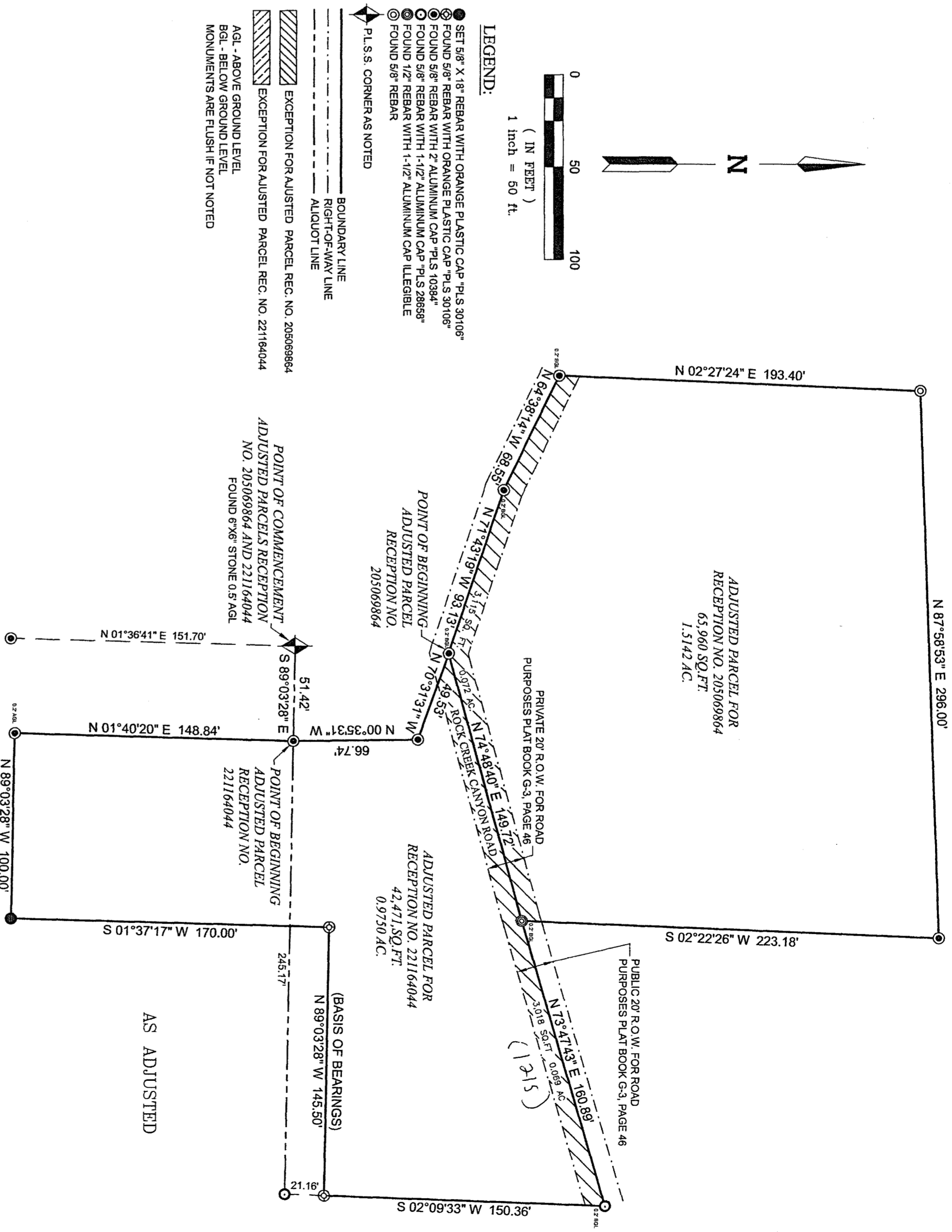
THAT PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 25, THENCE NORTH 82° 03' EAST A DISTANCE OF 150.00 FEET FOR THE POINT OF BEGINNING OF THE TRACT TO BE HERIN DESCRIBED;
THENCE NORTH PARALLEL WITH THE WEST LINE OF SECTION 26 A DISTANCE OF 86.6 FEET TO A POINT IN THE CENTER LINE OF AN EXISTING 20 FOOT WIDE ROAD;
THENCE NORTH 78° 00' EAST ON SAID CENTER LINE A DISTANCE OF 190.0 FEET;
THENCE SOUTH PARALLEL WITH THE FIRST COURSE A DISTANCE OF 134.8 FEET TO A POINT ON A LINE PARALLEL TO AND 21.18 FEET NORTH OF THE SOUTH LINE OF SECTION 25;
THENCE WEST ON SAID PARALLEL LINE 145.5 FEET TO THE POINT OF BEGINNING.
COUNTY OF EL PASO, STATE OF COLORADO.

LEGAL DESCRIPTION ADJUSTED PARCEL FOR RECEPTION NO. 20569844:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THE DESCRIPTION IS THE SOUTH LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 22116404 RECORDS OF EL PASO COUNTY, BEING MONUMENTED AT THE EAST END BY A 68" REBAR WITH AN ORANGE PLASTIC CAP "PLS 30109" AND AT THE WEST END BY A 68" REBAR WITH AN ORANGE PLASTIC CAP "PLS 30109" ASSUMED TO BEAR N 89°03'28" W, COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 25 BEING A 6 INCH BY 6 INCH STONE;
THENCE S 89°03'28" E ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 25 FOR A DISTANCE OF 51.42 FEET TO A POINT MONUMENTED BY A 68 INCH REBAR WITH A 2 INCH ALUMINUM CAP "PLS 10394";
THENCE N 07°55'11" W FOR A DISTANCE OF 66.74 FEET TO A POINT MONUMENTED BY A 68 INCH REBAR WITH A 2 INCH ALUMINUM CAP "PLS 10394";
THENCE N 70°31'31" W FOR A DISTANCE OF 48.39 FEET TO A POINT MONUMENTED BY A 68 INCH REBAR WITH A 2 INCH ALUMINUM CAP "PLS 10394"; SAID POINT BEING ON THE CENTERLINE OF A 20-FOOT WIDE RIGHT OF WAY FOR ROAD PURPOSES CONVERTED ON A MAP OF BOUNDARY AGREEMENTS RECORDED IN PLAT BOOK G-3 AT PAGE 46, RECORDS OF EL PASO COUNTY;
THENCE N 74°48'07" W ON SAID CENTERLINE FOR A DISTANCE OF 81.13 FEET TO A POINT MONUMENTED BY A 68 INCH REBAR WITH A 2 INCH ALUMINUM CAP "PLS 10394";
THENCE N 64°38'14" W CONTINUING ON SAID CENTERLINE FOR A DISTANCE OF 68.55 FEET TO A POINT MONUMENTED BY A 68 INCH REBAR WITH A 2 INCH ALUMINUM CAP "PLS 10394";
THENCE N 02°27'24" E LEAVING SAID CENTERLINE FOR A DISTANCE OF 193.40 FEET TO A POINT MONUMENTED BY A 68" REBAR;
THENCE N 87°48'57" E FOR A DISTANCE OF 296.00 FEET TO A POINT MONUMENTED BY A 68 INCH REBAR WITH A 2 INCH ALUMINUM CAP "PLS 10394";
THENCE S 02°22'28" W FOR A DISTANCE OF 233.18 FEET TO A POINT MONUMENTED BY A 1 1/2" REBAR WITH A 1-1/2" ALUMINUM CAP LIBLEBLE; SAID POINT BEING ON THE SAID CENTERLINE OF A 20-FOOT WIDE RIGHT OF WAY FOR ROAD PURPOSES CONVERTED ON A MAP OF BOUNDARY AGREEMENTS RECORDED IN PLAT BOOK G-3 AT PAGE 46, RECORDS OF EL PASO COUNTY;
THENCE S 74°48'07" W ON SAID CENTERLINE FOR A DISTANCE OF 149.22 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM ANY PORTION OF THE INCLUDED 20-FOOT RIGHT OF WAY SHOWN ON THE SAID MAP OF BOUNDARY AGREEMENTS RECORDED IN PLAT BOOK G-3 AT PAGE 46, RECORDS OF EL PASO COUNTY.

LEGAL DESCRIPTION ADJUSTED PARCEL FOR RECEPTION NO. 22116404:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THE DESCRIPTION IS THE SOUTH LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 22116404 RECORDS OF EL PASO COUNTY, BEING MONUMENTED AT THE EAST END BY A 68" REBAR WITH AN ORANGE PLASTIC CAP "PLS 30109" AND AT THE WEST END BY A 68" REBAR WITH AN ORANGE PLASTIC CAP "PLS 30109" ASSUMED TO BEAR N 89°03'28" W, COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 25 BEING A 6 INCH BY 6 INCH STONE;
THENCE S 89°03'28" E ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 25 FOR A DISTANCE OF 51.42 FEET TO THE POINT OF BEGINNING, MONUMENTED BY A 68 INCH REBAR WITH A 2 INCH ALUMINUM CAP "PLS 10394";
THENCE N 07°55'11" W FOR A DISTANCE OF 66.74 FEET TO A POINT MONUMENTED BY A 68 INCH REBAR WITH A 2 INCH ALUMINUM CAP "PLS 10394";
THENCE N 70°31'31" W FOR A DISTANCE OF 48.39 FEET TO A POINT MONUMENTED BY A 68 INCH REBAR WITH A 2 INCH ALUMINUM CAP "PLS 10394";
THENCE N 74°48'07" W FOR A DISTANCE OF 81.13 FEET TO A POINT MONUMENTED BY A 68 INCH REBAR WITH A 1-1/2" ALUMINUM CAP LIBLEBLE;
THENCE N 73°47'42" E CONTINUING ON SAID CENTERLINE FOR A DISTANCE OF 162.89 FEET TO A POINT MONUMENTED BY A 68 INCH REBAR WITH A 1-1/2" ALUMINUM CAP "PLS 30109";
THENCE S 02°27'24" W LEAVING SAID CENTERLINE FOR A DISTANCE OF 193.39 FEET TO A POINT MONUMENTED BY A 68 INCH REBAR WITH AN ORANGE PLASTIC CAP "PLS 30109";
THENCE N 87°03'28" W FOR A DISTANCE OF 100.00 FEET TO A POINT MONUMENTED BY A 68 INCH REBAR WITH A 2 INCH ALUMINUM CAP "PLS 10394";
THENCE N 01°40'20" E FOR A DISTANCE OF 148.84 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM ANY PORTION OF THE INCLUDED 20-FOOT RIGHT OF WAY SHOWN ON THE SAID MAP OF BOUNDARY AGREEMENTS RECORDED IN PLAT BOOK G-3 AT PAGE 46, RECORDS OF EL PASO COUNTY.



Notice: According to Colorado Law you must commence any legal action based upon any defect in this survey within 180 days of the date of recording. Any action thereafter shall be barred. This notice is given to you for your information and should not be construed more than 180 days from the date of the certification statement hereon.
PROJECT: 25-022
Drawn By: TSM
Checked By: TSM
Date: 07/20/25
Sheet 1 of 1

