

10 SOUTH 23rd STREET  
ZONE CHANGE DESCRIPTION:

THE SOUTH 36 FEET OF LOTS 15 AND 16, BLOCK 161,  
NOW PART OF THE CITY OF COLORADO SPRINGS, EL  
PASO COUNTY, COLORADO ACCORDING TO THE  
SUBDIVISION PLAT THEREOF RECORDED IN PLAT  
BOOK A AT PAGE 5 OF THE EL PASO COUNTY  
RECORDS.

ALSO DESCRIBED AS; COMMENCING AT THE MOST  
SOUTHERLY CORNER OF LOT 16 OF BLOCK  
161; THENCE N52°19'10"W ON THE SOUTH LINE OF LOTS  
16 AND 15 OF BLOCK 161 A DISTANCE OF 60.10 FEET  
TO THE MOST WESTERLY CORNER OF LOT 15; THENCE  
N37°45'32"E ON THE WEST LINE OF LOT 15 A DISTANCE  
OF 36.00 FEET; THENCE S52°19'10"E A DISTANCE OF  
60.09 FEET TO A POINT ON THE EAST LINE OF SAID  
LOT 16; THENCE S37°44'29"W ON SAID EAST LINE A  
DISTANCE OF 36.00 FEET TO THE POINT OF  
BEGINNING.

CONTAINING 2,163 SQUARE FEET, MORE OR LESS.

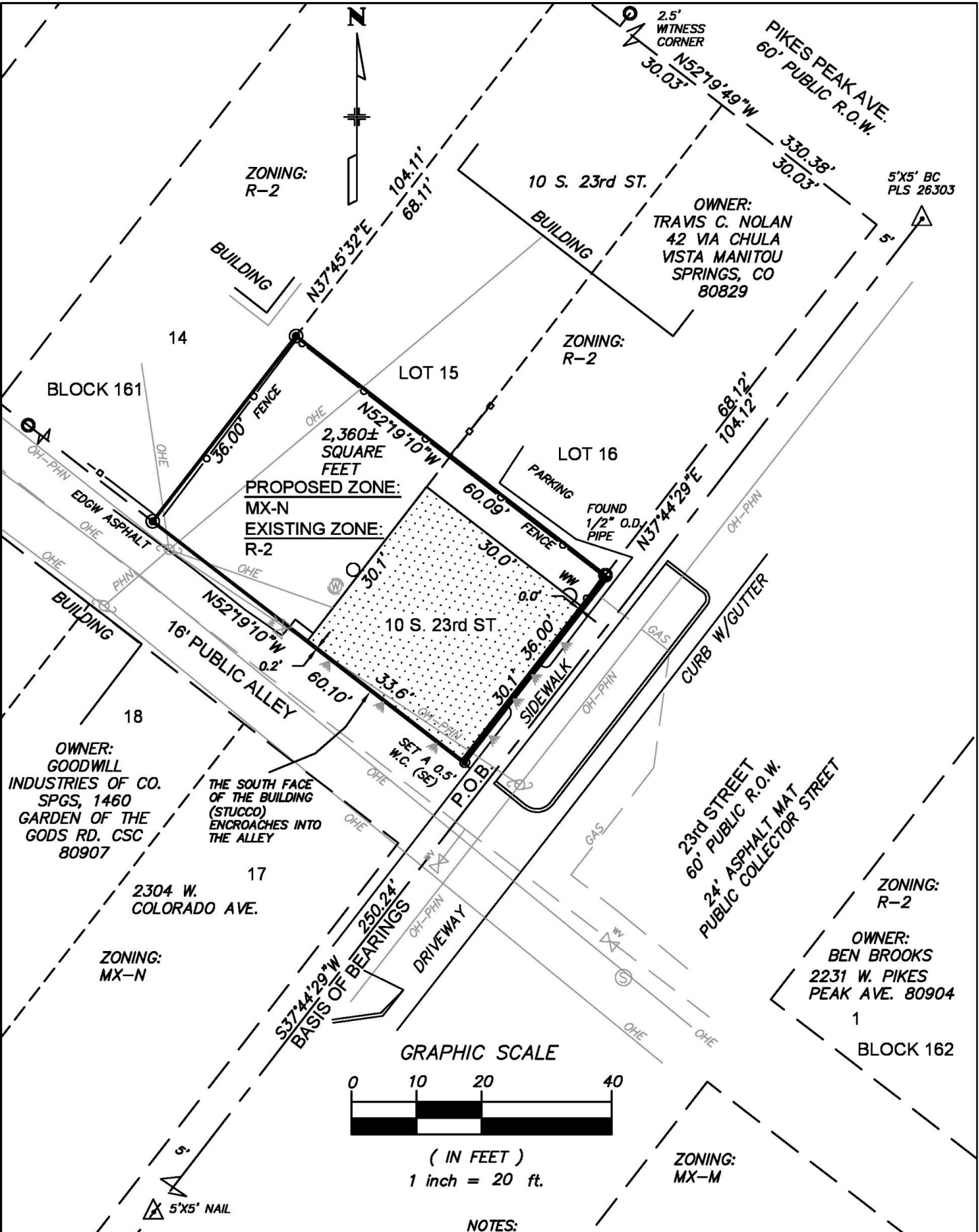
File No.: Zone 25-0004

ZONING EXHIBIT A  
10 SOUTH 23rd STREET  
RODNEY BEERS  
BLOCK 161 - COLORADO CITY

DWG: BEERS  
SCALE: 1"=20'  
DATE: 3-19-25  
DRAWN BY: KMO  
CHECKED BY: THK  
PROJECT: 25010  
SHEET 1 OF 2

LWA LAND SURVEYING, INC.  
953 E. FILLMORE ST.  
COLORADO SPRINGS, CO 80907  
TELEPHONE (719) 636-5179

REVISIONS:



THE BASIS OF BEARINGS FOR THIS SURVEY IS 5' OFFSET LINE TO THE EAST SIDE OF BLOCK 161 OF COLORADO CITY, S37°44'29"W - 250.24 FEET. THE DIRECTION IS BASED ON THE LAND SURVEY PLAT BY RAMPART SURVEYS, DEPOSIT NUMBER 217900259 AND THE LINE IS MONUMENTED AS SHOWN.

- NOTES:
- FOUND A 1/2" DIAMETER REBAR AND YELLOW PLASTIC CAP PLS 23890 OR AS NOTED
  - SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"
  - △ FOUND A NAIL AND WASHER - 5'x5' BLOCK CORNER MONUMENT AS NOTED
- MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE
- THE CLIENT DID NOT WISH TO HAVE RECORDED RIGHTS OF WAY AND EASEMENTS SHOWN. THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.
- UNITS OF MEASURE ARE U.S. SURVEY FEET

FILE NO: ZONE 25-0004

<p>ZONING EXHIBIT B 10 SOUTH 23rd STREET RODNEY BEERS BLOCK 161 - COLORADO CITY</p>	<p>DWG: BEERS SCALE: 1"=20' DATE: 3-18-25 DRAWN BY: KMD CHECKED BY: THK PROJECT: 25010 SHEET 2 OF 2</p>	<p>LWA LAND SURVEYING, INC. 953 E. FILLMORE ST. COLORADO SPRINGS, CO 80907 TELEPHONE (719) 636-5179</p>	<p>REVISIONS:</p>
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