

GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT

A REPLAT OF TRACTS C, D AND L, DONALD SUBDIVISION FILING NO. 1 AND TRACT P, DONALD SUBDIVISION FILING NO. 2 PART OF THE SOUTH HALF OF SECTION 31, T11S, R66W, 6th P.M. AND PART OF SECTIONS 6, T12S, R66W, 6th P.M. EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS... THE UNDERSIGNED, JERRY M. O'LEARY, IS THE SURVEYOR OF THE FOLLOWING DESCRIBED TRACTS OF LAND...

OWNERS CERTIFICATE... THE UNDERSIGNED HAS THE OWNERS, HOUSING AND HOLDERS OF RIGHTS AND INTERESTS IN THE LAND DESCRIBED HEREIN...

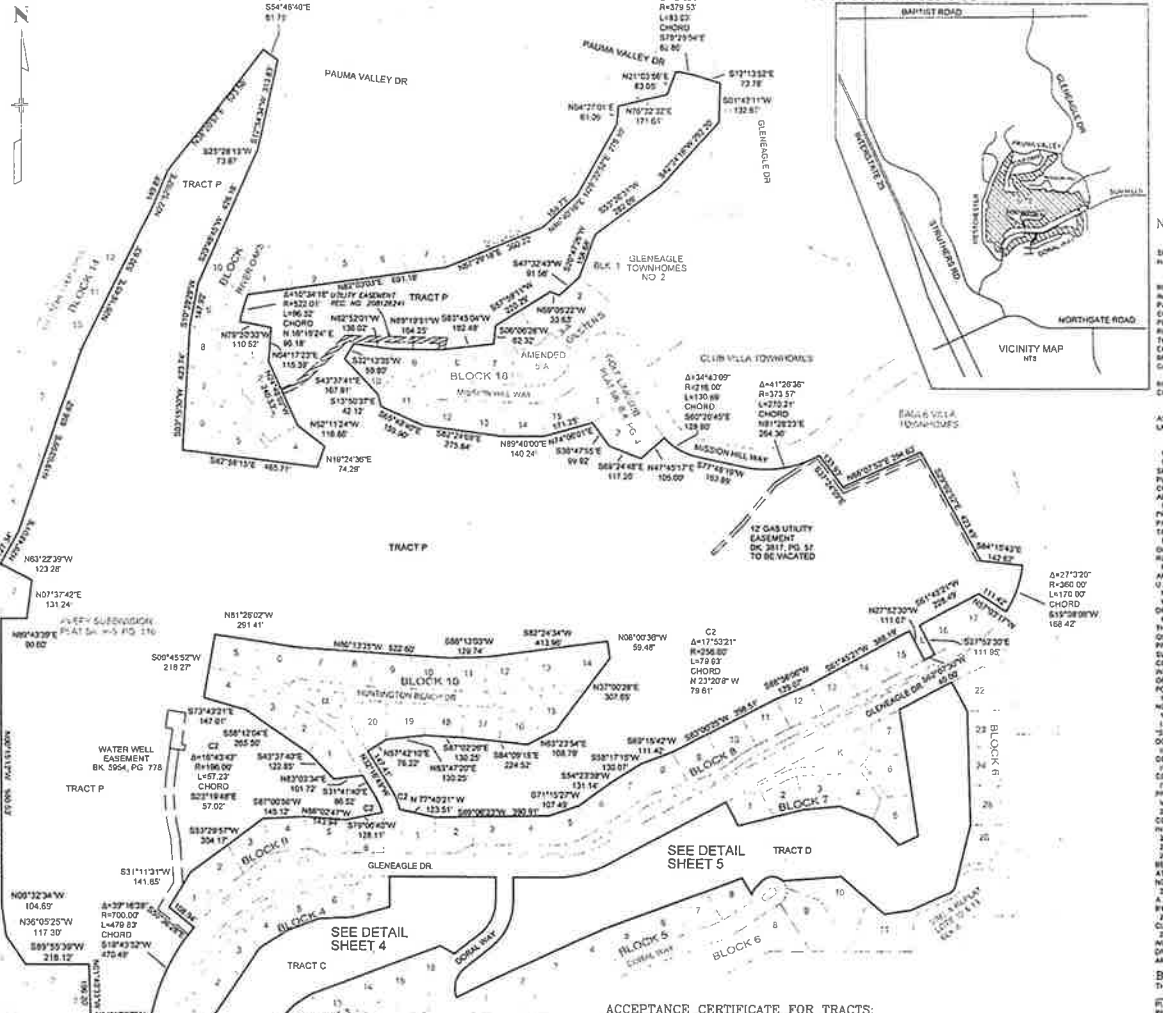
IN WITNESS WHEREOF... I, JERRY M. O'LEARY, SURVEYOR, HAVE SIGNED THIS INSTRUMENT THIS 3 DAY OF Aug, 2017...

NOTES... 1. THE PUBLIC UTILITIES ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A LICENSED ELECTRICAL PROFESSIONAL ENGINEER... 2. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PLANNING AND DESIGN FOR THIS DEVELOPMENT...

BOARD OF COUNTY COMMISSIONERS CERTIFICATE... THE PLAT FOR GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT HAS BEEN APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS...

RECORDING... STATE OF COLORADO... COUNTY OF EL PASO... FILING NO. 2017-08-111... 8/17/17

FEE SCHEDULE... RECORDING FEES \$13.50... COUNTY OF EL PASO LAND SURVEYING, INC.



8-06 0627
R-0921
L-0178
CHORD
5844902E
81.73

AS PLATTED / SURVEYED
NOTARIAL... STATE OF COLORADO... COUNTY OF EL PASO... JERRY M. O'LEARY, SURVEYOR... 9-16-18

ACCEPTANCE CERTIFICATE FOR TRACTS... THE DEDICATION OF THE TRACTS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY GAS DEVELOPMENT, INC. AND ITS ASSIGNS AND SUCCESSORS...

SURVEYOR'S CERTIFICATION... I, JERRY M. O'LEARY, A DAILY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE OF THE SURVEY...

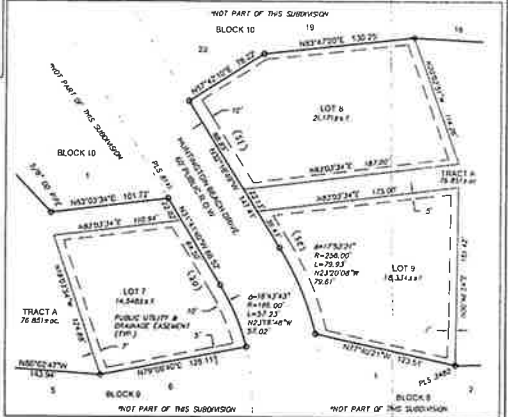
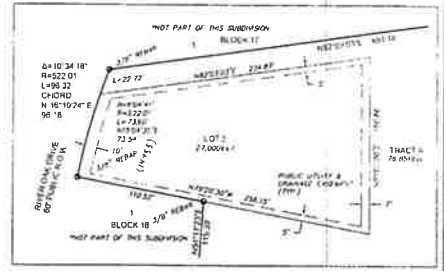
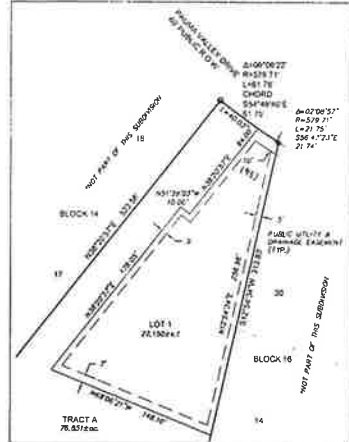
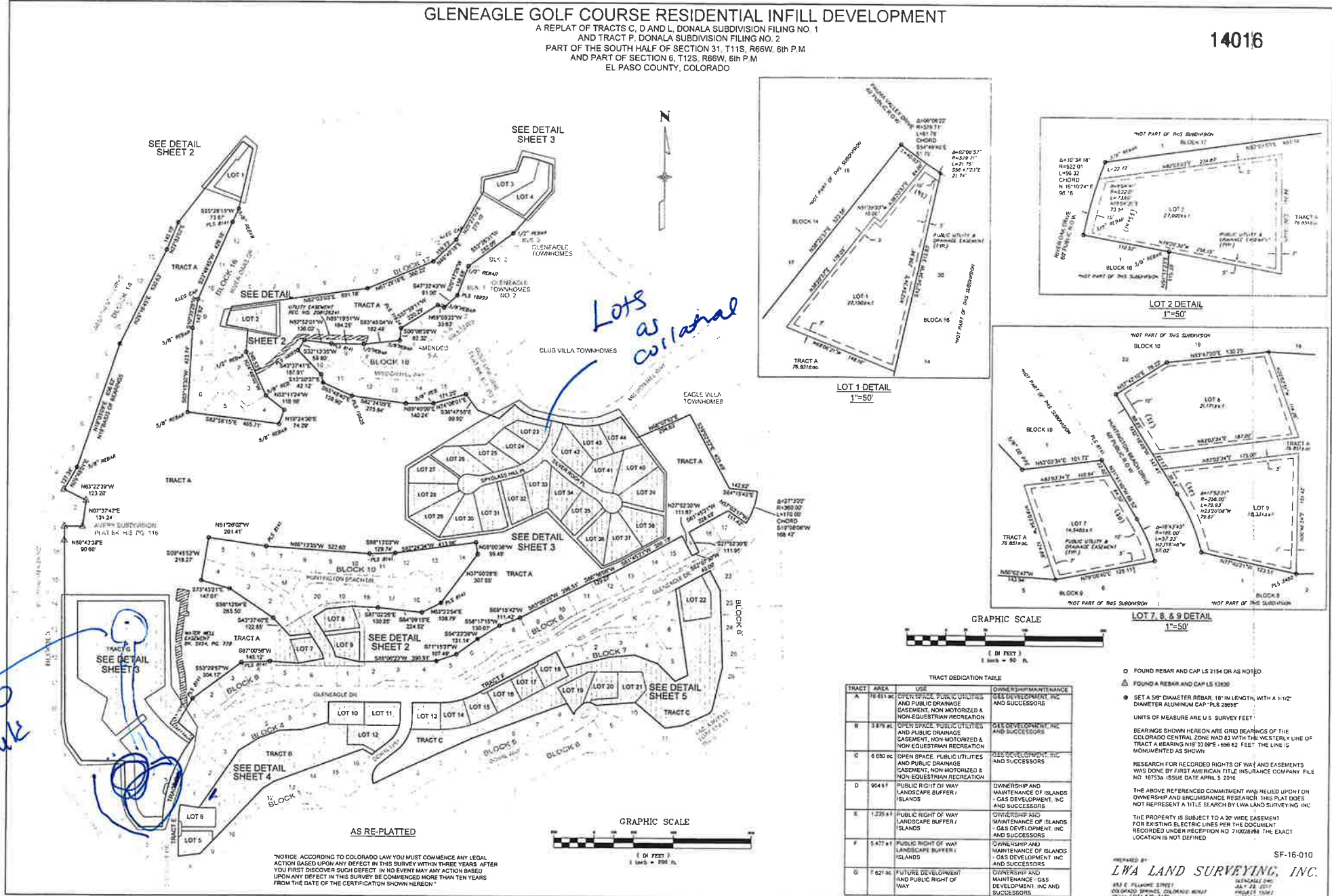
NOTICE, ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT...

GRAPHIC SCALE... 1 inch = 200 feet

GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT

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AND TRACT P, DONALA SUBDIVISION FILING NO. 2
PART OF THE SOUTH HALF OF SECTION 31, T11S, R66W, 6th P.M.
AND PART OF SECTION 5, T12S, R66W, 6th P.M.
EL PASO COUNTY, COLORADO

14016



TRACT	AREA	USE	OWNERSHIP/MAINTENANCE
A	18,851.94	OPEN SPACE, PUBLIC UTILITIES AND PUBLIC DRAINAGE EASEMENT, NON-MOTORIZED & NON-EQUESTRIAN RECREATION	DEVELOPMENT, INC. AND SUCCESSORS
B	3,876.74	OPEN SPACE, PUBLIC UTILITIES AND PUBLIC DRAINAGE EASEMENT, NON-MOTORIZED & NON-EQUESTRIAN RECREATION	DEVELOPMENT, INC. AND SUCCESSORS
C	6,850.00	OPEN SPACE, PUBLIC UTILITIES AND PUBLIC DRAINAGE EASEMENT, NON-MOTORIZED & NON-EQUESTRIAN RECREATION	DEVELOPMENT, INC. AND SUCCESSORS
D	904.81	PUBLIC RIGHT OF WAY LANDSCAPE BUFFER/ ISLANDS	OWNERSHIP AND MAINTENANCE OF ISLANDS/ GAS DEVELOPMENT, INC. AND SUCCESSORS
E	1,235.81	PUBLIC RIGHT OF WAY LANDSCAPE BUFFER/ ISLANDS	OWNERSHIP AND MAINTENANCE OF ISLANDS/ GAS DEVELOPMENT, INC. AND SUCCESSORS
F	3,827.81	PUBLIC RIGHT OF WAY LANDSCAPE BUFFER/ ISLANDS	OWNERSHIP AND MAINTENANCE OF ISLANDS/ GAS DEVELOPMENT, INC. AND SUCCESSORS
G	7,621.80	FUTURE DEVELOPMENT AND PUBLIC RIGHT OF WAY	OWNERSHIP AND MAINTENANCE/ GAS DEVELOPMENT, INC. AND SUCCESSORS

○ FOUND REBAR AND CAP L5 2154 DR AS NOTED
 △ FOUND A REBAR AND CAP L5 2300
 ● SET A 50' DIAMETER REBAR, 18" IN LENGTH, WITH A 1/2" DIAMETER ALUMINUM CAP "PLS 2305"
 UNITS OF MEASURE ARE U.S. SURVEY FEET
 BEARINGS SHOWN HEREON ARE GRID BEARINGS OF THE COLORADO CENTRAL ZONE MAGN 43 WITH THE WESTERN LINE OF TRACT A BEARING N19° 03' 00" E - 656.62 FEET THE LINE IS MONUMENTED AS SHOWN
 RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 187536 ISSUE DATE APRIL 5, 2016
 THE ABOVE REFERENCED COMMITMENT WAS RELIED UPON ON OWNERSHIP AND ENCUMBRANCE RESEARCH THIS PLAN DOES NOT REPRESENT A TITLE SEARCH BY LWA LAND SURVEYING, INC.
 THE PROPERTY IS SUBJECT TO A 20' WIDE EASEMENT FOR EXISTING ELECTRIC LINES PER THE DOCUMENT RECORDED UNDER RECEPTION NO. 210028488 THE EXACT LOCATION IS NOT DEFINED

PREPARED BY: **LWA LAND SURVEYING, INC.**
 853 E. PLEASANT STREET, DENVER, CO 80202
 PHONE: 773.838.5178

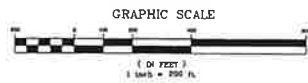
SF-16-010

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NO BULK

Lots as collateral

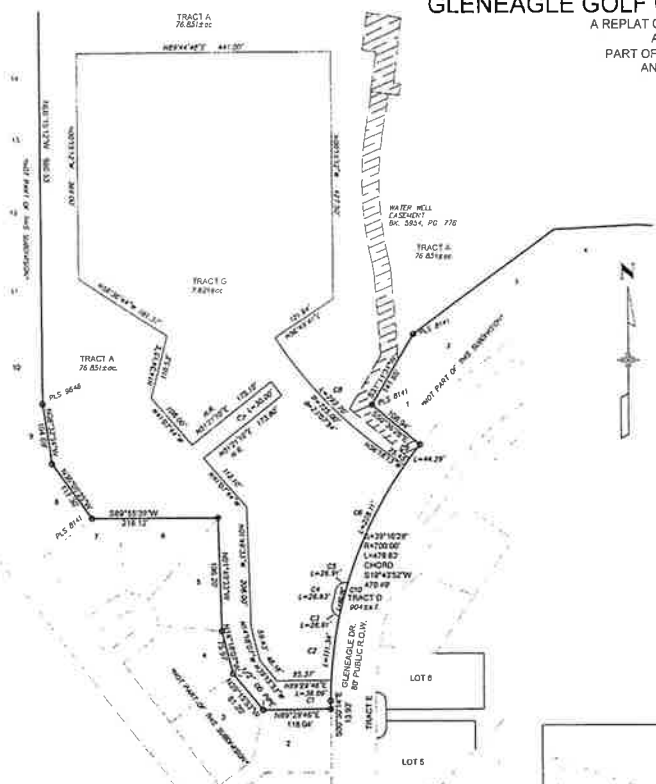
AS RE-PLATTED



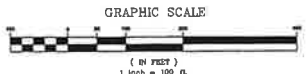
GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT

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AND TRACT P, DONALA SUBDIVISION FILING NO. 2
PART OF THE SOUTH HALF OF SECTION 31, T11S, R66W, 8th P.M
AND PART OF SECTION 6, T12S, R66W, 6th P.M
EL PASO COUNTY, COLORADO

14016



TRACT G DETAIL

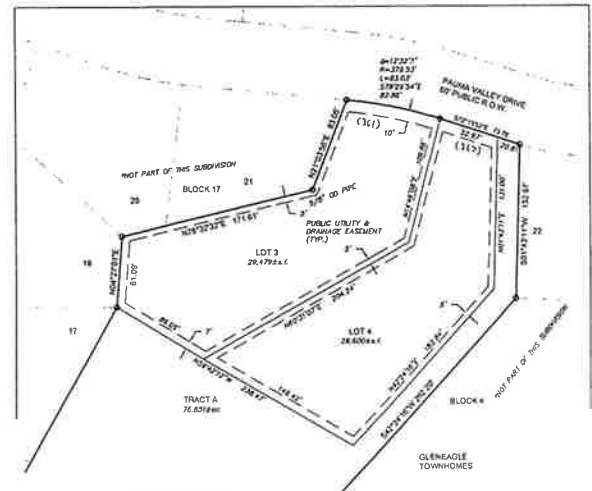
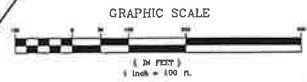


CURVE	DELTA	CHORD	BEARING	LENGTH
C1	172.27°	100.00'	S89°13'23"W	30.00'
C2	172.27°	100.00'	S89°13'23"W	30.00'
C3	172.27°	100.00'	S89°13'23"W	30.00'
C4	172.27°	100.00'	S89°13'23"W	30.00'
C5	172.27°	100.00'	S89°13'23"W	30.00'
C6	172.27°	100.00'	S89°13'23"W	30.00'
C7	172.27°	100.00'	S89°13'23"W	30.00'
C8	172.27°	100.00'	S89°13'23"W	30.00'
C9	172.27°	100.00'	S89°13'23"W	30.00'
C10	172.27°	100.00'	S89°13'23"W	30.00'

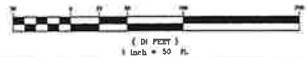
- FOUND REBAR AND CAPS 3/16" OR AS NOTED
 - △ FOUND A REBAR AND CAPS 1/8"
 - SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1/2" DIAMETER ALUMINUM CAP "PLS 2865"
- UNITS OF MEASURE ARE U.S. SURVEY FEET
- BEARINGS SHOWN HEREON ARE GRID BEARINGS OF THE COLORADO CENTRAL ZONE NAD 83 WITH THE WESTERLY LINE OF TRACT A BEARING N19°33'00"W - 856.52 FEET. THE LINE IS MONUMENTED AS SHOWN.
- RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO 187534, ISSUE DATE APRIL 5, 2016
- THE ABOVE REFERENCED COMMITMENT WAS RELIED UPON FOR OWNERSHIP AND ENCUMBRANCE RESEARCH. THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY LVA LAND SURVEYING, INC.
- THE PROPERTY IS SUBJECT TO A 20' WIDE EASEMENT FOR EXISTING ELECTRIC LINES PER THE DOCUMENT RECORDED UNDER RECEPTION NO. 21003699. THE EXACT LOCATION IS NOT DEFINED.



LOTS 23 THROUGH 44 DETAIL



LOTS 3 AND 4 DETAIL



CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	LENGTH
C1	172.27°	100.00'	30.00'	S89°13'23"W	30.00'
C2	172.27°	100.00'	30.00'	S89°13'23"W	30.00'
C3	172.27°	100.00'	30.00'	S89°13'23"W	30.00'
C4	172.27°	100.00'	30.00'	S89°13'23"W	30.00'
C5	172.27°	100.00'	30.00'	S89°13'23"W	30.00'
C6	172.27°	100.00'	30.00'	S89°13'23"W	30.00'
C7	172.27°	100.00'	30.00'	S89°13'23"W	30.00'
C8	172.27°	100.00'	30.00'	S89°13'23"W	30.00'
C9	172.27°	100.00'	30.00'	S89°13'23"W	30.00'
C10	172.27°	100.00'	30.00'	S89°13'23"W	30.00'

"NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY AN ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."

PREPARED BY
LVA LAND SURVEYING, INC.
857 E. PLUMME STREET
DENVER, COLORADO 80202
PHONE (303) 733-5176

RECORDED BY
JULY 8, 2016
SHEET 3 OF 3

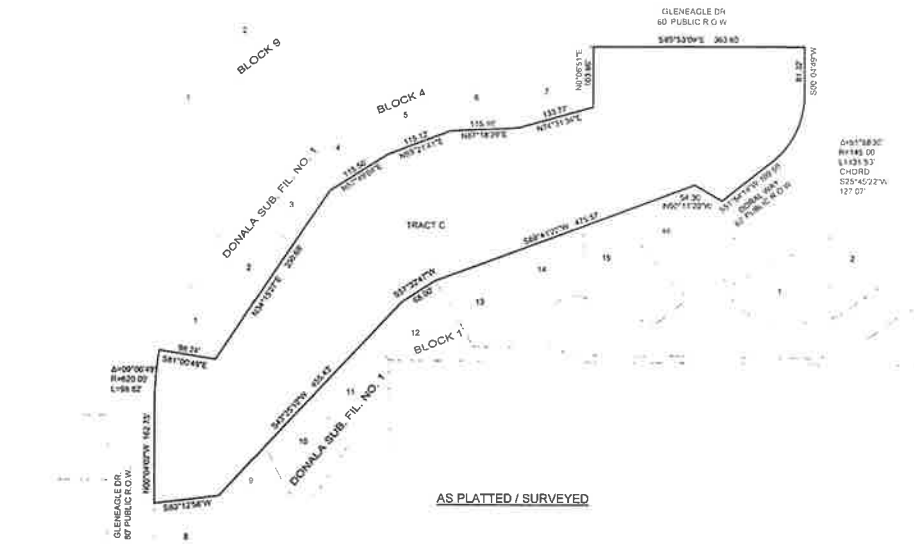
GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT

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AND TRACT P, DONALA SUBDIVISION FILING NO. 2

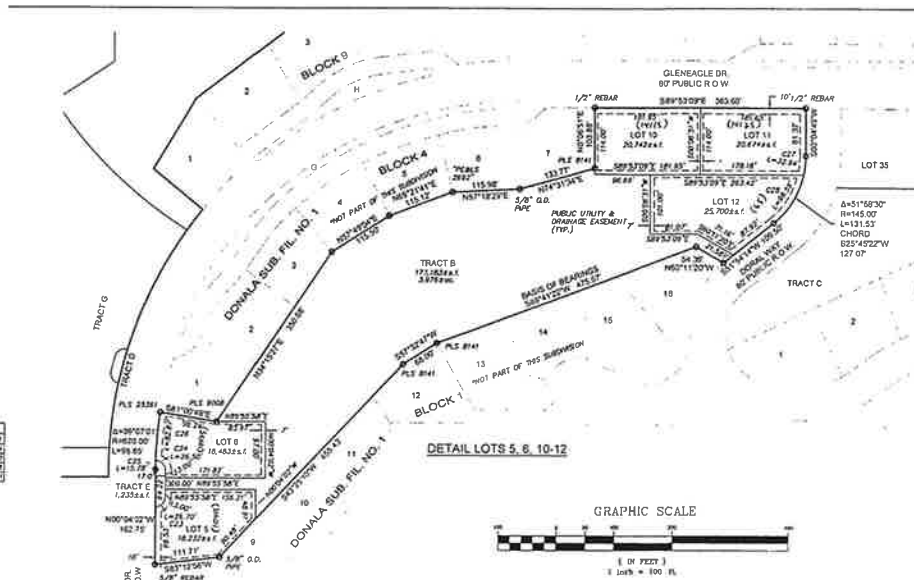
14016

PART OF THE SOUTH HALF OF SECTION 31, T11S, R66W, 6th P.M.
AND PART OF SECTION 6, T12S, R66W, 6th P.M.

EL PASO COUNTY, COLORADO

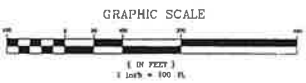


- FOUND REBAR AND CAP LS 2154 ON AS NOTED
 - SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "PLS 28658"
- UNITS OF MEASURE ARE U.S. SURVEY FEET
- BEARINGS SHOWN HEREON ARE GRID BEARINGS OF THE COLORADO CENTRAL ZONE NAD 83 WITH THE SOUTHEASTERLY LINE OF TRACT B, BEARING S68°41'22"W - 475.57 FEET. THE LINE IS MONUMENTED AS SHOWN.
- RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 18753a, ISSUE DATE APRIL 5, 2016.
- THE ABOVE REFERENCED COMMITMENT WAS RELIED UPON FOR OWNERSHIP AND ENCUMBRANCE RESEARCH. THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY LWA LAND SURVEYING, INC.
- THE PROPERTY IS SUBJECT TO A 10' WIDE EASEMENT FOR EXISTING ELECTRIC LINES PER THE DOCUMENT RECORDED UNDER RECEPTION NO. 210054481.



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH BEARING	LENGTH
C1	110°00'00"	114.20	22.00	S45°33'00"W	22.00
C2	110°00'00"	114.20	22.00	S45°33'00"W	22.00
C3	110°00'00"	114.20	22.00	S45°33'00"W	22.00
C4	110°00'00"	114.20	22.00	S45°33'00"W	22.00

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH BEARING	LENGTH
C1	110°00'00"	114.20	22.00	S45°33'00"W	22.00
C2	110°00'00"	114.20	22.00	S45°33'00"W	22.00



"NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."

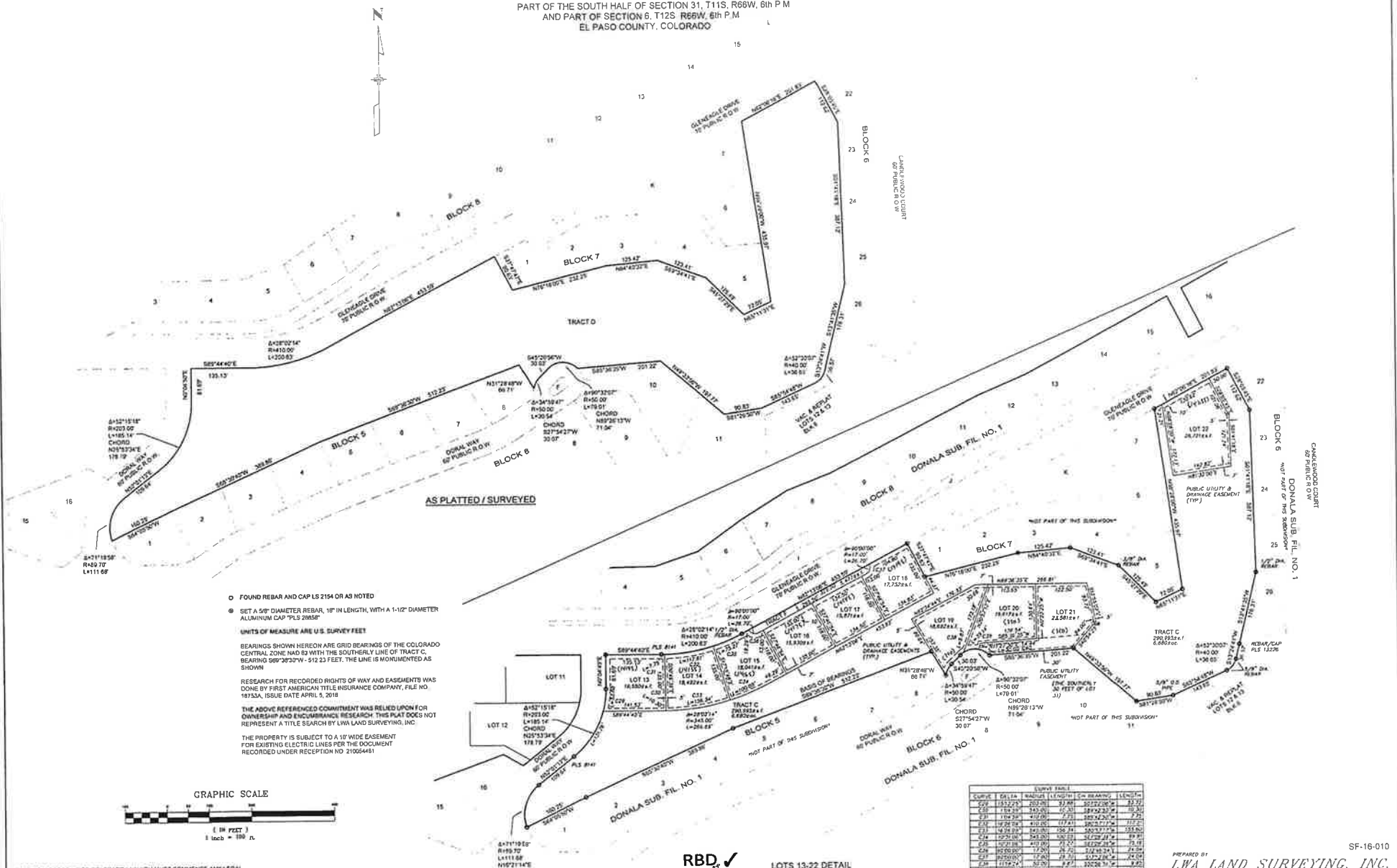
PREPARED BY
LWA LAND SURVEYING, INC.
313 E. FALGOUT STREET
COLORADO SPRINGS, COLORADO 80904
PHONE (719) 588-3130

SF-16-010
GLENEAGLE
APR 7, 2017
PROJECT 7349
SHEET 2 OF 3

GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT

A REPLAT OF TRACTS C, D AND L, DONALA SUBDIVISION FILING NO. 1
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PART OF THE SOUTH HALF OF SECTION 31, T11S, R66W, 6th P.M
AND PART OF SECTION 5, T12S, R66W, 6th P.M
EL PASO COUNTY, COLORADO

14016



- FOUND REBAR AND CAP LS 2154 OR AS NOTED
- SET A 5" DIAMETER REBAR, 1" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "PLS 2055"

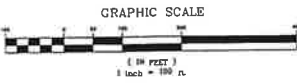
UNITS OF MEASURE ARE U.S. SURVEY FEET

BEARINGS SHOWN HEREON ARE GRID BEARINGS OF THE COLORADO CENTRAL ZONE NAD 83 WITH THE SOUTHERLY LINE OF TRACT C, BEARING $58^{\circ}39'33''$ W - 512.23 FEET, THE LINE IS MONUMENTED AS SHOWN

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 18733A, ISSUE DATE APRIL 5, 2018

THE ABOVE REFERENCED COMMITMENT WAS RELIED UPON FOR OWNERSHIP AND ENCUMBRANCE RESEARCH. THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY LWA LAND SURVEYING, INC.

THE PROPERTY IS SUBJECT TO A 10' WIDE EASEMENT FOR EXISTING ELECTRIC LINES PER THE DOCUMENT RECORDED UNDER RECEPTION NO. 210054451



LINE	BEARING	LENGTH	AREA	PERIMETER	LENGTH
1	$115^{\circ}15'18''$	178.72	178.72	178.72	178.72
2	$115^{\circ}15'18''$	178.72	178.72	178.72	178.72
3	$115^{\circ}15'18''$	178.72	178.72	178.72	178.72
4	$115^{\circ}15'18''$	178.72	178.72	178.72	178.72
5	$115^{\circ}15'18''$	178.72	178.72	178.72	178.72
6	$115^{\circ}15'18''$	178.72	178.72	178.72	178.72
7	$115^{\circ}15'18''$	178.72	178.72	178.72	178.72
8	$115^{\circ}15'18''$	178.72	178.72	178.72	178.72
9	$115^{\circ}15'18''$	178.72	178.72	178.72	178.72
10	$115^{\circ}15'18''$	178.72	178.72	178.72	178.72
11	$115^{\circ}15'18''$	178.72	178.72	178.72	178.72
12	$115^{\circ}15'18''$	178.72	178.72	178.72	178.72
13	$115^{\circ}15'18''$	178.72	178.72	178.72	178.72
14	$115^{\circ}15'18''$	178.72	178.72	178.72	178.72
15	$115^{\circ}15'18''$	178.72	178.72	178.72	178.72
16	$115^{\circ}15'18''$	178.72	178.72	178.72	178.72
17	$115^{\circ}15'18''$	178.72	178.72	178.72	178.72
18	$115^{\circ}15'18''$	178.72	178.72	178.72	178.72
19	$115^{\circ}15'18''$	178.72	178.72	178.72	178.72
20	$115^{\circ}15'18''$	178.72	178.72	178.72	178.72
21	$115^{\circ}15'18''$	178.72	178.72	178.72	178.72
22	$115^{\circ}15'18''$	178.72	178.72	178.72	178.72

RBD ✓

LOTS 13-22 DETAIL

PREPARED BY
LWA LAND SURVEYING, INC.
553 E. FALLON STREET
GLENEAGLE, COLORADO 80540
PHONE: (303) 415-3778

SF-16-010
GLENEAGLE, CO. APR 5, 2017
REPLAT OF TRACTS C, D AND L, DONALA SUBDIVISION FILING NO. 1 AND TRACT P, DONALA SUBDIVISION FILING NO. 2

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