

FOUND #5 REBAR AND WASHER LS 2692

P.O.B.

HIGHWAY 24

SET PK NAIL AND WASHER LS 25955 IN SANDSTONE OUTCROP



A.M. Δ = 04'41"28" R = 1537.00' L = 125.84' CHORD N86°37'00"E 125.81'

A.M. Δ = 1017'11" R = 1537.00' L = 275.94' CHORD N85°36'51"W 275.57'

PLAT R = 1537.00' L = 275.94'

PLAT R = 1537.00' L = 144.45' CHORD N77°46'43"W 144.40'

A.M. Δ = 05'23"08" R = 1537.00' L = 144.45' CHORD N77°46'43"W 144.40'

PLAT R = 1537.00' L = 144.45'

FOUND REBAR AND CAP LS 2154

PROPERTY DESCRIPTION: LOT 13, ROCKLEDGE, IN THE CITY OF MANITOU SPRINGS, EL PASO COUNTY, COLORADO AS RECORDED IN PLAT BOOK D-3, AT PAGE 63 OF THE EL PASO COUNTY RECORDS

LOT 13

20' FIRE ACCESS & UTILITY EASEMENT

LOT 12

LOT 11

LOT 14

FOUND MASON NAIL IN WALL ATTACHED WASHER LS 25955

FOUND REBAR AND CAP LS 2154

FOUND #5 REBAR

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ROCKLEDGE LANE

HATCHING INDICATES A COMMON INGRESS AND EGRESS EASEMENT AND PUBLIC UTILITY EASEMENT FOR THE USE OF THE ADJOINING LOTS ONLY, WITH MAINTENANCE VESTED IN LOT OWNERS, AS PLATTED

● FOUND 5/8" DIA. REBAR AND 1-1/2" ALUM. CAP LS 25955

A.M. - DIMENSIONS AS FIELD MEASURED
PLAT - DIMENSIONS AS PLATTED

BASIS OF BEARINGS IS THE NORTHEASTERLY LINE OF LOT 12, N 5°05'58" E, AS SHOWN ON THE RECORDED PLAT. BOTH ENDS OF THE LINE ARE MONUMENTED BY A REBAR AND CAP LS #2154.

NOTE: DIMENSIONS SHOWN ON THE EL DIB PARCEL ARE RECORD INFORMATION TAKEN FROM A LEIGH WHITEHEAD & ASSOCIATES BOUNDARY SURVEY DATED 12-2-88 AND WERE NOT FIELD VERIFIED AND THEREFORE AS MEASURED DIMENSIONS ARE NOT SHOWN.

THE CLIENT DID NOT WISH TO HAVE RECORDED RIGHTS OF WAY AND EASEMENTS RESEARCHED AND SHOWN, ONLY PLATTED RIGHTS OF WAY AND EASEMENTS ARE SHOWN.

THE CLIENT DID NOT WISH TO HAVE ALL IMPROVEMENTS ON THE PARCELS SHOWN, ONLY THOSE REQUESTED TO BE SHOWN ARE SHOWN.

PROPERTY DESCRIPTION

A TRACT OF LAND DESCRIBED AS THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN THE CITY OF MANITOU SPRINGS, EL PASO COUNTY, COLORADO, FORMERLY PLATTED AS: PORTIONS OF BLOCKS 5, 6, 16, AND 17, AND PORTIONS OF TYNTSFIELD ROAD, HILLSIDE ROAD AND RIDGE ROAD, VACATED BY ORDINANCE NO. 15, 1969, AS RECORDED IN BOOK 2316 AT PAGE 665 OF THE RECORDS OF EL PASO COUNTY, ALL IN THE SECOND FILING OF RED CRAGS, CITY OF MANITOU SPRINGS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF LOT 13, ROCK LEDGE, IN THE CITY OF MANITOU SPRINGS, EL PASO COUNTY, COLORADO, AS RECORDED IN PLAT BOOK D-3 AT PAGE 63 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE S 48°51'00" E, ALONG THE WESTERLY LINE OF AFOREMENTIONED ROCK LEDGE, A DISTANCE OF 244.94 FEET; THENCE S 39°27'14" E, ALONG SAID WESTERLY LINE, A DISTANCE OF 221.24 FEET; THENCE S 11°06'40" W, ALONG SAID WESTERLY LINE, A DISTANCE OF 134.86 FEET; THENCE S 38°09'57" W, ALONG SAID WESTERLY LINE, A DISTANCE OF 88.70 FEET TO THE SOUTHWESTERLY CORNER OF LOT 18 OF SAID ROCK LEDGE, SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF EL PASO BOULEVARD; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 259.2 FEET THROUGH A CENTRAL ANGLE OF 54°00'00", AN ARC DISTANCE OF 244.29 FEET (THE CHORD OF WHICH BEARS N 68°22'53" W, A DISTANCE OF 235.35 FEET), TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 5, SECOND FILING OF RED CRAGS; THENCE N 11°57'50" W, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 112.60 FEET; THENCE N 78°02'10" E, A DISTANCE OF 6.00 FEET; THENCE N 08°00'50" W, A DISTANCE OF 29.07 FEET; THENCE N 20°12'50" W, A DISTANCE OF 55.81 FEET; THENCE N 24°16'50" W, A DISTANCE OF 50.61 FEET; THENCE N 01°36'10" E, A DISTANCE OF 46.00 FEET TO INTERSECT A POINT ON THE WESTERLY LINE OF LOT 4, BLOCK 5, SECOND FILING OF RED CRAGS; THENCE N 11°57'50" W, ALONG SAID WESTERLY LINE AND ITS NORTHWESTERLY EXTENSION, A DISTANCE OF 104.79 FEET TO INTERSECT THE CENTERLINE OF AFOREMENTIONED VACATED RIDGE ROAD; THENCE N 65°17'20" W, ALONG SAID CENTERLINE, A DISTANCE OF 65.00 FEET; THENCE N 21°11'27" W, ALONG SAID CENTERLINE, A DISTANCE OF 27.44 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24, MANITOU BYPASS; THENCE N 86°37'00" E, ON THE CHORD OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1537.00 FEET THROUGH A CENTRAL ANGLE OF 04°41'28", A CHORD DISTANCE OF 125.81 FEET TO THE POINT OF BEGINNING. CONTAINING 114,455 SQUARE FEET (2.6275 ACRES), MORE OR LESS.

UNPLATTED (VACATED SECOND FILING RED CRAGS)

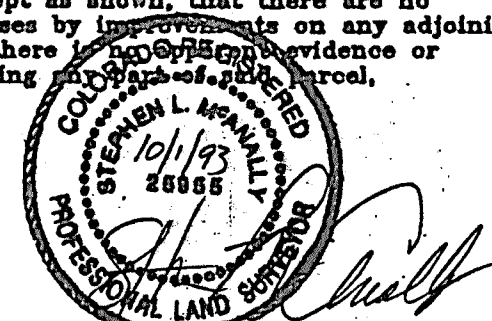
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

A.M. Δ = 54°00'00" R = 259.20' L = 244.29' CHORD N68°22'53"W 235.35'

I hereby certify that this partial improvement location certificate was prepared for Ahmed A. El Dib, that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines.
I further certify that the improvements shown on the above described parcels on this date, October 1, 1999, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no evidence or sign of any easement crossing or burdening the parcel, except as noted.



Stephen L. Anally
COLORADO PLS #25955
For and on the Behalf of
Leigh Whitehead & Assoc., Inc.

SHEET TITLE PARTIAL IMPROVEMENT LOCATION CERTIFICATE	DRAWING NO. EL DIB2	PREPARED BY Leigh Whitehead & Associates
	SCALE 1"=30'	Engineers, Surveyors & Planners
PROJECT LOT 13, AND EL DIB PARCEL MANITOU SPRINGS	DATE 10-1-93	806 South Tejon Street
	DRAWN BY KMO	COLORADO SPRINGS, COLORADO 80903
CHECKED BY SLM		
PROJECT NO.		