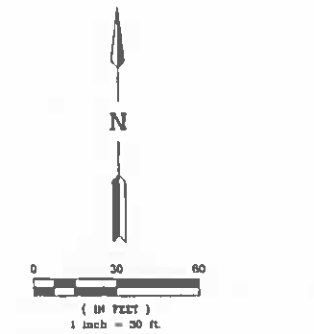
222900337
11/15/2022

LAND SURVEY PLAT

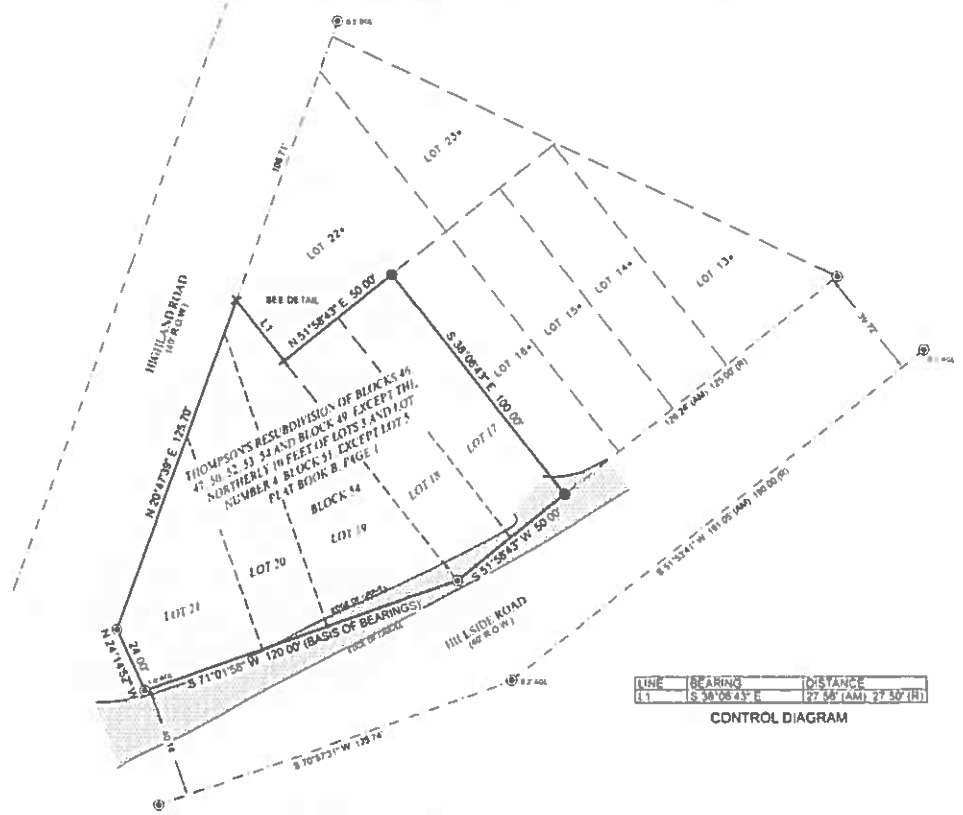
LOTS 17, 18, 19, 20 AND 21, BLOCK 54, THOMPSON'S RESUBDIVISION
OF BLOCKS 46, 47, 50, 52, 53, 54 AND BLOCK 49, EXCEPT THE NORTHERLY
10 FEET OF LOTS 3 AND LOT NUMBER 4, BLOCK 51, EXCEPT LOT 5,
TOWN OF PALMER LAKE, EL PASO COUNTY, COLORADO



LEGEND:

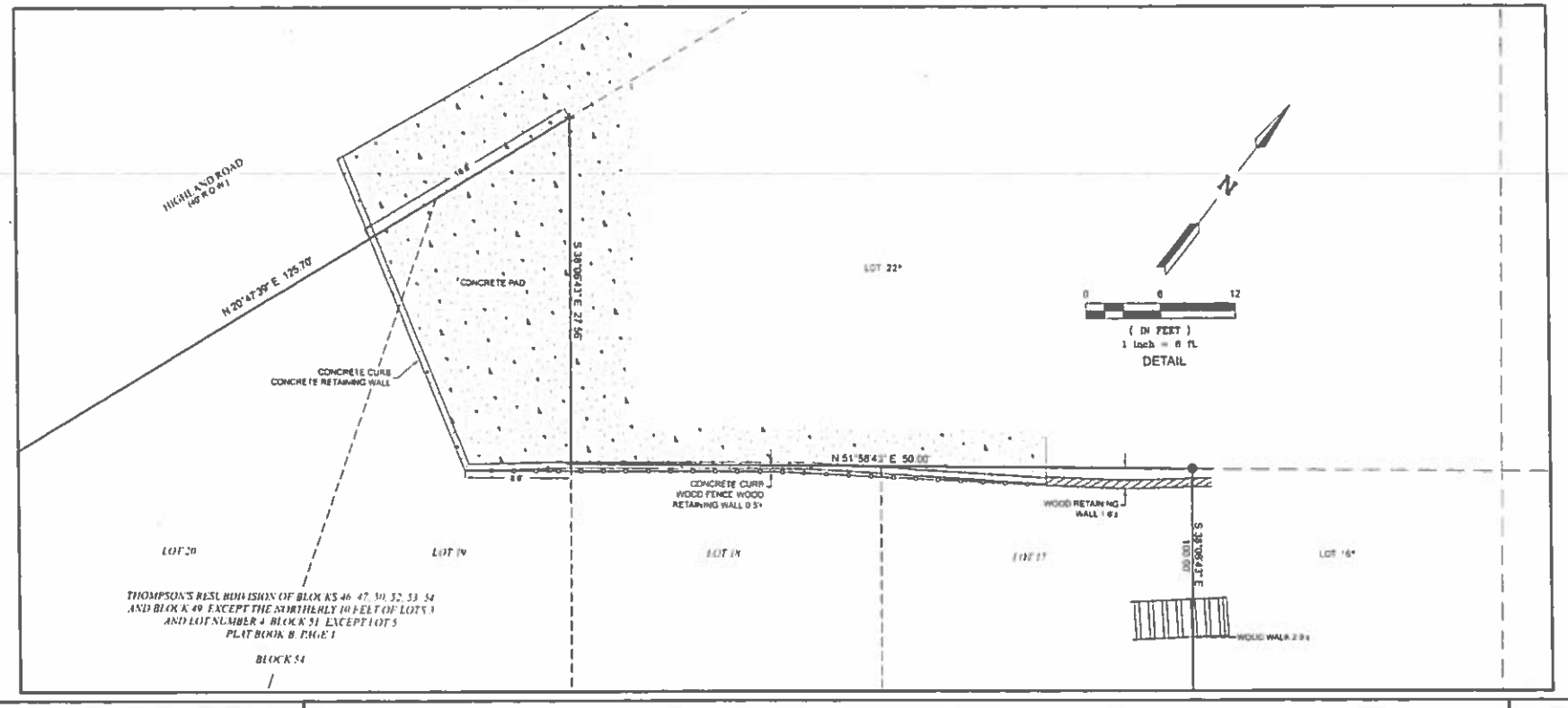
- SET 5/8" X 18" REBAR WITH ORANGE PLASTIC CAP "PLS 30106"
- CHISELED CROSS
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP "LS 14166"
- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- ADJACENT LOT LINE
- WOOD FENCE
- GRAVEL
- CONCRETE
- WOOD WALL
- WOOD WALKWAY

* NOT A PART OF THIS SURVEY
R.O.W. - RIGHT OF WAY
(AM) - AS MEASURED
(R) - RECORD INFORMATION
AGL - ABOVE GROUND LEVEL
BGL BELOW GROUND LEVEL
MONUMENTS ARE FLUSH IF NOT NOTED

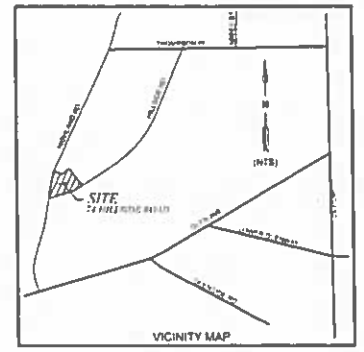


LINE	BEARING	DISTANCE
L1	S 38°06'43" E	27.56' (AM); 27.30' (R)

CONTROL DIAGRAM



DETAIL



VICINITY MAP

LEGAL DESCRIPTION:

LOTS 17, 18, 19, 20 AND 21 IN BLOCK 54 IN THOMPSON'S RESUBDIVISION OF BLOCKS 46, 47, 50, 52, 53, 54 AND BLOCK 49, EXCEPT THE NORTHERLY 10 FEET OF LOTS 3 AND LOT NUMBER 4, BLOCK 51, EXCEPT LOT 5, TOWN OF PALMER LAKE, EL PASO COUNTY, COLORADO

NOTES:

1. THE BASIS OF BEARINGS IS THE SOUTHERLY LINE OF LOTS 19, 20, AND 21 BLOCK 54, THOMPSON'S RESUBDIVISION OF BLOCKS 46, 47, 50, 52, 53, 54 AND BLOCK 49 EXCEPT THE NORTHERLY 10 FEET OF LOTS 3 AND LOT NUMBER 4, BLOCK 51, EXCEPT LOT 5, BEING MONUMENTED AT THE EAST END BY A FOUND 5/8" REBAR WITH 2" ALUMINUM CAP "LS 14166" AND AT THE WEST END BY A 5/8" REBAR WITH 2" ALUMINUM CAP "LS 14166" ASSUMED TO BEAR S 71°01'58" W
2. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET
3. THIS LAND SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY MARR LAND SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS. INFORMATION SHOWN WAS TAKEN FROM DOCUMENTS USED IN THE PREPARATION OF THE SURVEY OR SUPPLIED BY THE CLIENT. NO FURTHER RESEARCH WAS REQUESTED
4. DATE OF SURVEY 11/07/22
5. DOCUMENTS USED FOR THIS SURVEY INCLUDE THE PLAT OF THOMPSON'S RESUBDIVISION OF BLOCKS 46, 47, 50, 52, 53, 54 AND BLOCK 49 EXCEPT THE NORTHERLY 10 FEET OF LOTS 3 AND LOT NUMBER 4, BLOCK 51, EXCEPT LOT 5 RECORDED IN PLAT BOOK B AT PAGE 1 AND LAND SURVEY PLATS RECORDED UNDER RECEPTION NOS. 209900142 AND 95801561, RECORDS OF EL PASO COUNTY
6. AT THE REQUEST OF THE PROPERTY OWNERS CROSSES WERE CHISELED TO MARK THE PROPERTY CORNERS THAT FELL ON THE CONCRETE CURB AND PAD

SURVEYOR'S CERTIFICATION:

I, THOMAS S. MARR, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY STATE AND DECLARE THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER MY RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND PARCEL DELINEATION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES 2020 AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 30106 11/11/22

THOMAS S. MARR
COLORADO P.L.S. NO. 30106

MONUMENTED LAND SURVEY PLAT DEPOSITING CERTIFICATE:

DEPOSITED THIS 15th DAY OF November 2022, A.D. AT 12:44 O'CLOCK P.M. AND IS RECORDED AT RECEPTION NO. 222900337 OF THE RECORDS OF EL PASO COUNTY, COLORADO

CHUCK BROERMAN, COUNTY CLERK & RECORDER

Book DPST
Page 71050

BY Courtney Young DEPUTY

FEE
SURCHARGE

MARR LAND SURVEYING
506 Bonfoy Ave B
Colorado Springs, CO 80909
Tel: (719)660-8623
tmarr@marrlandsurveying.com

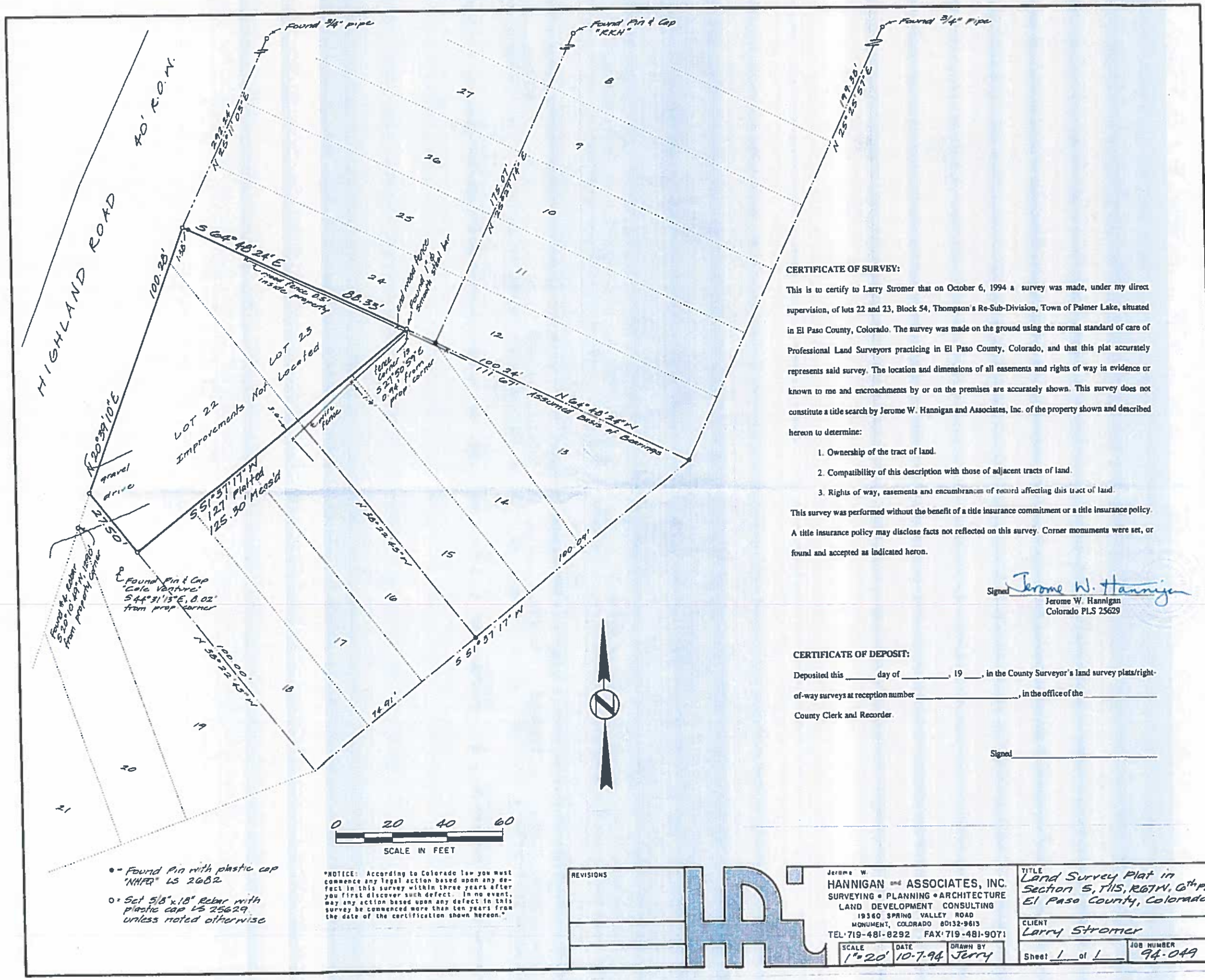
REVISIONS			
NO.	DESCRIPTION	BY	DATE

A PARCEL LOCATED IN SECTION 5,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

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 based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon

PROJECT NO	22-064	Drawn By: TSM	Date: 11/06/22
		Checked By: TSM	Sheet 1 of 1

MARR LAND SURVEYING



CERTIFICATE OF SURVEY:

This is to certify to Larry Stromer that on October 6, 1994 a survey was made, under my direct supervision, of lots 22 and 23, Block 54, Thompson's Re-Sub-Division, Town of Palmer Lake, situated in El Paso County, Colorado. The survey was made on the ground using the normal standard of care of Professional Land Surveyors practicing in El Paso County, Colorado, and that this plat accurately represents said survey. The location and dimensions of all easements and rights of way in evidence or known to me and encroachments by or on the premises are accurately shown. This survey does not constitute a title search by Jerome W. Hannigan and Associates, Inc. of the property shown and described hereon to determine:

1. Ownership of the tract of land.
2. Compatibility of this description with those of adjacent tracts of land.
3. Rights of way, easements and encumbrances of record affecting this tract of land.

This survey was performed without the benefit of a title insurance commitment or a title insurance policy. A title insurance policy may disclose facts not reflected on this survey. Corner monuments were set, or found and accepted as indicated heron.

Signed Jerome W. Hannigan
Jerome W. Hannigan
Colorado PLS 25629

CERTIFICATE OF DEPOSIT:

Deposited this _____ day of _____, 19 ___, in the County Surveyor's land survey plats/right-of-way surveys at reception number _____, in the office of the _____ County Clerk and Recorder.

Signed _____

*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 based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

REVISIONS

Jerome W. HANNIGAN and ASSOCIATES, INC.
SURVEYING • PLANNING • ARCHITECTURE
LAND DEVELOPMENT CONSULTING
19360 SPRING VALLEY ROAD
MONUMENT, COLORADO 80132-9613
TEL: 719-481-8292 FAX: 719-481-9071

SCALE	DATE	DRAWN BY
1"=20'	10-7-94	Jerry

TITLE: Land Survey Plat in Section 5, T11S, R67W, 6th PM El Paso County, Colorado

CLIENT: Larry Stromer

Sheet 1 of 1

JOB NUMBER: 94-049