

DEVELOPMENT NOTES:

- TRACT A - USE OPEN SPACE - TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- AREAS WITHIN PLATTED DRAINAGE EASEMENTS AND TRACT A SHALL BE DRAINAGE AND DRAINAGE MAINTENANCE ACCESS EASEMENTS IN THEIR ENTIRETY GRANTED TO EL PASO COUNTY AND SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THE PROPERTY OWNERS ASSOCIATION. NO BUILDINGS, BUILDING PERMITS, WELLS OR SEPTIC SYSTEMS SHALL BE ALLOWED WITHIN THESE EASEMENTS.
- NO NON-MOTORIZED TRAILS OR TRAIL EASEMENTS ARE INCLUDED WITHIN THIS APPLICATION.
- THE EAGLE WING VIEW EXTENSION SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. THE KURIE ROAD EXTENSION SHALL BE OWNED AND MAINTAINED BY EL PASO COUNTY. BOTH ROADWAY EXTENSIONS SHALL BE GRAVEL SURFACED AND DESIGNED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS OR EL PASO COUNTY APPROVED DEVIATIONS AND WAIVERS.
- WATER TO A CENTRAL DISTRIBUTION SYSTEM OWNED AND OPERATED BY THE PARK FOREST WATER DISTRICT. FIRE HYDRANTS TO BE PROVIDED WITH THE CENTRAL WATER DISTRIBUTION SYSTEM PER THE BLACK FOREST FIRE PROTECTION DISTRICT'S CODE AND SPECIFICATION REQUIREMENTS.
- WASTE WATER TO BE INDIVIDUAL ON SITE SEPTIC SYSTEMS.
- THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SERVICE DISTRICT, THE BLACK FOREST FIRE DISTRICT, THE ACADEMY SCHOOL DISTRICT NO. 20 AND THE BLACK HILLS ENERGY CORPORATION SERVICE DISTRICT.
- MAXIMUM BUILDING HEIGHT - 35'
- BUILDING SETBACKS FOR FRONT, SIDE AND REAR YARDS - 25' UNLESS SHOWN OTHERWISE.
- STANDARD DRAINAGE AND UTILITY EASEMENTS: FRONT - 15', SIDE - 10', REAR - 10' AND PERIMETER 30'.
- THE PROPOSED METHOD OF GUARANTEEING FUNDS FOR PUBLIC IMPROVEMENTS SHALL BE APPROVED BY AND ACCEPTABLE TO THE EL PASO COUNTY ATTORNEY'S OFFICE AND THE EGM ADMINISTRATOR.
- ALL RECORDED EASEMENTS WHOSE LOCATION CAN BE DEFINED ARE SHOWN ON THE PLAN. A UTILITY MAINTENANCE EASEMENT WHICH AFFECTS THE ENTIRE PROPERTY IS RECORDED IN BK 3673 PG 917 OF THE EL PASO COUNTY PUBLIC RECORDS.
- UTILITY LINES PROVIDING SERVICE TO EXISTING BUILDINGS AND FACILITIES MAY BE RELOCATED DEPENDING UPON FINAL UTILITY ENGINEERING PROVIDED BY INDIVIDUAL UTILITY COMPANIES.
- TRACTS "C" AND "D" LAND AND WELL SHALL BE OWNED BY MYPAD, INC. AND / OR ASSIGNS AND SHALL BE MAINTAINED AND / OR REPLACED BY THE PROPERTY OWNERS ASSOCIATION IN ACCORDANCE WITH AGREEMENT OF RECORD.
- WASTE WATER TREATMENT WILL BE PROVIDED VIA INDIVIDUAL ON-SITE SEPTIC SYSTEMS, DESIGNED, PERMITTED, CONSTRUCTED AND OPERATED PER THE EL PASO COUNTY HEALTH DEPARTMENT CODES AND REGULATIONS. ALL SEPTIC SYSTEMS TO BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- FUTURE BRIARGATE PARKWAY 60' ROW AND THE 20' ROW RESERVATION ADJOINING THE NORTHERLY ROW LINE OF BRIARGATE BLVD SHOWN ON PRELIMINARY PLAN LOT NO. 13 AND TRACT A ARE FUTURE ROWS FOR ACQUISITION CONTEMPLATED TO BE ACQUIRED BY EL PASO COUNTY AT A LATER DATE.

STANDARD PCD PRELIMINARY PLAN NOTES

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAN SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
- SEE PRELIMINARY PLAN SHEET 2 OF 2 FOR A DETAILED DESCRIPTION OF AND LOCATION OF SOILS AND GEOLOGIC HAZARDS WITHIN THE EAGLE RISING SUBDIVISION INCLUDING SPECIFIC LOTS AFFECTED.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE PROVIDED WITH FINAL PLAT SUBMITTALS.
- SEE PRELIMINARY PLAN SHEET 2 OF 2 FOR A DETAILED DESCRIPTION OF AND LOCATION OF EXISTING BIOLOGICAL HAZARDS AND LOCATIONS POTENTIALLY AFFECTING SPECIFIC LOTS WITHIN THE SUBDIVISION

PRELIMINARY PLAN EAGLE RISING

A PORTION OF THE EAST HALF (E 1/2) OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

DEVELOPMENT DATA -

SINGLE FAMILY RESIDENTIAL - 17 LOTS, 55.27 AC, 77.7%
 OPEN SPACE (TRACT A) - 12.08 AC, 17%
 MISC TRACTS (WELLS) - 0.02 AC, 0.03%
 WELL SITE NO. 1 (TRACT C) - 160 SF
 WELL SITE NO. 2 (TRACT D) - 900 SF
 PUBLIC ROAD ROW - 2.11 AC, 3%
 COUNTY PROPOSED BRIARGATE (ASPHALT) - 1.43 AC
 KURIE ROAD CUL-DE-SAC (GRAVEL) - 0.34 AC
 EAGLE WING DRIVE CUL-DE-SAC (ASPHALT) - 0.34 AC
 PRIVATE ROAD ROW (TRACT B) - EAGLE WING VIEW - 1.31 AC, 2% (GRAVEL)
 TOTAL PROJECT - 17 LOTS, 70.79 AC, 100%
 MIN LOT SIZE - 2.5 AC
 AVE LOT SIZE - 3.25 AC
 GROSS DENSITY - 1 LOT PER 4.16 AC
 MAX BLDG HEIGHT - 35 FEET
 EXISTING ZONING - RR-2.5

PROPERTY OWNERS:

CASAS LIMITED PARTNERSHIP #4
 PO BOX 2076
 COLORADO SPRINGS, CO 80901-2076

IQ INVESTORS LLC
 PO BOX 2076
 COLORADO SPRINGS, CO 80901-2976

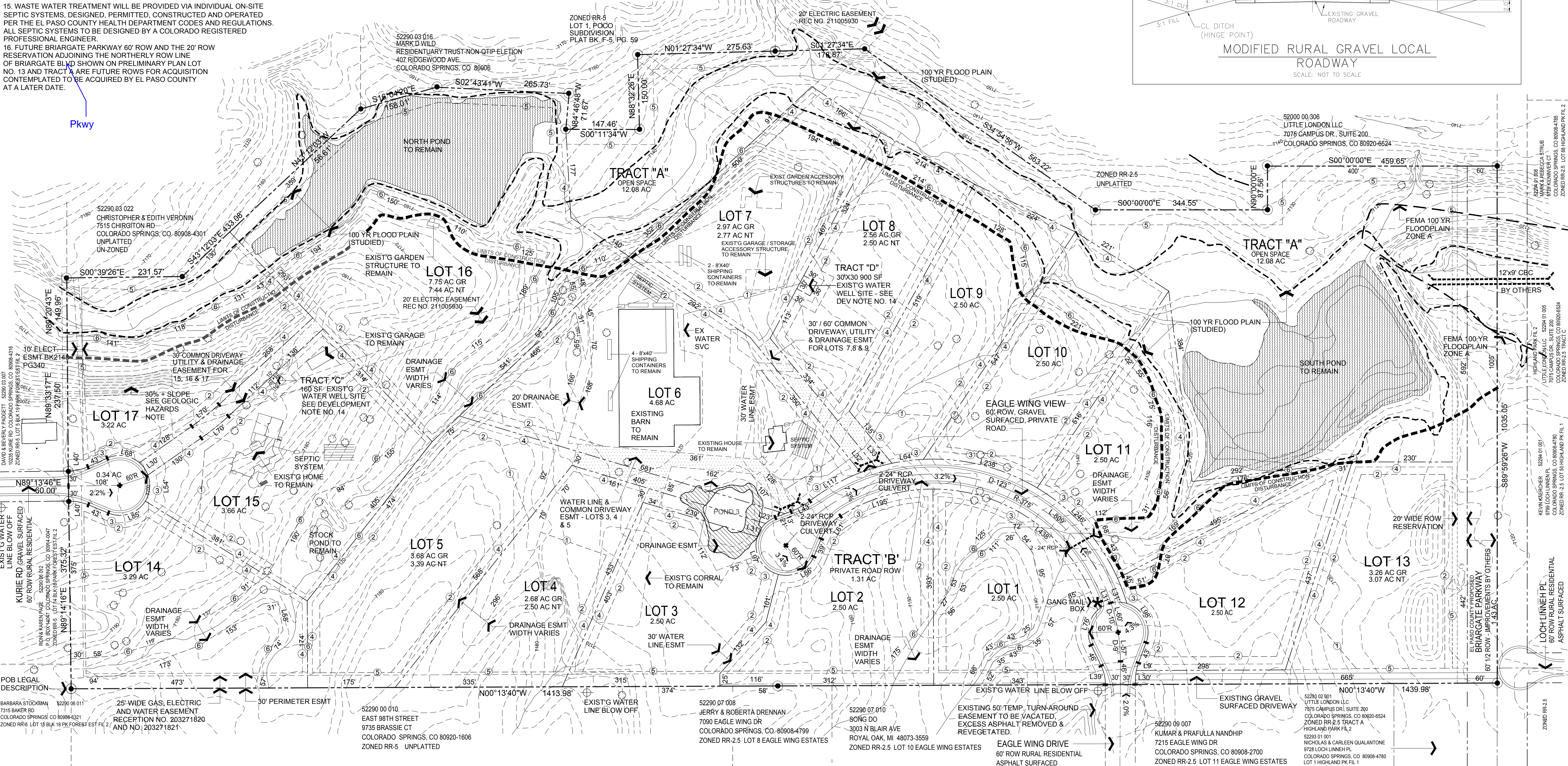
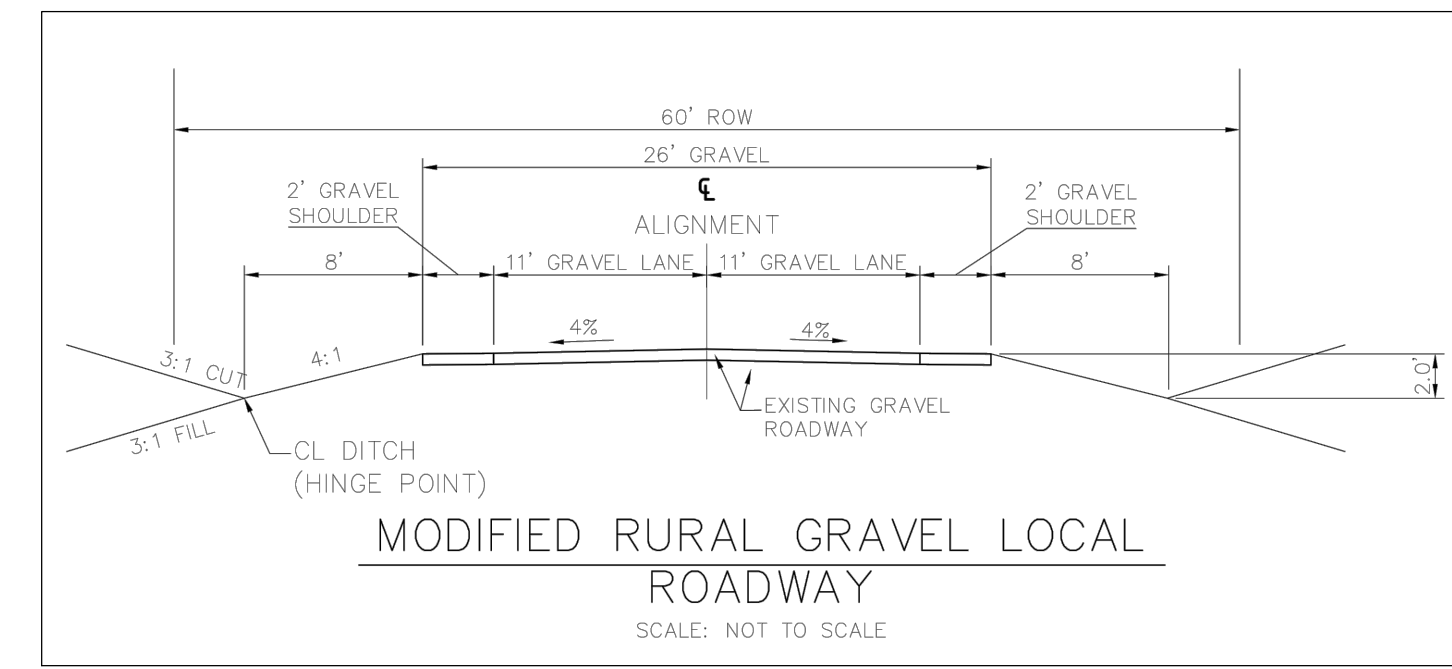
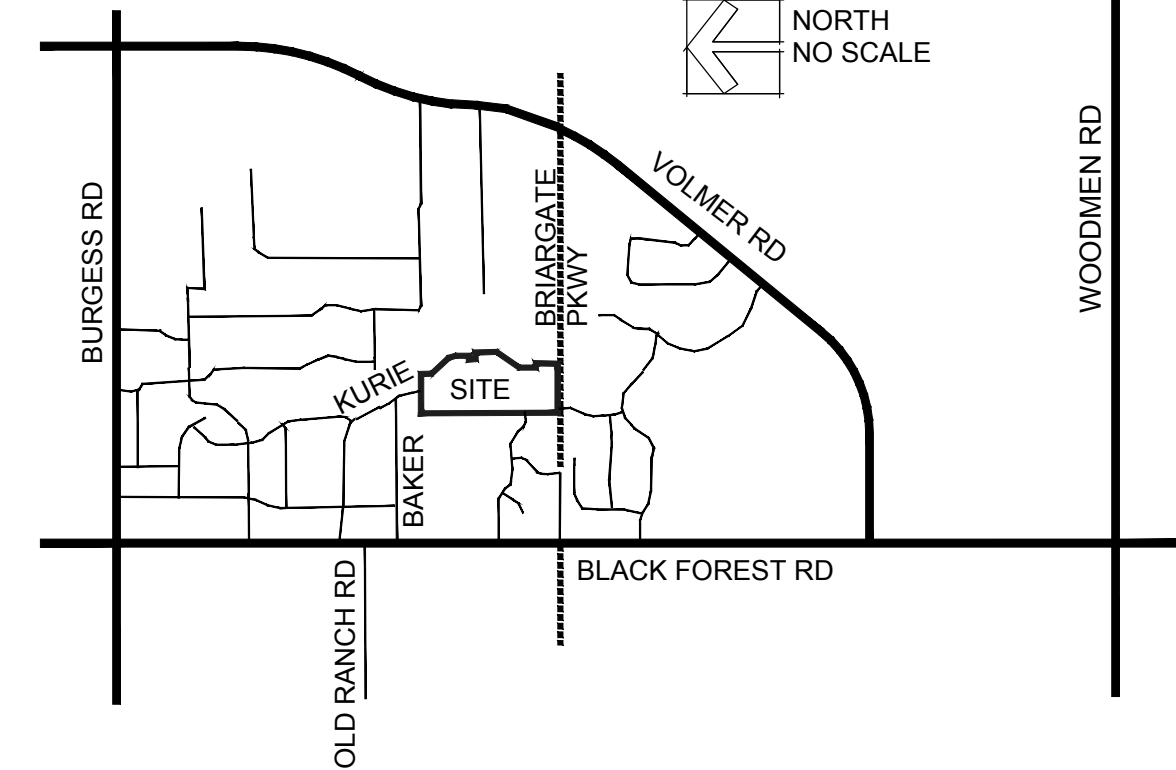
DEVELOPER

MYPAD, INC.
 STEPHEN J. JACOBS, JR., PRESIDENT
 PO BOX 2076
 COLORADO SPRINGS, CO 80901-2976

TYPICAL LINE SCHEDULE

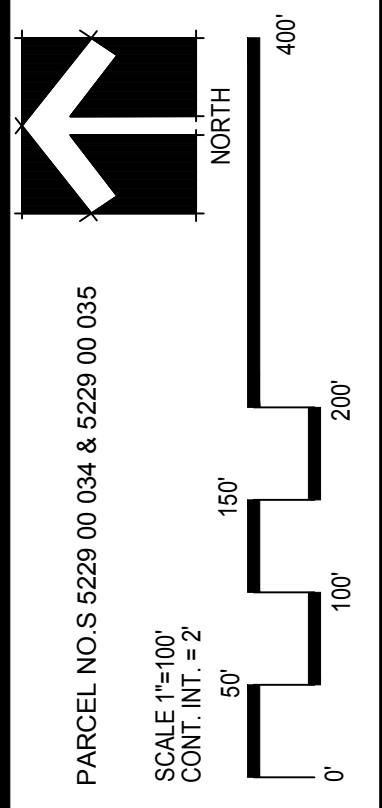
- FRONT BLDG SETBACK AT 200' MIN. LOT WIDTH
- 25' BUILDING SETBACK
- 15' FRONT UTILITY & DRAINAGE EASEMENT
- 10' SIDE AND REAR UTILITY & DRAINAGE EASEMENT
- 30' PERIMETER UTILITY & DRAINAGE EASEMENT
- DRAINAGE EASEMENT WIDTH VARIES

VICINITY MAP



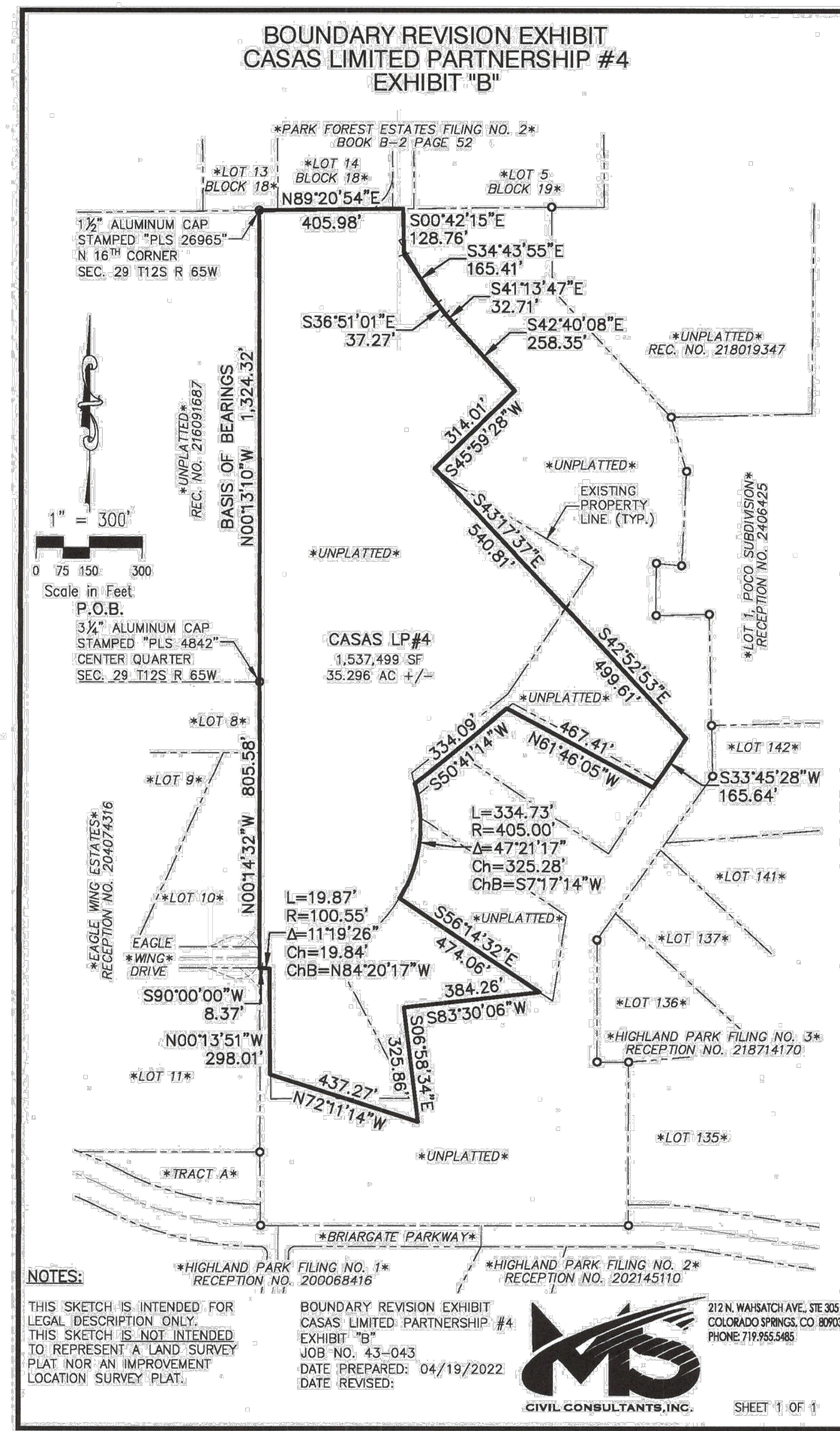
LRA

LAND RESOURCE ASSOCIATES
 9736 MOUNTAIN RD.
 CHIPITA PARK, CO 80809
 719-684-2298



ISSUED FOR:	COUNTY REINSTATEMENT
project number	
computer file	
issue date	SEPTEMBER 05, 2023 V1.1
drawn by	DFJ
checked by	
revisions	

sheet number
1
 of two
 PCD PROJECT NUMBER
SP205



**CASÁS LIMITED PARTNERSHIP #4
LEGAL DESCRIPTION**

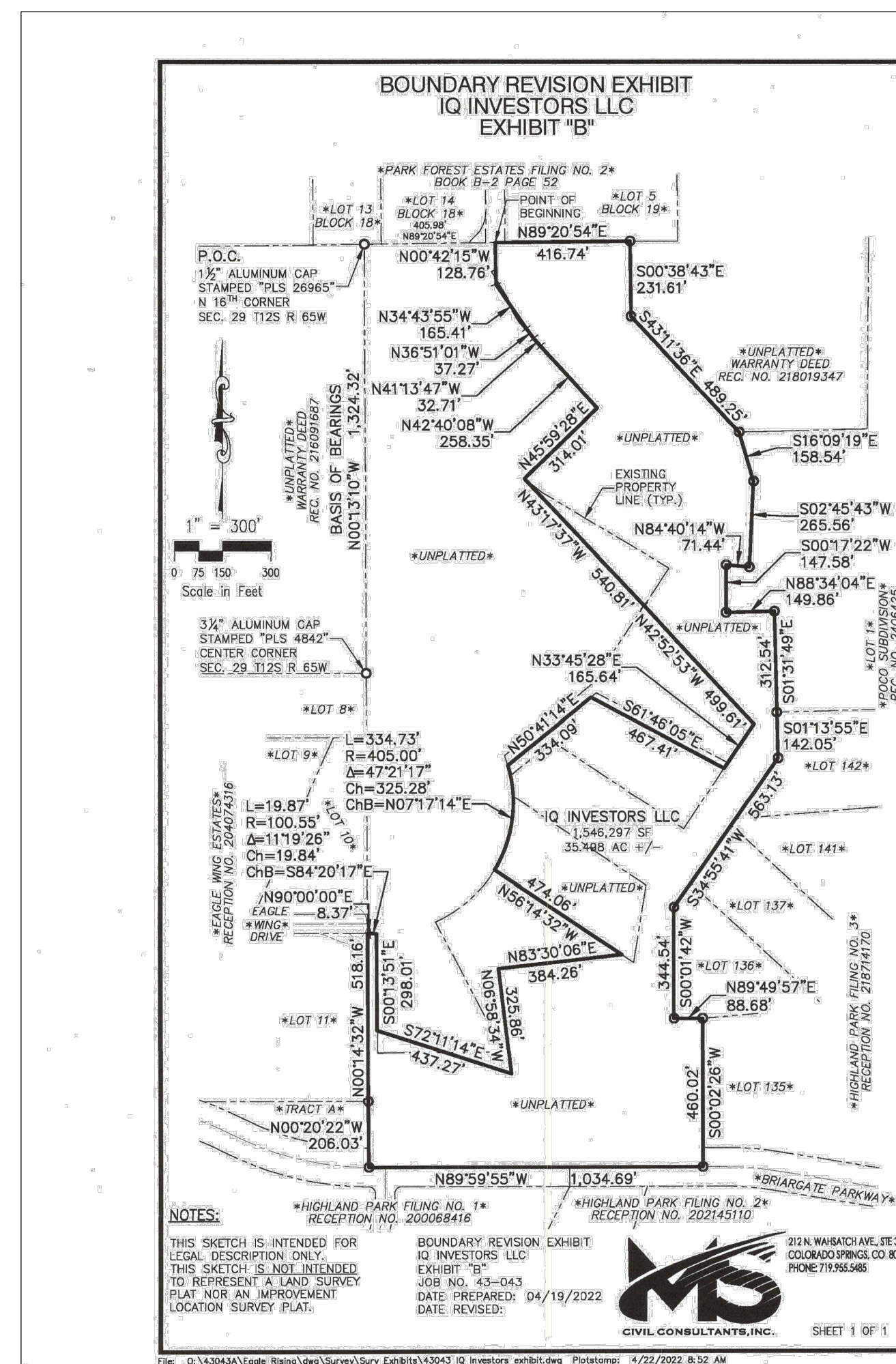
A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4, SE1/4) SECTION 29, T12S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED BY WARRANTY DEED RECORDED UNDER RECEPTION NO. 216091687 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
 THENCE N00°13'10"W ALONG THE EAST LINE THEREOF, 1,324.32 FEET TO THE SOUTH LINE OF "PARK FOREST ESTATES FILING NO. 2" AS RECORDED IN BOOK B-2 AT PAGE 52 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
 THENCE N89°20'54"E ALONG THE SOUTH LINE THEREOF, 405.98 FEET;
 THENCE S00°42'15"E A DISTANCE OF 128.76 FEET;
 THENCE S34°43'55"E A DISTANCE OF 165.41 FEET;
 THENCE S41°13'47"E A DISTANCE OF 37.27 FEET;
 THENCE S42°40'08"E A DISTANCE OF 258.35 FEET;
 THENCE S45°59'28"W A DISTANCE OF 314.01 FEET;
 THENCE S43°17'37"E A DISTANCE OF 540.81 FEET;
 THENCE S42°52'53"E A DISTANCE OF 489.61 FEET;
 THENCE S33°45'28"W A DISTANCE OF 165.64 FEET;
 THENCE N61°46'05"W A DISTANCE OF 467.41 FEET;
 THENCE S50°41'14"W A DISTANCE OF 334.09 FEET;
 THENCE S34.73 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 47°21'17" THE CHORD OF 325.28 FEET WHICH BEARS S07°17'14"W;
 THENCE S56°14'32"E, NON-TANGENT TO THE PREVIOUS COURSE, 474.06 FEET;
 THENCE S83°30'06"W A DISTANCE OF 384.26 FEET;
 THENCE S06°58'34"E A DISTANCE OF 325.86 FEET;
 THENCE N72°11'14"E A DISTANCE OF 437.27 FEET;
 THENCE N00°13'51"W A DISTANCE OF 298.01 FEET;
 THENCE 19.87 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.55 FEET, A CENTRAL ANGLE OF 11°19'26" THE CHORD OF 19.84 FEET WHICH BEARS N84°20'17"W TO A POINT OF TANGENT;
 THENCE S90°00'00"W A DISTANCE OF 8.37 FEET TO THE EAST LINE OF "EAGLE WING ESTATES" AS RECORDED UNDER RECEPTION NO. 204074316 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
 THENCE N00°14'32"W ALONG SAID EAST LINE, 805.58 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 1,537,499 SQUARE FEET (35.296 ACRES, MORE OR LESS).

BASIS OF BEARINGS:
 THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE 1/4) SECTION 29, T12S, R65W, 6TH P.M., EL PASO COUNTY, COLORADO, BEING MONUMENTED ON THE SOUTH BY A FOUND 3 1/4" ALUMINUM CAP STAMPED "PLS 4842" AND ON THE NORTH BY A 1 1/2" ALUMINUM CAP STAMPED "PLS 26965", AND IS ASSUMED TO BEAR N00°13'10"W, A DISTANCE OF 1,324.32 FEET.

**PRELIMINARY PLAN
EAGLE RISING**
 A PORTION OF THE EAST HALF (E 1/2) OF SECTION 29, TOWNSHIP 12 SOUTH,
 RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



Limits of construction/no-build area should be above top of bank and offset from the channel per previous analyses.

**IQ INVESTORS LLC
LEGAL DESCRIPTION**

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) AND THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2, SE1/4) SECTION 29, T12S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED BY WARRANTY DEED RECORDED UNDER RECEPTION NO. 216091687 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
 THENCE N89°20'54"E ALONG THE SOUTH LINE OF "PARK FOREST ESTATES FILING NO. 2" AS RECORDED IN BOOK B-2 AT PAGE 52 IN THE RECORDS OF EL PASO COUNTY, COLORADO, A DISTANCE OF 405.98 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N89°20'54"E ALONG SAID SOUTH LINE A DISTANCE OF 416.74 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED BY WARRANTY DEED RECORDED UNDER RECEPTION NO. 218019347 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
 THENCE ALONG THE WEST LINES THEREOF THE FOLLOWING TWO (2) COURSES:
 1. THENCE S00°38'43"E A DISTANCE OF 231.61 FEET;
 2. THENCE S43°13'36"E A DISTANCE OF 489.25 FEET TO THE NORTHWEST CORNER OF LOT 1, "POCO SUBDIVISION" AS RECORDED UNDER RECEPTION NO. 2406425 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG THE WEST LINES THEREOF THE FOLLOWING SIX (6) COURSES:

1. THENCE S16°09'19"E A DISTANCE OF 158.54 FEET;
2. THENCE S02°45'43"W A DISTANCE OF 265.56 FEET;
3. THENCE N84°40'14"W A DISTANCE OF 71.44 FEET;
4. THENCE S00°14'22"W A DISTANCE OF 147.58 FEET;
5. THENCE N88°34'04"E A DISTANCE OF 149.86 FEET;
6. THENCE S01°31'49"E A DISTANCE OF 312.54 FEET TO THE NORTHWEST CORNER OF "HIGHLAND PARK FILING NO. 3" AS RECORDED UNDER RECEPTION NO. 21874170 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG THE WEST LINES THEREOF THE FOLLOWING FIVE (5) COURSES:

1. THENCE S01°13'55"E A DISTANCE OF 142.05 FEET;
2. THENCE S34°55'41"W A DISTANCE OF 563.13 FEET;
3. THENCE S00°01'42"W A DISTANCE OF 344.54 FEET;
4. THENCE N89°49'57"E A DISTANCE OF 88.68 FEET;
5. THENCE S00°02'26"W A DISTANCE OF 460.02 FEET TO THE NORTH RIGHT-OF-WAY OF BRIARGATE PARKWAY AS SHOWN ON THE PLATS OF, "HIGHLAND PARK FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 20214510 AND "HIGHLAND PARK FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 200068416 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

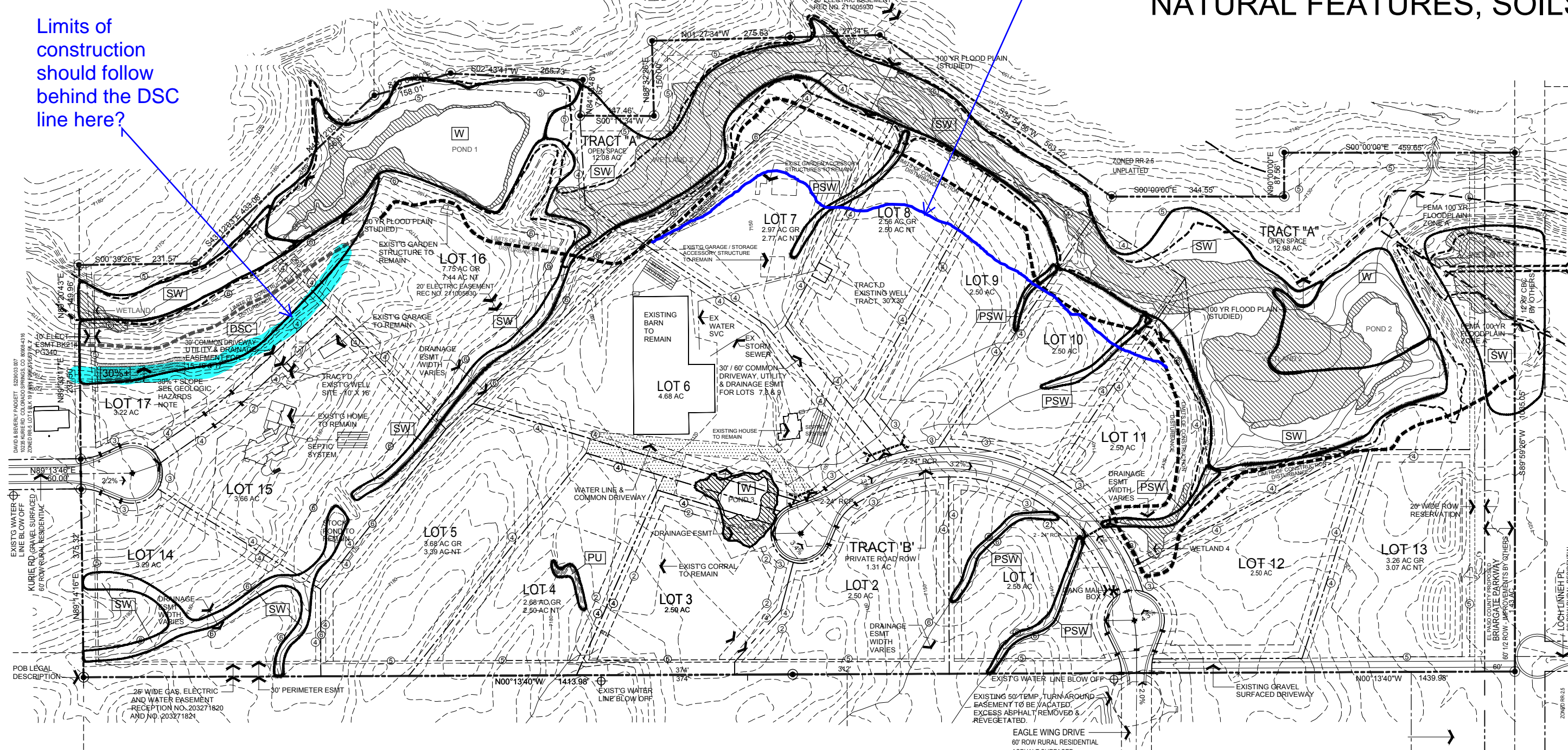
THENCE N89°59'55"W ALONG SAID RIGHT-OF-WAY LINE 1,034.69 FEET;
 THENCE N00°20'22"W A DISTANCE OF 206.03 FEET TO THE SOUTHEAST CORNER OF LOT 11, "EAGLE WING ESTATES" AS RECORDED UNDER RECEPTION NO. 204074316 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
 THENCE N00°14'32"W ALONG THE EAST LINE THEREOF, 518.16 FEET;
 THENCE N90°00'00"E A DISTANCE OF 8.37 FEET TO A POINT OF CURVE;
 THENCE 19.87 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 100.55 FEET, A CENTRAL ANGLE OF 11°19'26" THE CHORD OF 19.84 FEET WHICH BEARS S84°20'17"E;

THENCE S00°13'51"E A DISTANCE OF 298.01 FEET;
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 THENCE N34°43'55"W A DISTANCE OF 165.41 FEET;
 THENCE N00°42'15"W A DISTANCE OF 128.76 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 1,546,297 SQUARE FEET (35.498 ACRES, MORE OR LESS).

BASIS OF BEARINGS:
 THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE 1/4) SECTION 29, T12S, R65W, 6TH P.M., EL PASO COUNTY, COLORADO, BEING MONUMENTED ON THE SOUTH BY A FOUND 3 1/4" ALUMINUM CAP STAMPED "PLS 4842" AND ON THE NORTH BY A 1 1/2" ALUMINUM CAP STAMPED "PLS 26965", AND IS ASSUMED TO BEAR N00°13'10"W, A DISTANCE OF 1,324.32 FEET.

NATURAL FEATURES, SOILS & GEOLOGIC HAZARDS PLAN



TYPICAL LINE SCHEDULE

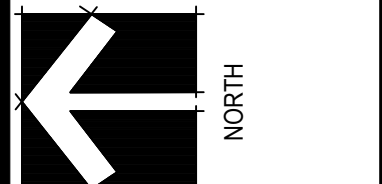
- ① FRONT BLDG SETBACK AT 200' MIN. LOT WIDTH
- ② 25' BUILDING SETBACK
- ③ 15' FRONT UTILITY & DRAINAGE EASEMENT
- ④ 10' SIDE AND REAR UTILITY & DRAINAGE EASEMENT
- ⑤ 30' PERIMETER UTILITY & DRAINAGE EASEMENT
- ⑥ DRAINAGE EASEMENT WIDTH VARIES

GEOLOGIC HAZARDS NOTE:

PORTIONS OF THE FOLLOWING LOTS AND TRACTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. SPECIFIC MITIGATION MEASURES, IF ANY, AND A MAP OF THE HAZARD AREAS CAN BE FOUND IN THE SOILS, GEOLOGY, HAZARDS AND WASTE WATER STUDY FOR THE EAGLE RISING SUBDIVISION BY ENTECH ENGINEERING DATED 5/30/2012 AND 9/14/12 AND REVISED 1/19/23 LOCATED IN THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT FILES.

- [W] PONDED WATER- PORTIONS OF LOTS 3, 4, 5, 6, 16 & TRACT A
- [SW] SEASONAL SHALLOW GROUNDWATER- PORTIONS OF LOTS 14, 15, 16, 17 & TRACT A
- [PSW] POTENTIALLY SEASONAL SHALLOW GROUNDWATER - PORTIONS OF LOTS 1, 7, 8, 9, 10, 11 & TRACT A
- [SWS] DOWNSLOPE GREYER - PORTIONS OF LOTS 16 & 17
- [PU] POTENTIALLY UNSTABLE SLOPE - PORTIONS OF LOT 4
- [30%] 30% PLUS SLOPE - PORTIONS OF LOT 17
- AREAS WHERE SHALLOW BEDROCK MAY REQUIRE ENGINEERED SEPTIC SYSTEMS - PORTIONS OF LOTS 3, 5, 8, 12 & 14
- AREAS WHERE SEPTIC SYSTEMS ARE NOT RECOMMENDED - PORTIONS OF LOTS 3, 6, 7, 8, 9, 10, 11, 14, 15, 16, & 17

LRA
 LAND RESOURCE ASSOCIATES
 9736 MOUNTAIN RD.
 CHIPITA PARK, CO 80809
 719-684-2298



PARCEL NO. S 5229 00 034 & 5229 00 035
 PLAN SCALE 1"=200'
 CONT. INT. = 2

ISSUED FOR:	COUNTY REINSTATEMENT
project number	
computer file	
issue date	September 05, 2023
drawn by	DFJ
checked by	
revisions	

sheet number
2 of two
 PCD PROJECT NUMBER
SP205