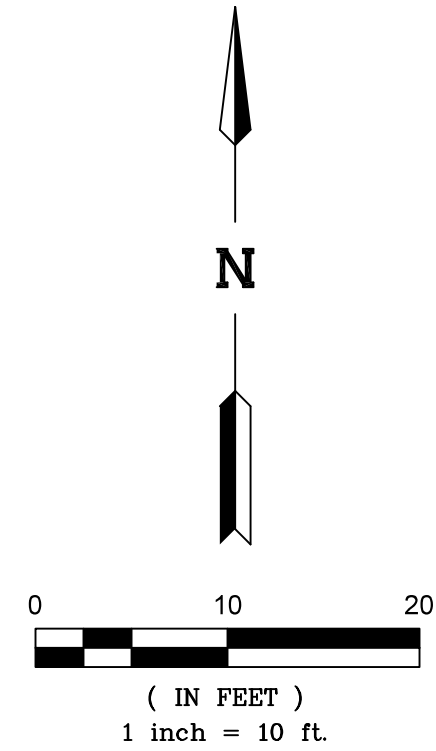
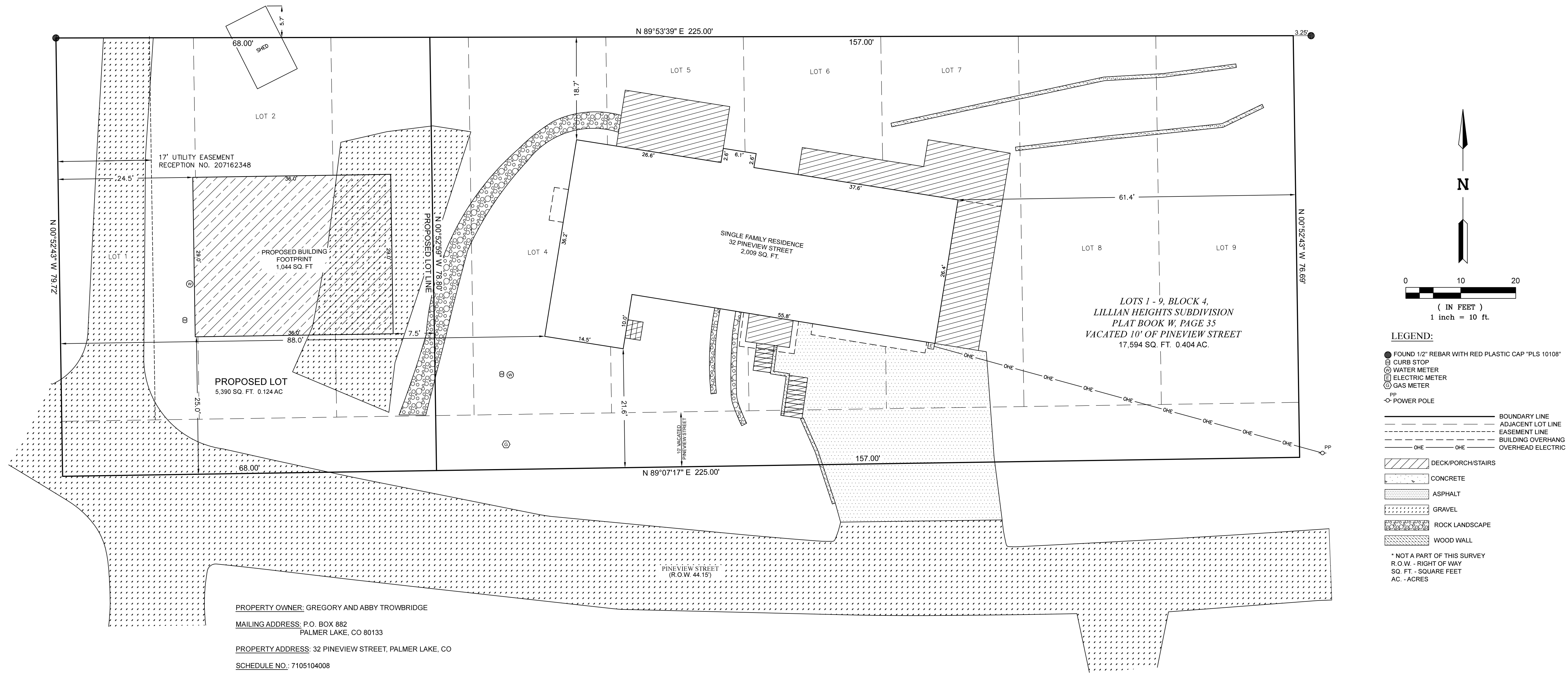


SITE PLAN
 LOTS 1 - 9, BLOCK 4, LILLIAN ESTATES SUBDIVISION
 AND THE VACATED 10 FEET OF PINEVIEW STREET,
 TOWN OF PALMER LAKE, COUNTY OF EL PASO, STATE OF COLORADO



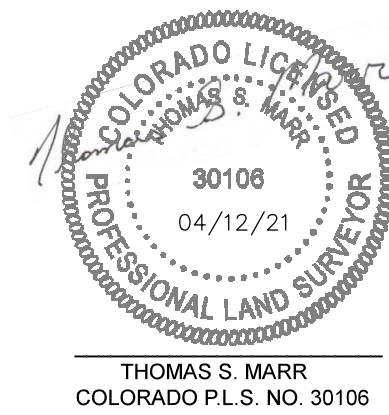
- LEGEND:**
- FOUND 1/2" REBAR WITH RED PLASTIC CAP "PLS 10108"
 - CURB STOP
 - ⊙ WATER METER
 - ⊕ ELECTRIC METER
 - ⊕ GAS METER
 - PP POWER POLE
 - BOUNDARY LINE
 - - - ADJACENT LOT LINE
 - - - EASEMENT LINE
 - - - BUILDING OVERHANG
 - - - OVERHEAD ELECTRIC
 - ▨ DECK/PORCH/STAIRS
 - ▨ CONCRETE
 - ▨ ASPHALT
 - ▨ GRAVEL
 - ▨ ROCK LANDSCAPE
 - ▨ WOOD WALL
- * NOT A PART OF THIS SURVEY
 R.O.W. - RIGHT OF WAY
 SQ. FT. - SQUARE FEET
 AC. - ACRES

PROPERTY OWNER: GREGORY AND ABBY TROWBRIDGE
 MAILING ADDRESS: P.O. BOX 882
 PALMER LAKE, CO 80133
 PROPERTY ADDRESS: 32 PINEVIEW STREET, PALMER LAKE, CO
 SCHEDULE NO.: 7105104008

LEGAL DESCRIPTION:
 LOT 1 TO 9 INCLUSIVE, BLOCK 4, LILLIAN HEIGHTS SUBDIVISION TOGETHER WITH THE
 VACATED 10 FEET OF PINEVIEW STREET, PALMER LAKE, COUNTY OF EL PASO, STATE OF
 COLORADO

- NOTES:**
1. BEARINGS ARE ASSUMED.
 2. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.
 3. THIS SITE PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY MARR LAND SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS.
 4. THIS IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.
 5. A MONUMENTED LAND SURVEY IS RECOMMENDED AND MAY CHANGE THE PROPOSED LOT CONFIGURATION.
 6. DATE OF SURVEY 04/06/21.
 7. THE 17' UTILITY EASEMENT, RECEPTION NO. 207162248, IS FOR LOT 1, BLOCK 4 AND DOES NOT EXTEND THROUGH THE VACATED 10' OF PINEVIEW STREET.
 8. THE EXISTING ROAD THROUGH LOT 1, BLOCK 4 AND THE VACATED 10' OF PINEVIEW STREET IS ACCESS FOR 40 PINEVIEW STREET.

SURVEYOR'S CERTIFICATION:
 I, THOMAS S. MARR, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO,
 HEREBY STATE AND DECLARE THAT THE ACCOMPANYING SITE PLAN WAS SURVEYED AND
 DRAWN UNDER MY RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED
 TRACT OF LAND, AND PARCEL DELINEATION THEREOF, ON THE DATE OF THE SURVEY.



MARR LAND SURVEYING
 506 Bonfoy Ave B
 Colorado Springs, CO 80909
 Tel: (719)660-8263
 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. 21-019	Drawn By: TSM Checked By: TSM	Date: 4/8/21 Sheet: 1 of 1

