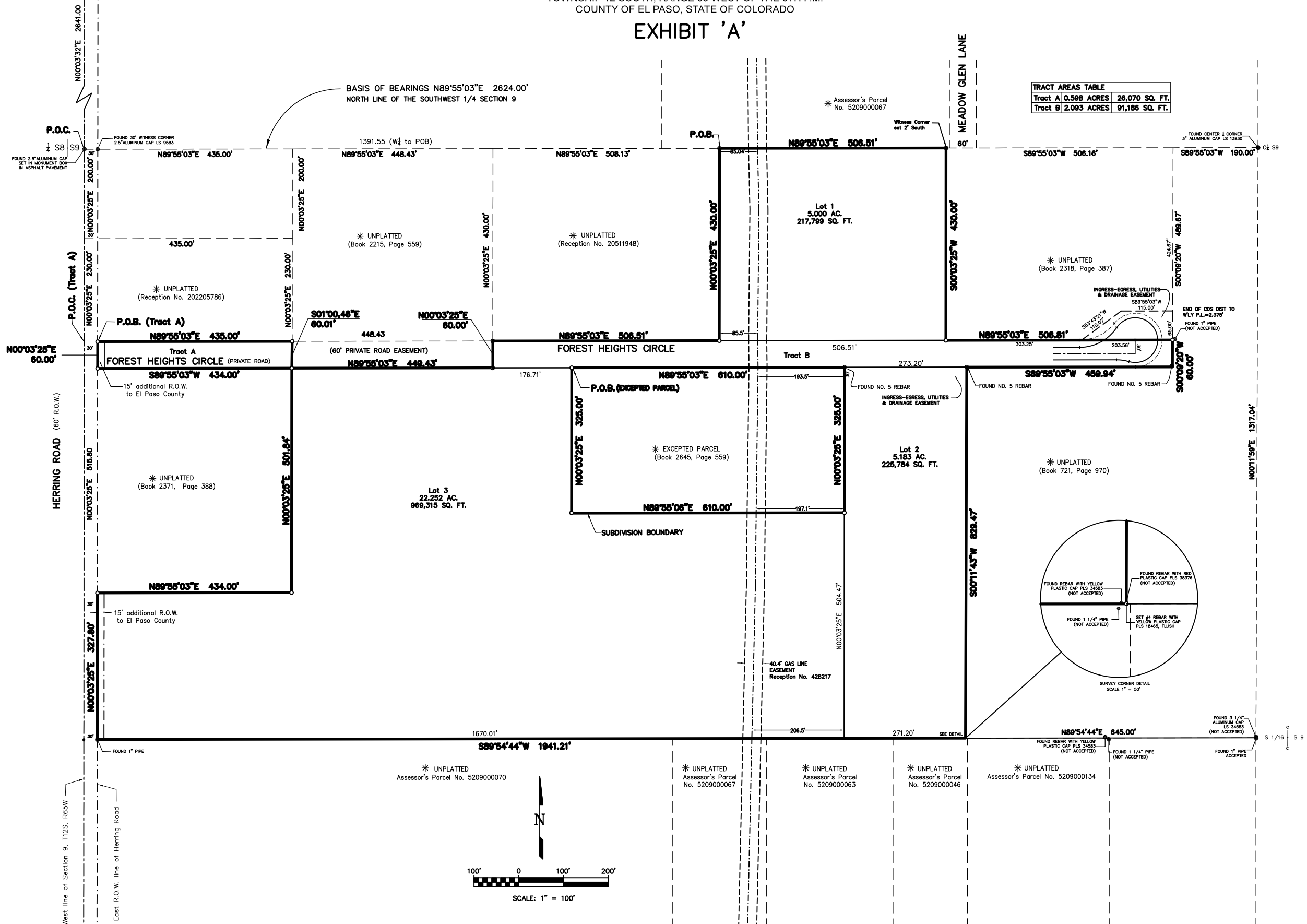


FOREST HEIGHTS ESTATES

FINAL PLAT
PART OF THE SOUTHWEST 1/4 OF SECTION 9
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

EXHIBIT 'A'



TRACT AREAS TABLE	
Tract A	0.598 ACRES 26,070 SQ. FT.
Tract B	2.093 ACRES 91,186 SQ. FT.

NOTICE:
According to Colorado law legal action based upon any defect in this survey within three years after the first event may any defect in this survey be commenced more than 90 days after the date of the certification.

CALL BEFORE YOU DIG . . .

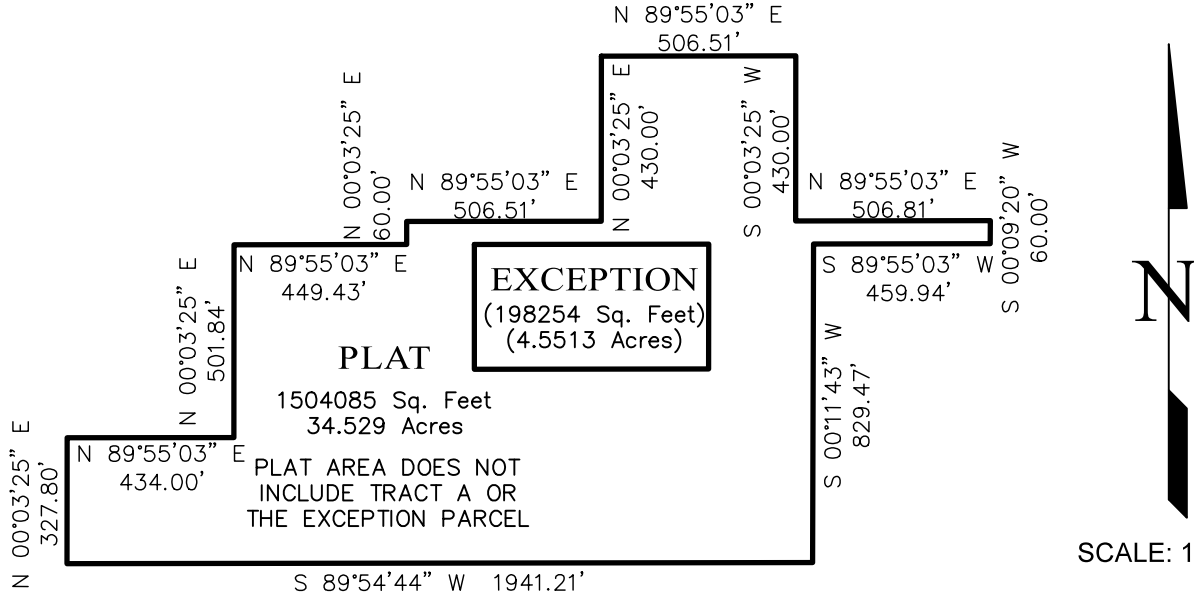
DIAL 811
FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND SEWER LINES

REVISIONS		
No.	Description	Date
1	ADDED EXHIBIT A TITLE	4-20-2021
2	LOT REVISIONS	2-29-2022
3	ROAD REVISIONS	4-12-2022

H Scale:	1"=100'
V Scale:	N/A
Designed By:	N/A
Drawn By:	JLG
Checked By:	DLK
Date:	4/20/2021

Land Development Consultants, Inc.
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3888 MAIZELAND ROAD · COLORADO SPRINGS, CO 80909

FOREST HEIGHTS ESTATES
FINAL PLAT
PART OF SW 1/4, SEC. 9, T12S, R65W, 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO
EXHIBIT 'A'



SCALE: 1"=500'

Inverse With Area Wed Feb 23 10:52:06 2022

PntNo	Bearing	Distance	Northing	Easting
	N 89°55'03" E	506.51	12278.04	22912.70
	S 00°03'25" W	430.00	12278.76	23419.21
	N 89°55'03" E	506.81	11848.76	23418.78
	S 00°09'20" W	60.00	11849.49	23925.59
	S 89°55'03" W	459.94	11789.49	23925.42
	S 00°11'43" W	829.47	11788.83	23465.48
	S 89°54'44" W	1941.21	10959.37	23462.66
	N 00°03'25" E	327.80	10956.40	21521.45
	N 89°55'03" E	434.00	11284.20	21521.78
	N 00°03'25" E	501.84	11284.82	21955.78
	N 89°55'03" E	449.43	11786.66	21956.27
	N 00°03'25" E	60.00	11787.31	22405.70
	N 89°55'03" E	506.51	11847.31	22405.76
	N 00°03'25" E	430.00	11848.04	22912.27
	N 00°03'25" E	327.80	12278.04	22912.70

Closure Error Distance > 0.0000
Total Distance Inversed > 7443.51

Area: 1702339 Sq. Feet, 39.0803 Acres
MINUS EXCEPTION (198,254 sq. feet, 4.5513 Acres)

FINAL AREA: 1,504,085 Sq. Feet, 34.529 Acres



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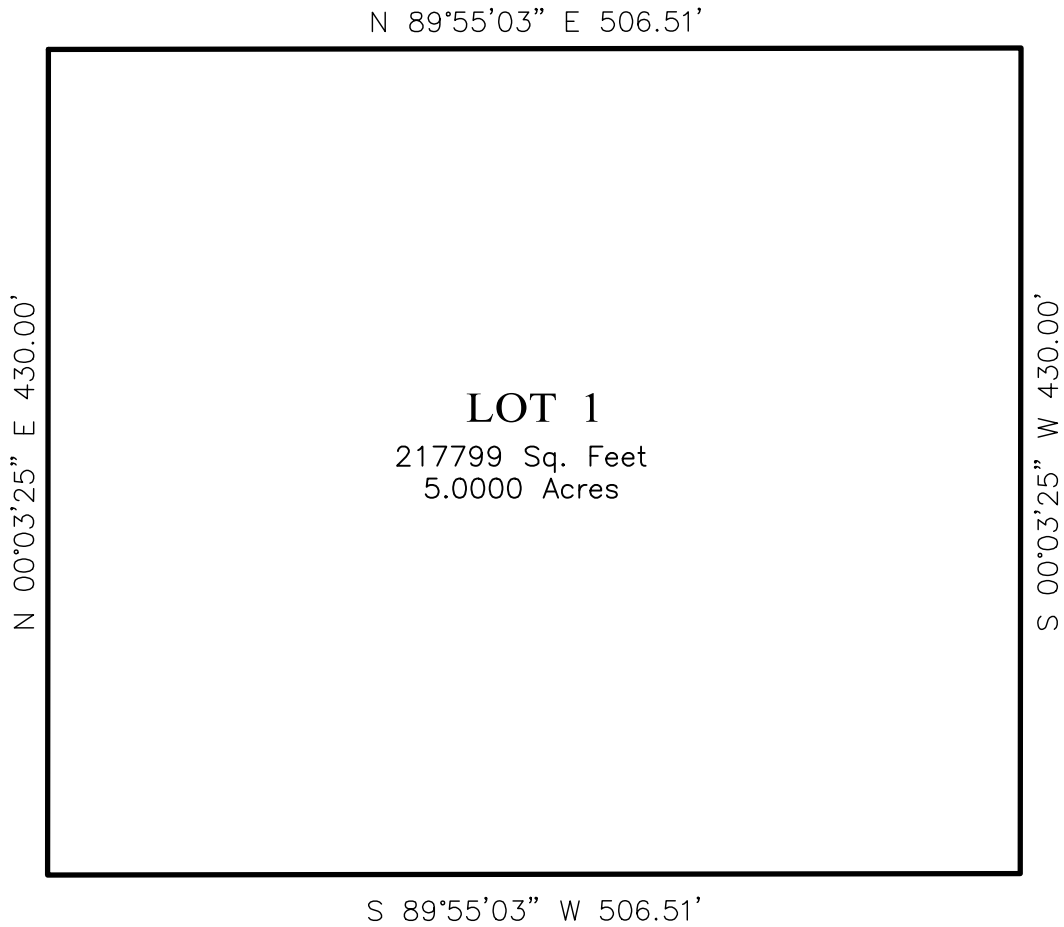
3898 MAIZELAND ROAD - COLORADO SPRINGS, CO 80909

DWN BY: DAS	DATE: 02/23/22
CK'D BY: DLK	REF. NO.: MS206

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	LOT REVISIONS	2/23/22	DAS

PROJECT NUMBER
18070



Inverse With Area Wed Feb 23 10:53:11 2022

PntNo	Bearing	Distance	Northing	Easting
			8313.93	21586.81
	N 89°55'03" E 506.51		8314.66	22093.32
	S 00°03'25" W 430.00		7884.66	22092.90
	S 89°55'03" W 506.51		7883.93	21586.39
	N 00°03'25" E 430.00		8313.93	21586.81

Closure Error Distance > 0.0000
 Total Distance Inversed > 1873.02

Area: 217799 Sq. Feet, 5.0000 Acres



SCALE: 1"=100'



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3898 MAIZELAND ROAD - COLORADO SPRINGS, CO 80909

DWN BY: DAS

DATE: 02/23/22

CK'D BY: DLK

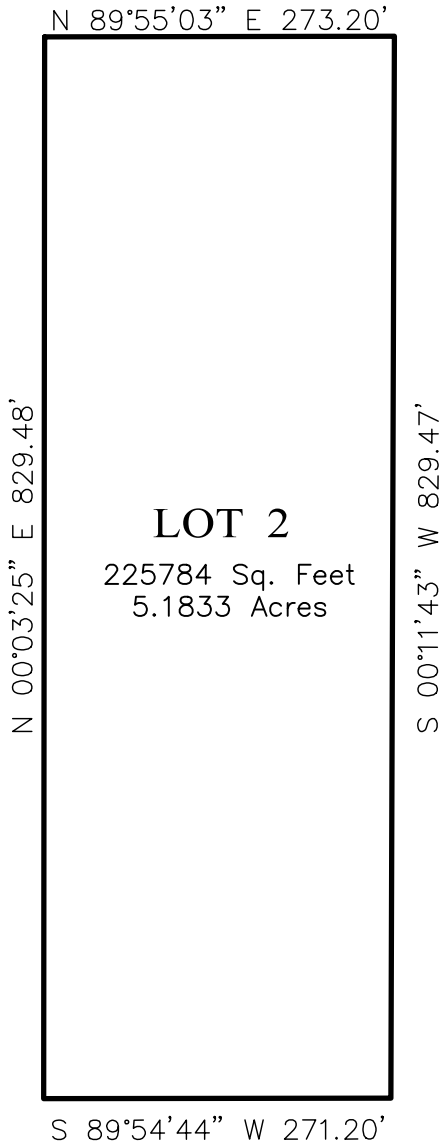
REF. NO.: MS206

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	LOT REVISIONS	2/23/22	DAS

PROJECT NUMBER

18070



Inverse With Area Wed Feb 23 10:53:29 2022

PntNo	Bearing	Distance	Northing	Easting
			7157.13	21742.68
	N 89°55'03"	E 273.20	7157.53	22015.89
	S 00°11'43"	W 829.47	6328.06	22013.06
	S 89°54'44"	W 271.20	6327.65	21741.86
	N 00°03'25"	E 829.48	7157.13	21742.68

Closure Error Distance > 0.0000
 Total Distance Inversed > 2203.36

Area: 225784 Sq. Feet, 5.1833 Acres



SCALE: 1"=150'



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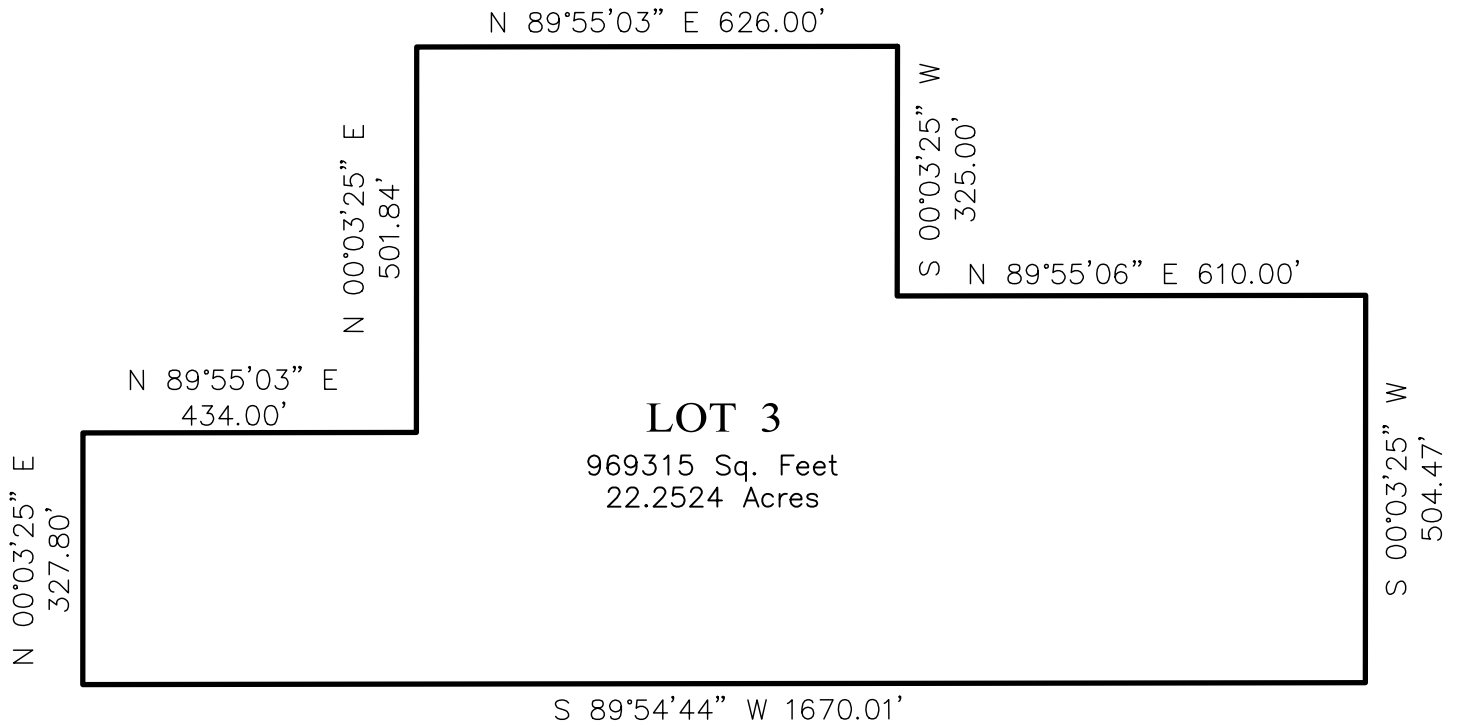
3898 MAIZELAND ROAD - COLORADO SPRINGS, CO 80909

DWN BY: DAS	DATE: 02/23/22
CK'D BY: DLK	REF. NO.: MS206

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	LOT REVISIONS	2/23/22	DAS

PROJECT NUMBER
18070



LOT 3
 969315 Sq. Feet
 22.2524 Acres

Inverse With Area

Wed Feb 23 10:53:45 2022

PntNo	Bearing	Distance	Northing	Easting
	S 00°03'25" W	325.00	5377.20	22016.25
	N 89°55'06" E	610.00	5052.20	22015.92
	S 00°03'25" W	504.47	5053.07	22625.92
	S 89°54'44" W	1670.01	4548.60	22625.42
	N 00°03'25" E	327.80	4546.04	20955.42
	N 89°55'03" E	434.00	4873.84	20955.75
	N 00°03'25" E	501.84	4874.46	21389.75
	N 89°55'03" E	626.00	5376.30	21390.25
			5377.20	22016.25

Closure Error Distance > 0.0000
 Total Distance Inversed > 4999.13

Area: 969315 Sq. Feet, 22.2524 Acres



SCALE: 1"=250'



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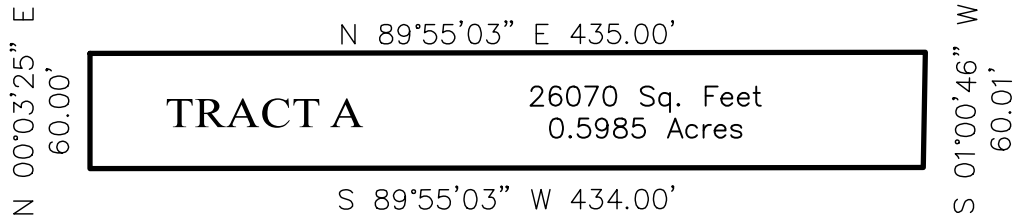
3898 MAIZELAND ROAD - COLORADO SPRINGS, CO 80909

DWN BY: DAS	DATE: 02/23/22
CK'D BY: DLK	REF. NO.: MS206

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	LOT REVISIONS	2/23/22	DAS

PROJECT NUMBER
 18070



SCALE: 1"=100'

Inverse With Area Wed Feb 23 10:52:42 2022

PntNo	Bearing	Distance	Northing	Easting
	N 89°55'03" E	435.00	10141.04	21652.48
	S 01°00'46" W	60.01	10141.67	22087.48
	S 89°55'03" W	434.00	10081.67	22086.42
	N 00°03'25" E	60.00	10081.04	21652.42
			10141.04	21652.48

Closure Error Distance > 0.0000
 Total Distance Inversed > 989.01

Area: 26070 Sq. Feet, 0.5985 Acres



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DWN BY: DAS	DATE: 02/23/22
CK'D BY: DLK	REF. NO.: MS206

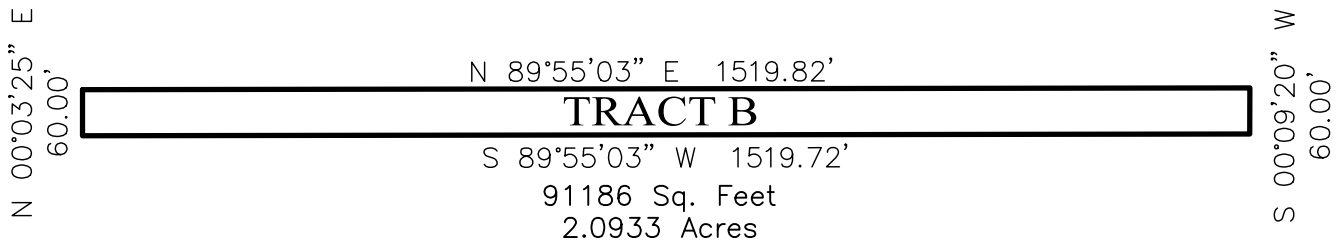
REVISIONS

NO.	DESCRIPTION	DATE	BY
1	LOT REVISIONS	2/23/22	DAS

PROJECT NUMBER
 18070



SCALE: 1"=250'



Inverse With Area Wed Feb 23 10:52:57 2022

PntNo	Bearing	Distance	Northing	Easting
			9283.83	22212.11
	N 89°55'03"	E 1519.82	9286.01	23731.93
	S 00°09'20"	W 60.00	9226.01	23731.77
	S 89°55'03"	W 1519.72	9223.83	22212.05
	N 00°03'25"	E 60.00	9283.83	22212.11

Closure Error Distance > 0.0000
 Total Distance Inversed > 3159.54

Area: 91186 Sq. Feet, 2.0933 Acres



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DWN BY: DAS

DATE: 02/23/22

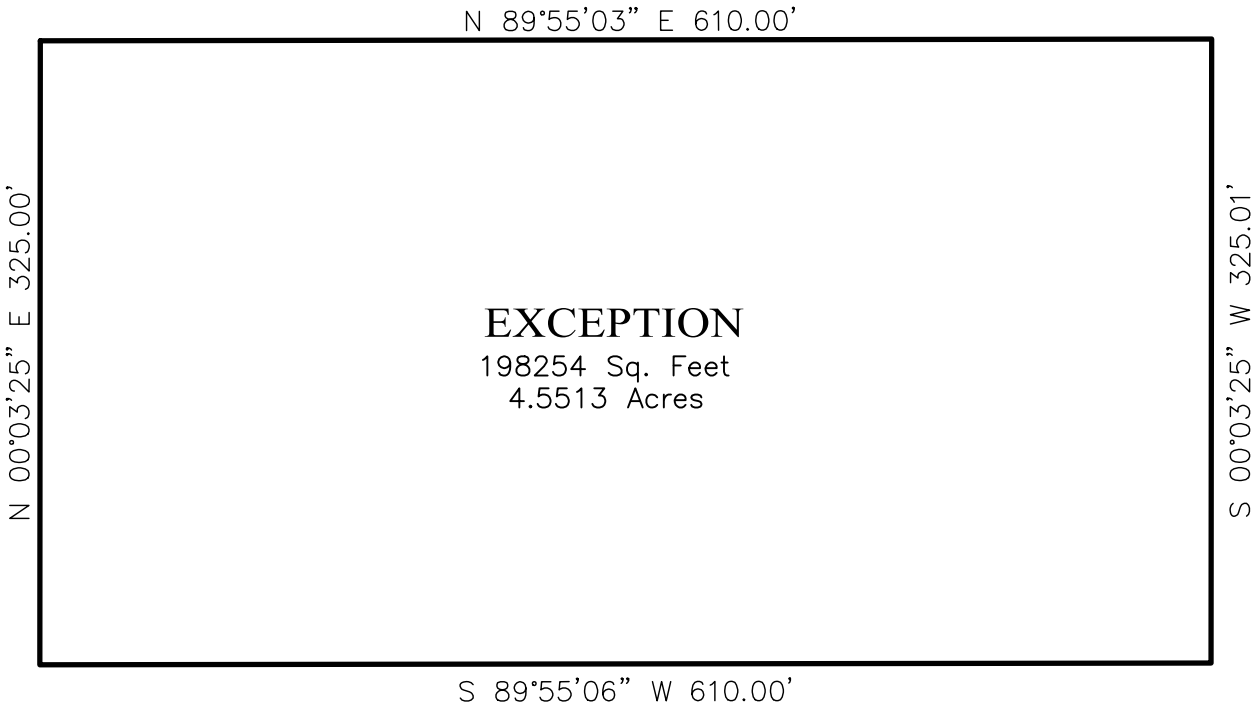
CK'D BY: DLK

REF. NO.: MS206

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	LOT REVISIONS	2/23/22	DAS

PROJECT NUMBER
18070



Inverse With Area Wed Feb 23 10:54:21 2022

PntNo	Bearing	Distance	Northing	Easting
			3597.64	21427.29
	N 89°55'03" E	610.00	3598.51	22037.29
	S 00°03'25" W	325.01	3273.50	22036.97
	S 89°55'06" W	610.00	3272.63	21426.96
	N 00°03'25" E	325.00	3597.64	21427.29

Closure Error Distance > 0.0000
Total Distance Inversed > 1870.02

Area: 198254 Sq. Feet, 4.5513 Acres



SCALE: 1"=100'



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DWN BY: DAS	DATE: 02/23/22
CK'D BY: DLK	REF. NO.: MS206

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	LOT REVISIONS	2/23/22	DAS

PROJECT NUMBER
18070