

TSN 340000280
 Lowell Lambrecht
 22550 McDaniels Rd.
 Calhan, CO 80808
 Zoning: A-35

TSN 340000237
 Robinson Family Living Trust
 1550 N. Log Rd.
 Calhan, CO 80808
 Zoning: A-35

TSN 340000187
 Ora Owen Wheeler Jr.
 16215 E. McCara Ct.
 Peyton, CO 80831
 Zoning: A-35

LEGAL DESCRIPTION:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., COUNTY EL PASO, STATE OF COLORADO.

SAID TRACT CONTAINS 39.67 ACRES OF LAND, MORE OR LESS.

PROJECT BENCHMARK: CONTROL POINTS AS SHOWN HEREON. ALL ELEVATIONS ARE DERIVED UPON AN OPUS SOLUTION ON SURVEY CONTROL POINT BASE 99 ELEV.=6093.02' NAVD88 VERTICAL DATUM.

ALL LINEAL UNITS DEPICTED ON THIS ALTA/NSPS LAND TITLE SURVEY ARE U.S. SURVEY FEET.

TSN 341200022
 Rodney J. Fannin
 23155 McDaniels Rd.
 Calhan, CO 80808
 Zoning: A-35

NOTES:

- 1). ALL BEARINGS USED HEREIN ARE BASED UPON AN ASSUMED BEARING OF N00°22'53"W, A DISTANCE OF 2652.44 FEET BETWEEN THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., AS MONUMENTED BY A 3/4" SQUARE IRON PIN IN A RANGE BOX AND THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 11, AS MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "PLS 10384".
- 2). THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON, RAMPART SURVEYS RELIED ON AN ALTA COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER: 204165 AMENDED NO. 3 (COMMITMENT DATE: DECEMBER 23, 2020 AT 8:00 A.M.) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT, FOR ALL MATTERS OF RECORD. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B, PART II EXCEPTIONS IN THE ABOVE REFERENCED COMMITMENT:

1. THRU 8. STANDARD EXCEPTIONS - RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.

9. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND EASEMENT GRANTED TO EL PASO COUNTY TELEPHONE COMPANY IN INSTRUMENT RECORDED MAY 17, 1971 IN BOOK 2408 AT PAGE 849. (NOT PLOTTABLE)

10. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND EASEMENT GRANTED TO EL PASO COUNTY TELEPHONE COMPANY IN INSTRUMENT RECORDED NOVEMBER 24, 2003 AT RECEPTION NO. 203274858. (AS SHOWN HEREON)

11. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. IN INSTRUMENT RECORDED FEBRUARY 9, 2004 AT RECEPTION NO. 204022897. (AS SHOWN HEREON)

3). ALL LINEAL UNITS DEPICTED ON THIS ALTA/NSPS LAND TITLE SURVEY ARE U.S. SURVEY FEET.

TSN 340000328
 Dennis L. Hughes
 22545 McDaniels Rd.
 Calhan, CO 80808
 Zoning: A-35

TSN 340000295
 Z Investments
 Owner: Greg Zindorf
 22755 McDaniels Rd
 Calhan, CO 80808
 Zoning: A-35

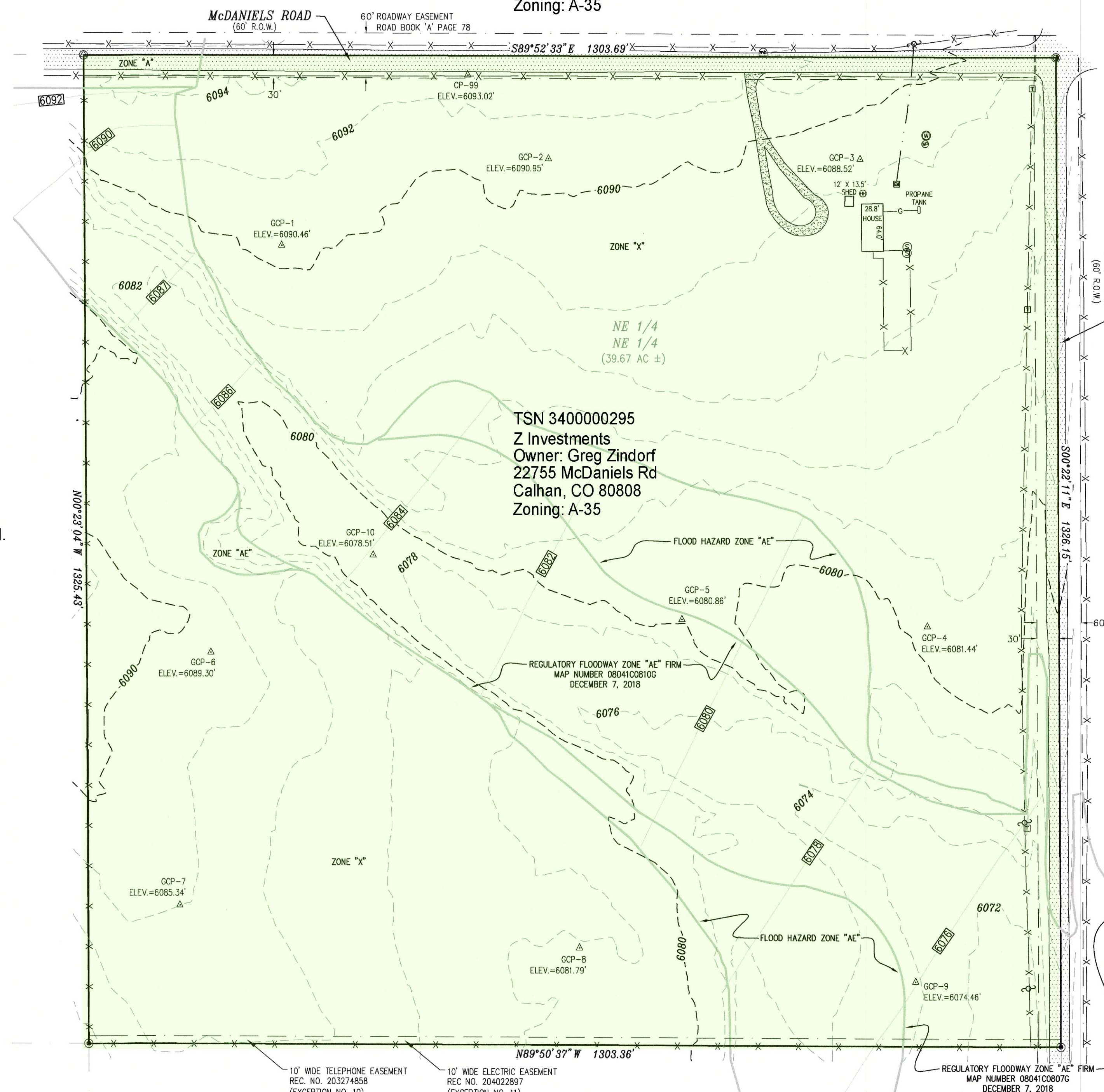
TSN 340000377
 Lee Wol Son
 1857 N. Circle Dr.
 Colorado Springs, CO 80909
 Zoning: A-35

TSN 340000329
 Jason Plumley
 1210 N. Log Rd
 Calhan, CO 80808
 Zoning: A-35

TSN 341200023
 Bobby Stull
 1215 Log Rd.
 Calhan, CO 80808
 Zoning: A-35

LEGEND:

- △ SURVEY CONTROL POINT
- ⊙ SET 3/4" REBAR AND 2-1/2" ALUMINUM CAP STAMPED AS SHOWN
- ⊙ FOUND REBAR AND 2" ALUMINUM CAP STAMPED "PLS 10384"
- ⊙ FOUND REBAR AND 3-1/4" ALUMINUM CAP STAMPED "JR ENG PLS 10377"
- ⊙ FOUND AS SHOWN (1/4 CORNER)
- ⊙ FOUND AS SHOWN (SECTION CORNER)
- ⊙ POWER/UTILITY POLE
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE PEDESTAL
- ⊙ WELL PIT
- ⊙ HOSE HOOKUP
- ⊙ SEPTIC LID
- ⊙ WELL
- ⊙ MAILBOX
- X — BARBED WIRE FENCE
- G — UNDERGROUND GAS
- · — · — OVERHEAD ELECTRIC / O.H. UTILITY LINE
- ▨ ASPHALT
- ▨ GRAVEL
- 6090 CONTOUR ELEVATION
- 6090 DETERMINED BASE FLOOD ELEVATIONS (FROM THE FIRM MAP)



SCALE: 1" = 100'
 JOB NO.: 21497
 NOVEMBER 30, 2021

This Zoning Map was prepared by Ed Morgan of William Guman and Associates, Ltd.
 No mineral rights claims exist on this property.
 The petitioner is Greg Zindorf for Z Investments LLC, P.O. Box 50005, Colorado Springs, CO 80949.
 Alternative address: 209 South 21st Street, Colorado Springs, CO 80904.