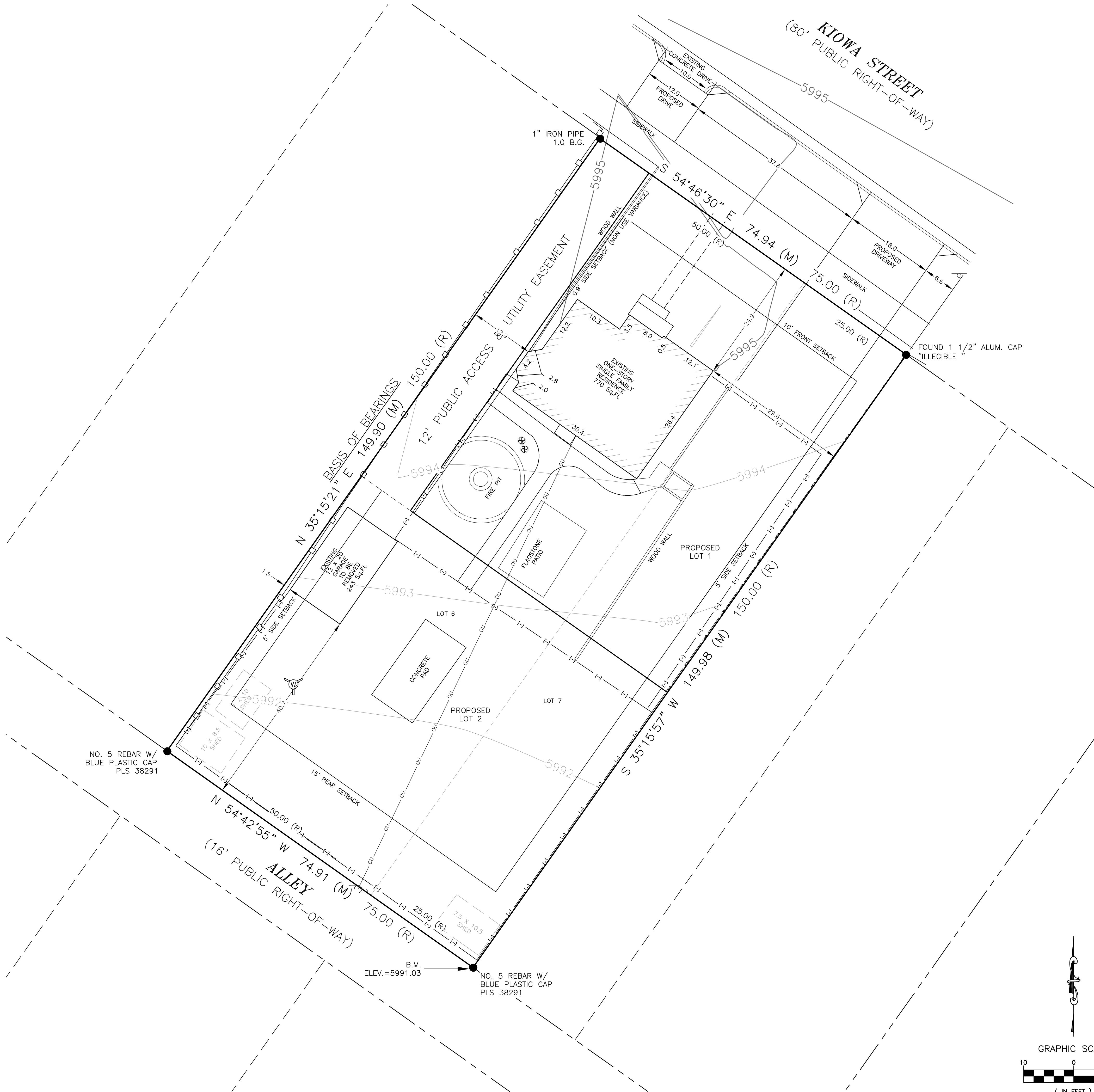


- LEGEND:
- Boundary Monument Found
 - ⊕ Sanitary Sewer Clean-Out
 - ⚓ Water Spigot
 - OE — Overhead Electric Line
 - ⊕ Utility Pole
 - Street Sign
 - Chain Link Fence
 - [] — Wood Fence
 - [] — Iron Fence



RECORD LEGAL DESCRIPTION:

Lot 6 and the West 25' of Lot 7, Block 83, Addition No. 1 to the Town of West Colorado Springs filed for record on June 14, 1888 in Plat Book B at Page 18 in the Office of Clerk and Recorder, County of El Paso, State of Colorado.

GENERAL NOTES:

- 1) Bench Mark: No. 5 rebar with a blue plastic cap inscribed "PLS 38291" at the southwesterly property corner. Elevation = 5991.03 (Assumed). Local site benchmark as shown hereon.
- 2) Boundary lines shown hereon were not surveyed and are shown per the recorded subdivision plat. The boundary lines shown hereon should not be relied upon for the establishment of fence, building, or other future improvement lines. No research was performed for easements or rights of way. Easements shown hereon are from the recorded subdivision plat. This is a topographic map, it is not a Land Survey Plat or Improvement Survey Plat.
- 3) El Paso County Schedule No.: 7412323002
- 4) Address: 1609 West Kiowa Street, Colorado Springs, CO.
- 5) The field work was completed on January 19, 2024.
- 6) No title commitment was provided at time of field work. There may be easements of record &/or other encumbrances not shown.
- 7) Snow cover on ground at time of fieldwork, some features may not be shown.
- 8) The contours shown hereon were interpolated from field spot elevations on the site. If any areas are critical to design, further survey information may be necessary. Contour intervals are equal to 1 foot.
- 9) The lineal units used in this survey are International Feet. An international foot is defined exactly as 1200/3937.007874 meters.
- 10) Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action be commenced more than ten years from the date of the certification shown hereon.
- 11) Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.

Project No.: 23034
December 26, 2024

A REPLAT OF LOT 6 AND THE WEST 25' OF LOT 7, BLOCK 83
ADDITION NO. 1 TO THE TOWN OF WEST COLORADO SPRINGS
IN THE SOUTHWEST QUARTER, SEC. 12, T14S, R67W OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SITE PLAN

P.O. Box 7123
Woodland Park, CO 80863
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GouldtLandSurveying.com

