

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.

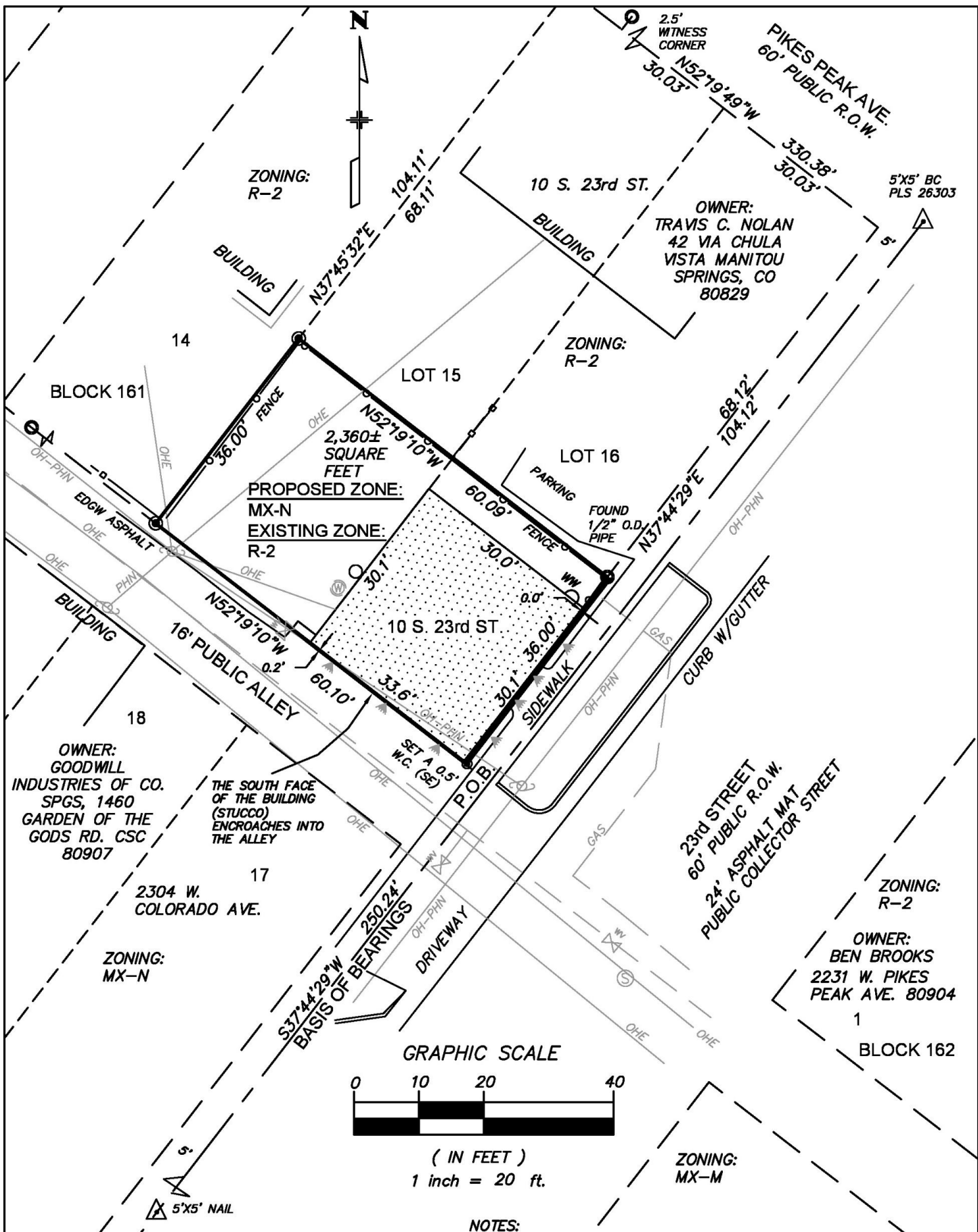
File No.: Zone 25-0004

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

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

DWG: BEERS
SCALE: 1"=20'
DATE: 3-18-25
DRAWN BY: KMD
CHECKED BY: THK
PROJECT: 25010
SHEET 2 OF 2

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

REVISIONS: