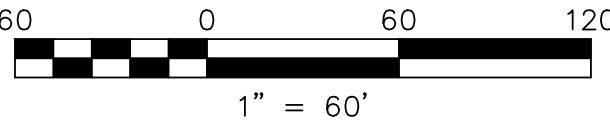


RAY CHARLES COMMERCIAL CENTRE FILING NO. 1

LOCATED IN THE NE 1/4 OF SECTION 8 AND THE NW 1/4 OF SECTION 9,
TOWNSHIP 15 S, RANGE 65 W, OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO
SHEET 2 OF 2

LEGEND

- PLSS CORNER AS LABELED
- SET 18" NO. 5 REBAR W/
1.5" ALUM. CAP FLUSH WITH GND
MARKED "POLARIS" PLS 27605
- ADDRESS
- APZ1 AIRPORT OVERLAY
APZ1 ZONE



NW COR. SEC. 9
NE COR. SEC. 8
FND 2 1/2" ALUM. CAP
0.2" BELOW GND
MARKED "D.B. & CO."
T15S R65W
S8 S4
S8 S9
PLD 17664
(POINT OF COMMENCING)

NW 1/4 COR. SEC. 9
3 1/4" ALUM. CAP
0.3" BELOW GND
MARKED "JR DEVELOPERS"
T15S R65W
RLS 10377

BASIS OF BEARING
S89°51'23"E 2636.19'
500°17'38"E 752.56'

QUEEN BEE INVESTMENTS, LLC
5500000494

VETERANS VILLA OPERATING, LLC
5500000453

CPR ENTITLEMENTS, LLC
5500000525

RJ LAND DEVELOPMENT CORP.
5500000456

CO STATE HIGHWAY 21
(210' ROW - PUBLIC ARTERIAL)
BOOK 5307, PAGE 1472

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	102.06	241.97	024°10'02"
C2	4.28	58.00	004°13'58"
C3	98.45	283.00	019°55'58"
C4	89.43	150.00	034°09'33"
C5	16.91	42.00	023°04'26"
C6	137.82	58.00	136°08'52"
C7	16.91	42.00	023°04'26"
C8	34.56	22.00	090°00'00"
C9	73.83	47.00	090°00'00"
C10	59.62	100.00	034°09'33"
C11	74.52	125.00	034°09'33"
C12	95.67	275.00	019°55'58"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	31.00	N55°32'50"E
L2	43.36	N31°22'54"E
L3	134.41	N35°36'52"E
L4	196.96	S35°36'52"W
L5	185.61	S35°36'52"W
L6	47.19	S55°32'50"W
L7	56.00	S55°32'50"W
L8	34.14	S55°32'50"W
L9	23.31	S89°42'23"W
L10	40.50	N89°42'23"E
L11	40.50	N89°42'23"E

Z:\10001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\03-RayCharles-Commercial-Site\CAD\PlanSheets\Plot\NCCC - plat-Plan.dwg