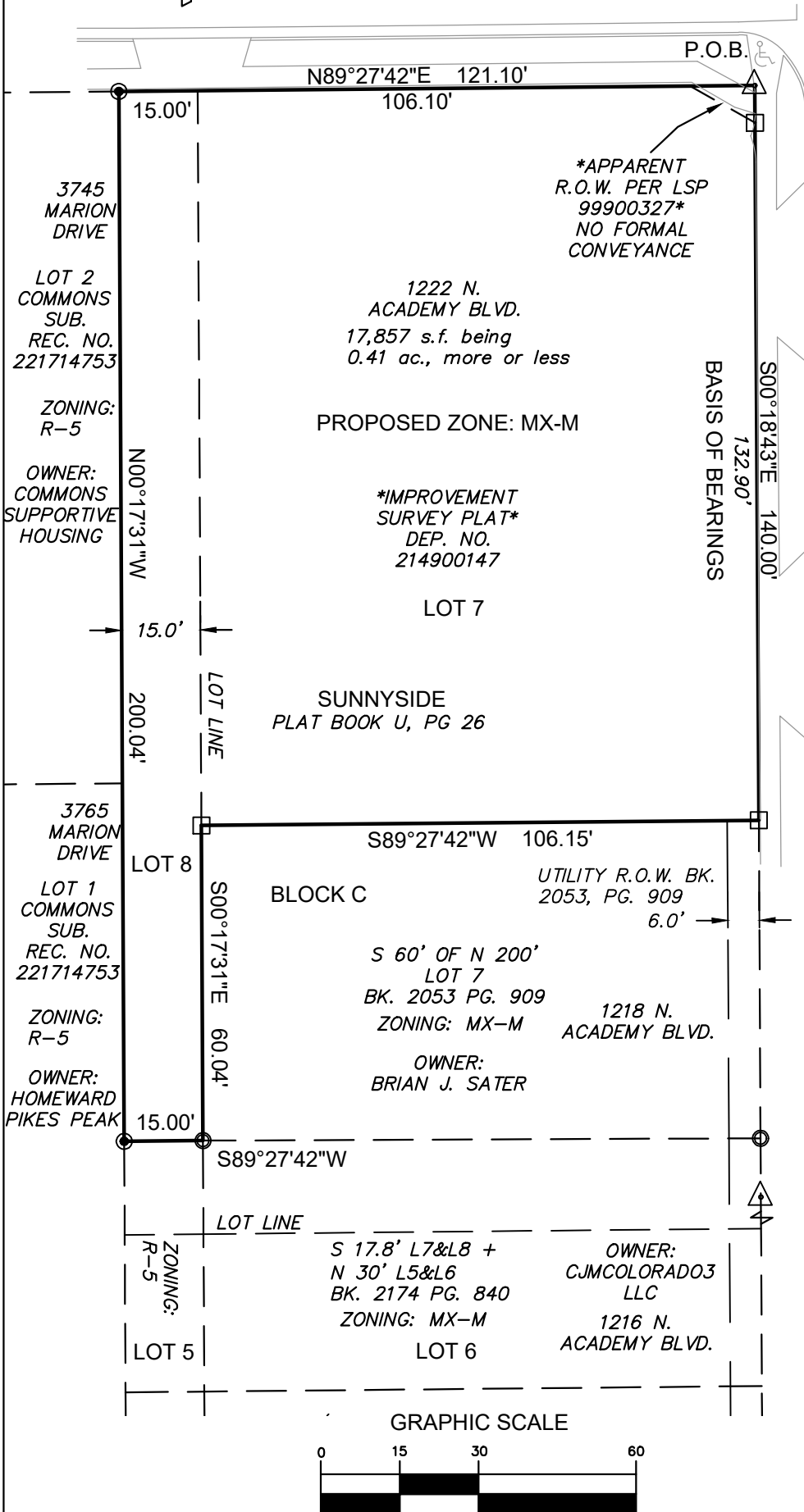


LOTS 5&6, BLOCK F OWNER: 1230 N. ZONING:
SUNNYSIDE ADD. NO. 2 PIPER HILLS, LLC ACADEMY BLVD. MX-M



MARION DRIVE
60' PUBLIC R.O.W.
36' ASPHALT MAT
PUBLIC COLLECTOR STREET

PROPOSED ZONE:
MX-M
EXISTING ZONE:
MX-M AND R-5
PROPOSED USE: MX-M



ACADEMY BOULEVARD
PUBLIC R.O.W.
WIDTH VARIES
92'±(17' MEDIAN) ASPHALT MAT
PUBLIC PRINCIPAL ARTERIAL

NOTES:

- FOUND A 1/2" DIAMETER REBAR OR AS NOTED
- FOUND A REBAR AND CAP LS 13830 (BREWER)
- FOUND A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"
- △ FOUND A PK NAIL AND 1-1/2" DIAMETER STAINLESS STEEL WASHER "LWA PLS 28658"

MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY, ORDER NO. RND55120160. THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF NORTH 140 FEET LOT 7, BLOCK C, S00°18'43"E-140.00 FEET. THE DIRECTION IS BASED ON THE LAND SURVEY PLAT BY BERGE-BREWER, DEPOSIT NUMBER 99900327 AND THE LINE IS MONUMENTED AS SHOWN.

UNITS OF MEASURE ARE U.S.

CITY FILE NO: ZONE-25-0001

ZONING EXHIBIT B
1222 N. ACADEMY BLVD.
SUNNYSIDE AA LLC
SUNNYSIDE - COLORADO SPRINGS

DWG: 1222
SCALE: 1"=30'
DATE: 1/6/25
DRAWN: KMO
CHECKED: THK
PROJECT: 24075

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

REVISIONS:
CITY COMMENTS 2-10-25

SHEET 2 OF 2