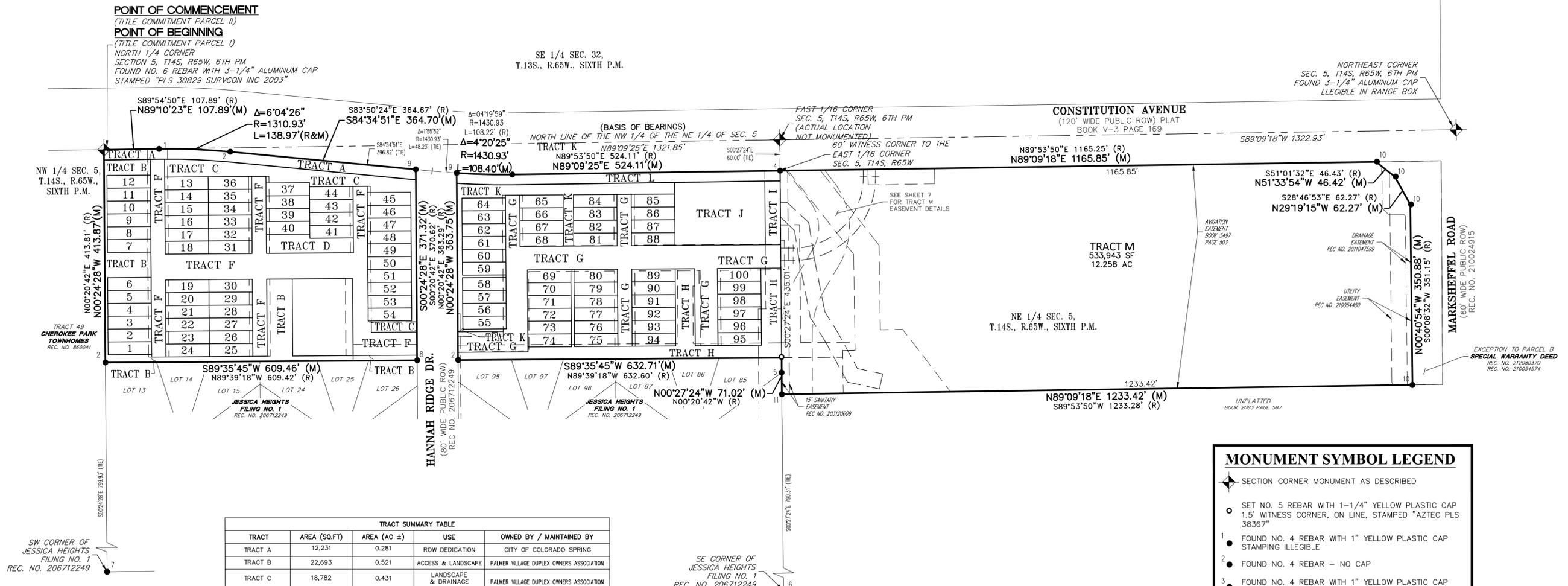


URBAN COLLECTION AT PALMER VILLAGE

SITUATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.

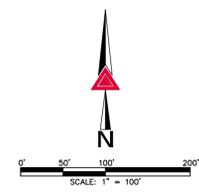


TRACT SUMMARY TABLE				
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY / MAINTAINED BY
TRACT A	12,231	0.281	ROW DEDICATION	CITY OF COLORADO SPRING
TRACT B	22,693	0.521	ACCESS & LANDSCAPE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT C	18,782	0.431	LANDSCAPE & DRAINAGE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT D	5,606	0.129	LANDSCAPE & DRAINAGE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT E	17,701	0.406	LANDSCAPE & ACCESS	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT F	51,632	1.185	ACCESS & UTILITY	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT G	51,480	1.182	ACCESS & UTILITY	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT H	26,653	0.612	ACCESS & LANDSCAPE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT I	3,715	0.085	LANDSCAPE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT J	21,717	0.499	LANDSCAPE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT K	14,920	0.343	LANDSCAPE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT L	12,650	0.290	ROW DEDICATION	CITY OF COLORADO SPRING
TRACT M	533,943	12.258	LANDSCAPE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TOTAL	793,723	18.222		

MONUMENT SYMBOL LEGEND	
	SECTION CORNER MONUMENT AS DESCRIBED
	SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP 1.5' WITNESS CORNER, ON LINE, STAMPED "AZTEC PLS 38367"
	FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPING ILLEGIBLE
	FOUND NO. 4 REBAR - NO CAP
	FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "PLS 4842 WK CLARK"
	FOUND NO. 6 REBAR - NO CAP
	FOUND 1-1/2" WASHER STAMPED "RLS 25968 ON TOP OF WALL"
	FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "RLS 17665 MVE"
	FOUND NO. 5 REBAR - NO CAP
	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 38367"
	FOUND 1" BRASS DISK STAMPED "AZTEC LS 38367"
	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 36567"
	FOUND 1" WITNESS CORNER WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069"
(ROW)	RIGHT-OF-WAY
(M)	MEASURED DISTANCE
(R)	RECORD DISTANCE PER SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 212080370

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC



AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
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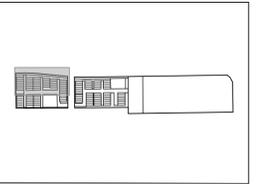
DEVELOPER
RICHMOND AMERICAN HOMES
OF COLORADO, INC., A DELAWARE CORP.
4350 S. MONACO ST.
DENVER, CO 80237

DATE OF PREPARATION:	03-19-2020
SCALE:	1" = 50'
SHEET 2 OF 7	

AzTec Proj. No.: 21419-48 Drawn By: CWB

URBAN COLLECTION AT PALMER VILLAGE

SITUATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.



VICINITY MAP
SCALE: 1"=1000'

SE 1/4 SEC. 32,
T.13S., R.65W., SIXTH P.M.

NW 1/4, NE 1/4 SEC. 5,
T.14S., R.65W., SIXTH P.M.

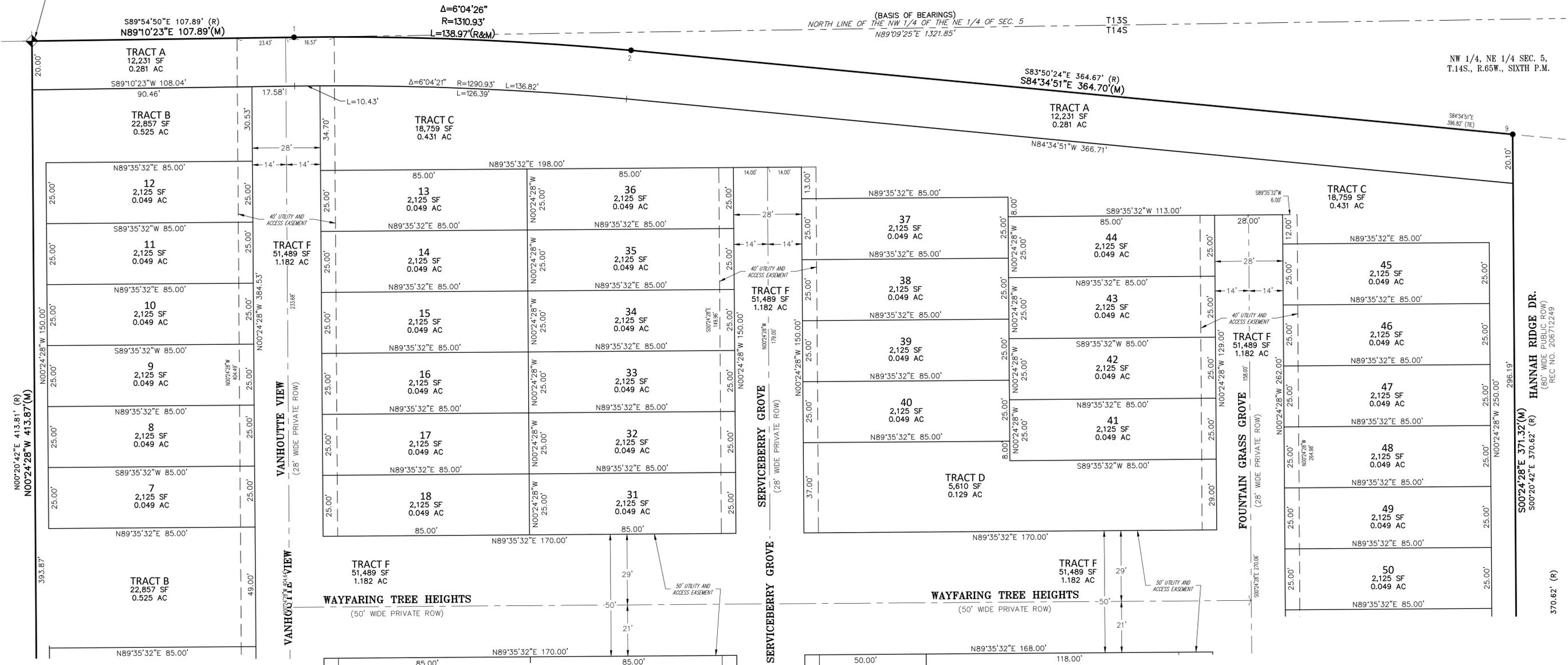
POINT OF COMMENCEMENT
(TITLE COMMITMENT PARCEL II)

POINT OF BEGINNING
(TITLE COMMITMENT PARCEL I)

NORTH 1/4 CORNER
SECTION 5, T14S, R65W, 6TH PM
FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 30829 SURVCON INC 2003"

CONSTITUTION AVENUE
(120' WIDE PUBLIC ROW) PLAT

BOOK V-3 PAGE 169

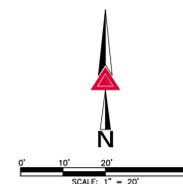


SEE SHEET 5

SEE SHEET 4

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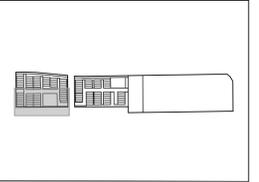
DEVELOPER
**RICHMOND AMERICAN HOMES
OF COLORADO, INC., A DELAWARE CORP.**
4350 S. MONACO ST.
DENVER, CO 80237

DATE OF PREPARATION:	03-19-2020
SCALE:	1" = 20'
SHEET 3 OF 7	

AzTec Proj. No.: 21419-48 Drawn By: CWB

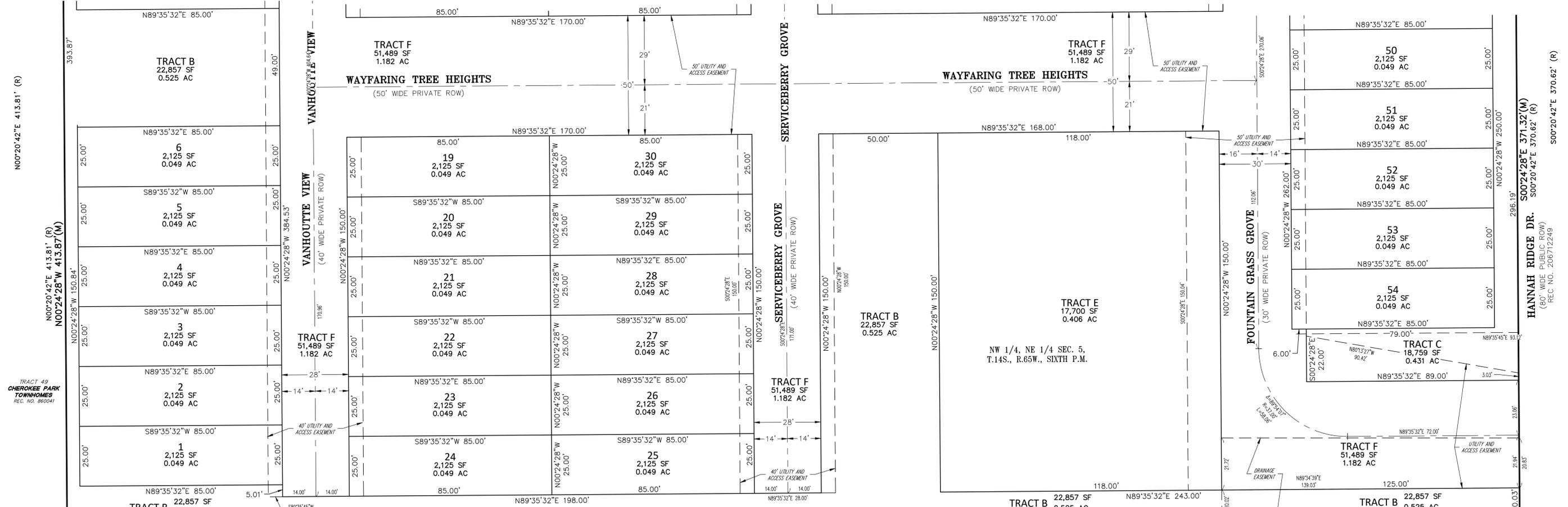
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COUNTY OF EL PASO, STATE OF COLORADO.



VICINITY MAP
SCALE: 1"=1000'

SEE SHEET 3



SEE SHEET 6

TRACT 49
CHEROKEE PARK
TOWNHOMES
REC. NO. 860041

HANNAH RIDGE DR.
(80' WIDE PUBLIC ROW)
REC. NO. 206712249

LOT 13
JESSICA HEIGHTS
FLING NO. 1
REC. NO. 206712249

LOT 14
JESSICA HEIGHTS
FLING NO. 1
REC. NO. 206712249

LOT 15
JESSICA HEIGHTS
FLING NO. 1
REC. NO. 206712249

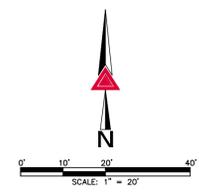
LOT 24
JESSICA HEIGHTS
FLING NO. 1
REC. NO. 206712249

LOT 25
JESSICA HEIGHTS
FLING NO. 1
REC. NO. 206712249

LOT 26
JESSICA HEIGHTS
FLING NO. 1
REC. NO. 206712249

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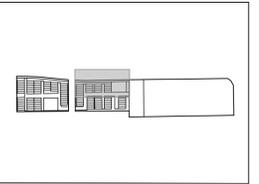
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DATE OF PREPARATION:	03-19-2020
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SHEET 4 OF 7	

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URBAN COLLECTION AT PALMER VILLAGE

SITUATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.



VICINITY MAP
SCALE: 1"=1000'

CONSTITUTION AVENUE

SE 1/4 SEC. 32, (120' WIDE PUBLIC ROW) PLAT
T.13S., R.65W., SIXTH P.M. BOOK V-3 PAGE 169

(BASIS OF BEARINGS)

(BASIS OF BEARINGS)
NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC. 5
N89°09'25"E 1321.85'

T13S
T14S

NW 1/4, NE 1/4 SEC. 5,
T.14S., R.65W., SIXTH P.M.

EAST 1/16 CORNER
SEC. 5, T14S, R65W, 6TH PM
(ACTUAL LOCATION
NOT MONUMENTED)

60' WITNESS CORNER TO THE
EAST 1/16 CORN
SEC. 5, T14S, R6

NE 1/
T.14S., R.65

CONSTITUTION AVENUE
(120' WIDE PUBLIC ROW) PLAT
BOOK V-3 PAGE 169

N89°53'50"E 524.11' (R)
N89°09'25"E 524.11'(M)

TRACT L
12,650 SF
0.290 AC

Δ=4°17'04" R=1450.93' L=108.50'

TRACT K
14,929 SF
0.343 AC

TRACT G
51,460 SF
1.181 AC

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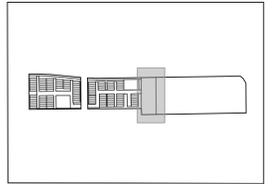
62
2,125 SF
0

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TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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(SEE SHEET 2 FOR OVERALL TRACT N)

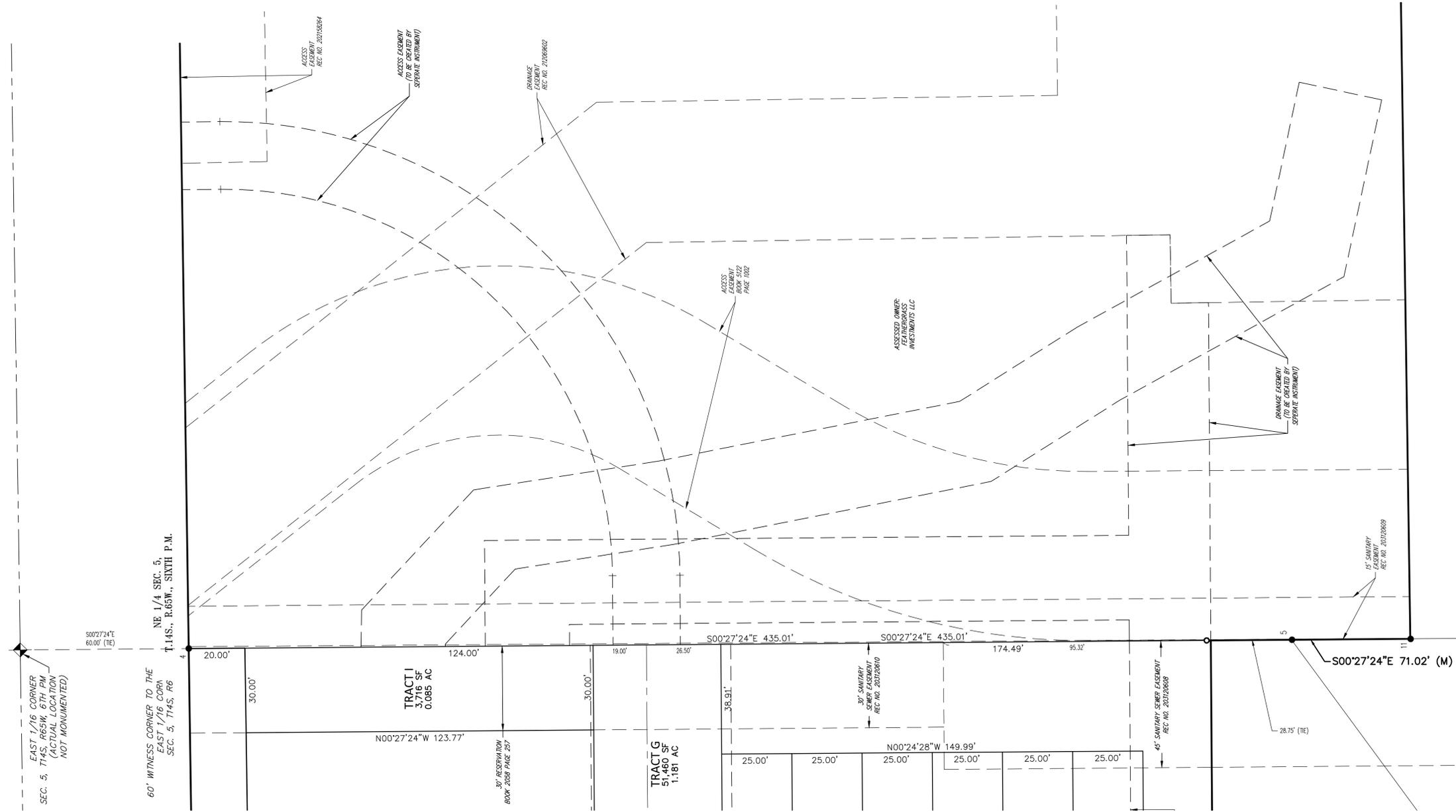
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH



VICINITY MAP
SCALE: 1"=1000'

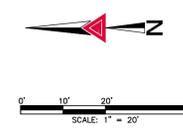
SEE SHEET 4

SEE SHEET 2



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SHEET 7 OF 7	

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