

ALTA/NSPS LAND TITLE SURVEY

A PART OF THE NORTHWEST 1/4 OF SECTION 30
 TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.
 AREA = 213,991 S.F. (4.9126 ACRES), MORE OR LESS

JCA MD TWO LLC
 (ASSESSOR #6330205007)

(T.C. #11)

12.5' RIGHT OF WAY AND
 EASEMENT FOR UTILITIES
 (BK. 2098, PG. 164)

(T.C. #10)

7.5' UTILITY EASEMENT
 (BK. 1829, PG. 631)

(T.C. #14)

20' PERMANENT UTILITY
 RIGHT OF WAY & EASEMENT
 (BK. 6255, PG. 484)

(T.C. #14)

TEMPORARY CONSTRUCTION EASEMENT
 (QUIT CLAIM TO BODDINGTON LUMBER COMPANY
 (BK. 6429, PG. 1189)

(AOC #1)

CONCRETE

5' UTILITY EASEMENT

N 89°43'55" E 456.97'

DIRT

10.00'

25' "TEMPORARY" CONSTRUCTION EASEMENT
 (NO EXPIRATION DATE GIVEN)
 (BK. 6255, PG. 484)

CONCRETE

CONCRETE

GRASS

ASPHALT

1 HANDICAP
 PARKING SPACE
 2 PARKING
 SPACES

2 PARKING
 SPACES

4218 & 4220 MARK DABLING BLVD.
 COMMERCIAL BUILDING
 48,009 S.F.

(T.C. #15)

CL OF PIPELINE RIGHT OF WAY
 FOR NON-POTABLE WATER LINE
 (BK. 1319, PG. 93)
 (NO WIDTH GIVEN)
 (QUIT CLAIM TO BODDINGTON
 LUMBER COMPANY
 (BK. 6423, PG. 553)

CONCRETE

(T.C. #16)

26' RIGHT OF WAY AND EASEMENT
 (BK. 6255, PG. 484)

(T.C. #13)

10' PERMANENT SLOPE EASEMENT
 (BK. 3990, PG. 985)

(T.C. #16)

10' RIGHT OF WAY AND
 EASEMENT FOR UTILITIES
 (BK. 2098, PG. 164)

(T.C. #9)

10' RIGHT OF WAY AND EASEMENT
 (BK. 1554, PG. 180)

COVERED
 MACINERY

2 PARKING
 SPACES

3 PARKING
 SPACES

1 HANDICAP
 PARKING SPACE

CONCRETE

224.9'

7 PARKING
 SPACES

7 PARKING
 SPACES

7 PARKING
 SPACES

7 PARKING
 SPACES

8 PARKING
 SPACES

2 PARKING
 SPACES

2 PARKING
 SPACES

5' UTILITY EASEMENT

S 89°59'48" W 553.49'

CUMBRE VISTA

FILING NO. 1

(ASSESSOR #6330200061)

GRASS

GRASS

LANDSCAPE

CONCRETE

(T.C. #16)

S 02°10'56" W 425.05'

S 02°10'56" W 425.10'

MARK DABLING BOULEVARD
 (60' R.O.W.)

LEGEND

- SET NO. 5 REBAR WITH SURVEYORS CAP STAMPED "37634"
- AC AIR CONDITIONER
- (AOC #1) AREA OF CONCERN
- BOLLARD
- BOUNDARY LINE
- CENTERLINE
- CONCRETE CONCRETE
- CURB
- EASEMENT LINE
- ⊕ ELECTRIC METER
- ET ELECTRIC TRANSFORMER
- X — FENCE
- ⊕ FH FIRE HYDRANT
- ⊕ GM GAS METER
- ⊕ H HANDICAP PARKING SPACE
- ⊕ LP LIGHT POLE
- LOT LINE
- ⊕ NOT PART OF THIS SURVEY
- ⊕ SSMH SANITARY SEWER MANHOLE
- (T.C. #1) TITLE COMMITMENT NUMBER
- ⊕ WV WATER VALVE

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.



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