

CANYON CREEK RANCH

FINAL PLAT

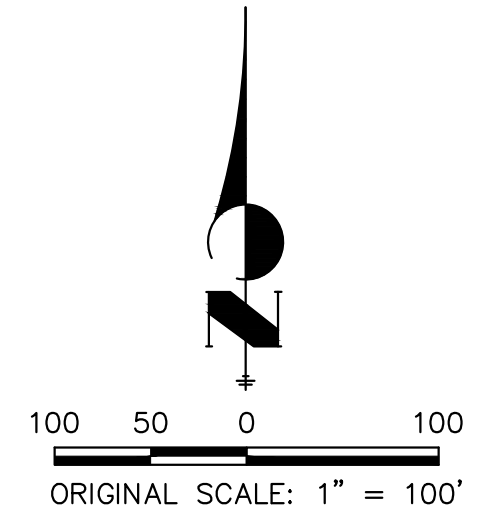
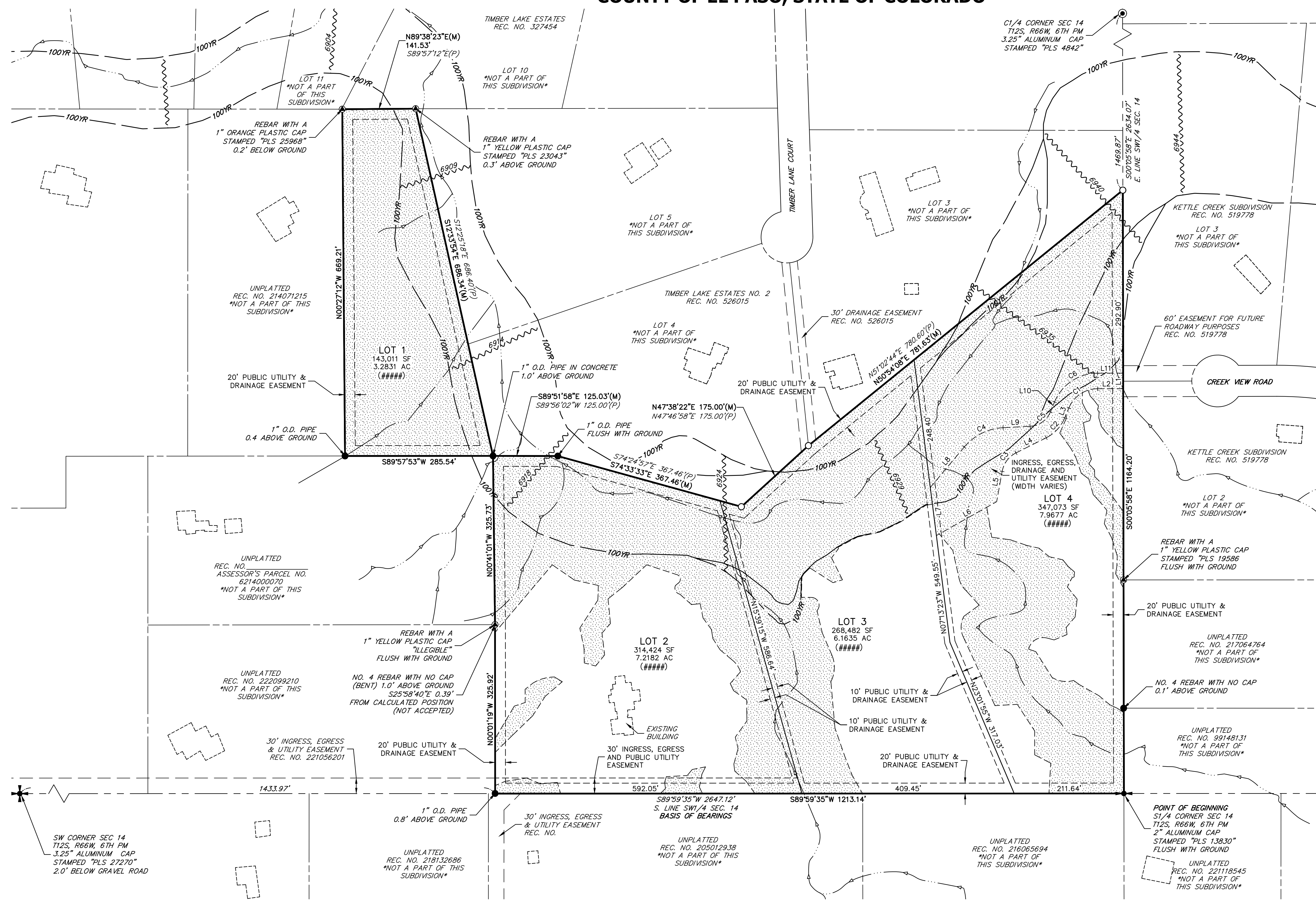
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- BOUNDARY LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY LINE
- SECTION LINE
- - - PROPOSED PROPERTY LINE
- - - PROPOSED EASEMENT LINE
- 100YR 100 YEAR FLOOD PLAIN (SEE GENERAL NOTE #5)
- SWALE
- ▨ DRAINAGE EASEMENT NO BUILD AND NO STORAGE OF MATERIALS (SEE SHEET 3)
- * NOT A PART OF THIS SUBDIVISION
- SF SQUARE FEET
- AC ACRE(S)
- (#####) ADDRESS
- (M) MEASURED BEARING / DISTANCE PER THIS PLAT
- (P) BEARING / DISTANCE PER RECORDED PLAT
- SET 18" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED "JR ENG PLS 38578"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°05'58"E	30.00'
L2	S89°55'48"W	49.39'
L3	S22°33'39"W	20.96'
L4	S63°25'50"W	65.08'
L5	S10°18'01"W	59.40'
L6	S60°39'25"W	133.40'
L7	N07°13'23"W	93.49'
L8	N39°59'21"E	101.81'
L9	N87°01'19"E	52.14'
L10	N22°33'39"E	20.96'
L11	N89°55'48"E	49.38'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	67°22'09"	60.00'	70.55'	S56°14'44"W 66.55'
C2	40°52'11"	75.00'	53.50'	S42°59'45"W 52.37'
C3	53°07'49"	50.00'	46.37'	S36°51'56"W 44.72'
C4	47°01'58"	105.00'	86.19'	N63°30'20"E 83.79'
C5	64°27'40"	45.00'	50.63'	N54°47'29"E 48.00'
C6	67°22'09"	90.00'	105.82'	N56°14'44"E 99.83'



CANYON CREEK RANCH
JOB NO. 25322.00
DECEMBER 6, 2024
SHEET 2 OF 3



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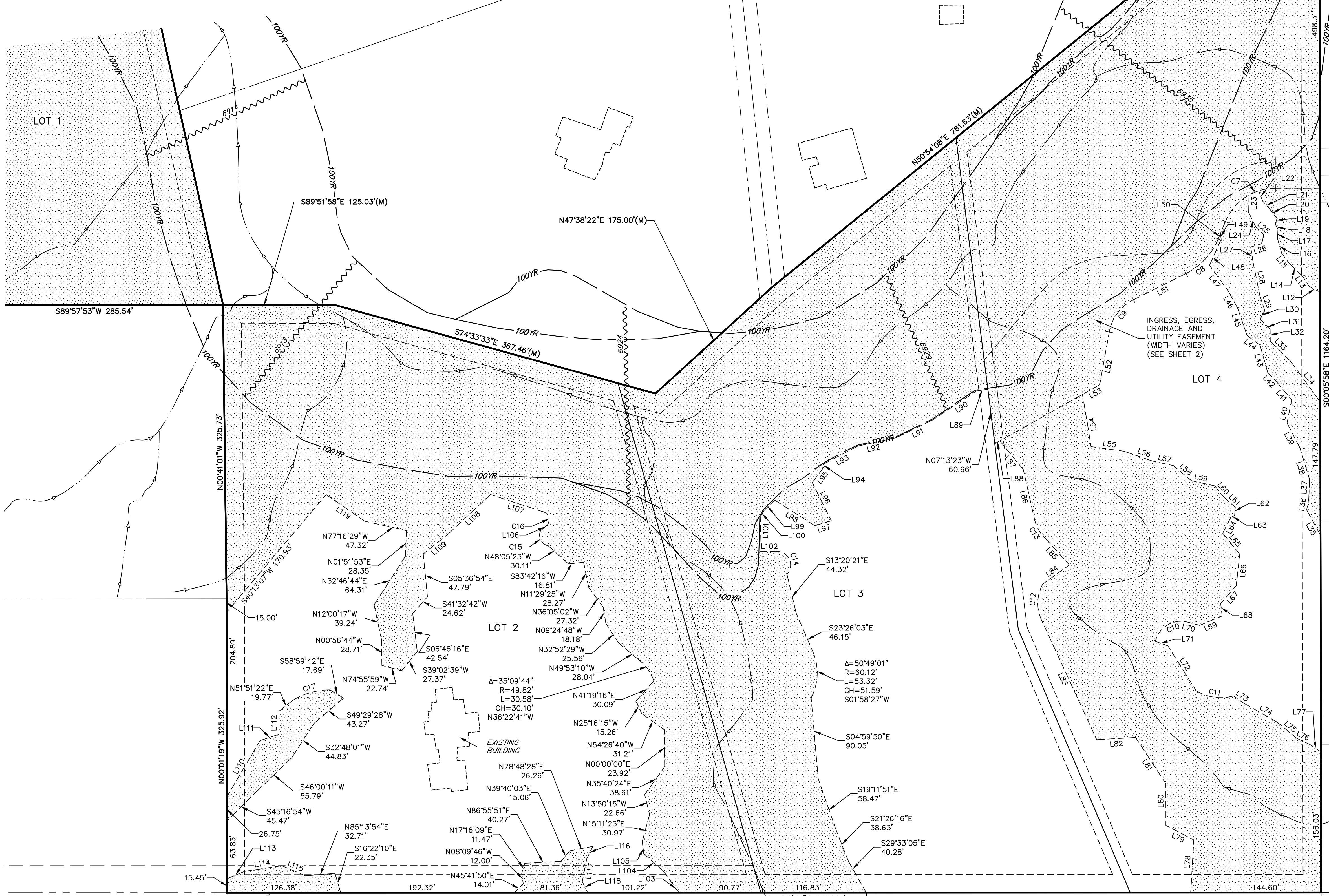
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- 100YR 100 YEAR FLOOD PLAIN (SEE GENERAL NOTE)
- SWALE
- DRAINAGE EASEMENT
NO BUILD AND NO STORAGE OF MATERIALS
(SEE SHEET 3)



LINE TABLE

LINE	BEARING	DISTANCE
L12	N63°09'15"W	13.51'
L13	N32°51'49"W	13.83'
L14	N46°18'49"W	19.72'
L15	N37°45'31"W	13.98'
L16	N16°08'38"W	17.34'
L17	N02°34'55"E	10.60'
L18	N28°29'50"W	6.33'
L19	N17°05'04"E	6.64'
L20	N37°32'24"W	13.51'
L21	N41°30'34"W	11.72'
L22	N20°52'31"W	12.00'
L23	S01°00'26"W	19.32'
L24	S26°19'16"E	18.65'
L25	S46°32'20"E	11.79'
L26	S73°11'19"W	12.66'
L27	S08°55'25"E	17.50'
L28	S11°28'31"E	37.30'
L29	S18°07'36"E	17.48'
L30	S28°08'47"W	10.73'
L31	S44°00'29"E	15.77'

LINE TABLE

LINE	BEARING	DISTANCE
L32	S00°49'52"E	12.93'
L33	S45°06'20"E	31.64'
L34	S36°07'57"E	56.07'
L35	N28°41'00"W	31.99'
L36	N10°17'50"E	13.07'
L37	N02°24'15"E	20.87'
L38	N16°55'07"W	36.64'
L39	N27°23'35"W	31.10'
L40	N11°12'52"E	26.23'
L41	N39°46'33"W	22.58'
L42	N42°42'03"W	17.86'
L43	N15°44'09"W	31.26'
L44	N52°52'14"W	18.12'
L45	N18°58'56"W	31.79'
L46	N28°34'51"W	20.89'
L47	N36°00'55"W	36.13'
L48	N24°06'27"E	31.68'
L49	N07°05'40"W	6.43'
L50	S22°33'39"W	6.54'
L51	S63°25'50"W	65.08'

LINE TABLE

LINE	BEARING	DISTANCE
L52	S10°18'01"W	59.40'
L53	S60°39'25"W	21.87'
L54	S09°34'07"E	35.35'
L55	S82°10'48"E	36.57'
L56	S70°58'30"E	33.26'
L57	S77°27'27"E	24.16'
L58	S50°13'12"E	25.93'
L59	S77°19'22"E	26.56'
L60	S39°15'45"E	17.12'
L61	S49°01'42"E	15.78'
L62	S04°07'30"W	9.27'
L63	S62°10'02"W	4.99'
L64	S26°51'29"W	19.35'
L65	S38°47'39"E	30.05'
L66	S06°26'39"W	34.85'
L67	S40°44'37"W	26.33'
L68	S06°31'33"E	13.88'
L69	S67°13'12"W	26.96'
L70	N74°58'18"W	13.70'
L71	S70°28'29"E	14.69'

LINE TABLE

LINE	BEARING	DISTANCE
L72	S32°13'26"E	58.64'
L73	S54°33'43"E	13.97'
L74	S60°26'45"E	42.86'
L75	S50°22'10"E	27.82'
L76	S64°41'22"E	16.38'
L77	S55°58'14"E	14.45'
L78	N03°21'27"E	58.57'
L79	N62°32'51"W	34.89'
L80	N00°04'13"W	46.17'
L81	N33°07'50"W	61.26'
L82	S86°41'41"W	43.14'
L83	N24°46'20"W	146.34'
L84	N54°02'20"E	36.42'
L85	N42°03'36"W	36.92'
L86	N12°39'09"W	57.08'
L87	N39°09'13"W	41.28'
L88	S60°39'25"W	6.46'
L89	S81°09'03"W	12.67'
L90	S56°33'54"W	58.66'
L91	S64°00'53"W	44.63'

LINE TABLE

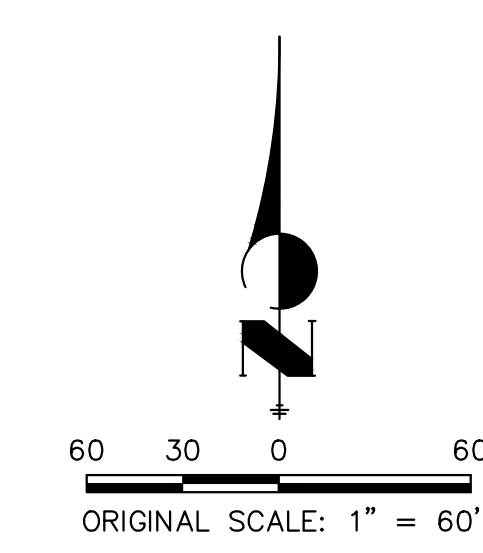
LINE	BEARING	DISTANCE
L92	S77°38'33"W	43.83'
L93	S62°12'29"W	42.90'
L94	S25°40'00"E	2.75'
L95	S36°58'27"W	22.39'
L96	S26°30'46"E	47.29'
L97	S73°11'12"W	19.02'
L98	N57°32'54"W	52.84'
L99	S45°40'08"W	16.45'
L100	S31°04'55"W	6.99'
L101	S01°35'06"W	39.20'
L102	S89°21'00"E	19.33'
L103	N35°44'40"W	29.74'
L104	N48°28'10"W	28.93'
L105	N06°50'49"W	13.62'
L106	N49°01'03"E	10.40'
L107	N71°51'33"W	59.69'
L108	S47°00'24"W	64.29'
L109	S51°23'38"W	35.25'
L110	N30°35'22"E	72.80'
L111	N71°37'08"E	22.16'

LINE TABLE

LINE	BEARING	DISTANCE
L112	N00°21'33"W	25.53'
L113	N67°31'04"E	21.57'
L114	N81°22'08"E	41.65'
L115	S66°59'14"E	28.67'
L116	S26°40'06"W	15.42'
L117	S11°08'48"W	25.81'
L118	S25°44'22"E	13.71'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C7	11°15'19"	60.00'	11.79'	S66°22'20"W 11.77'
C8	40°52'11"	75.00'	53.50'	S42°59'45"W 52.37'
C9	53°07'49"	50.00'	46.37'	S36°51'56"W 44.72'
C10	91°13'43"	29.23'	46.54'	S59°24'50"W 41.77'
C11	48°40'38"	50.92'	43.26'	S81°49'43"E 41.97'
C12	53°33'02"	44.00'	41.12'	N02°00'11"E 39.64'
C13	34°26'11"	44.30'	26.63'	N31°23'32"W 26.23'
C14	132°44'12"	15.07'	34.90'	S22°58'54"E 27.61'
C15	101°32'41"	12.07'	21.39'	N27°31'12"W 18.70'
C16	115°56'35"	9.52'	19.27'	N23°44'11"W 16.15'
C17	30°58'20"	79.77'	43.12'	N74°19'56"E 42.60'



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