

QUAIL BRUSH CREEK FILING NO. 2 13674

A PORTION OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

SURVEYOR'S STATEMENT:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY STATES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.



SPENCER J. BARRON
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 30141

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 BE BROUGHT UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENCE OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION DISCOVERS OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT HERETOFORE, BUT IN NO CASE SHALL SUCH ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED.
NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNLESS ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS, OR ALTERNATIVELY, WAIVER ACCEPTABLE ASSURANCES, INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, SUBSCRIPTION BONDS, OR COMBINATIONS THEREOF, GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS WITHIN THE TIME.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF QUAIL BRUSH CREEK FILING NO. 2.

FOR THE CITY: *[Signature]* 8/11/15
FOR THE CITY: *[Signature]* 8/11/15
FOR THE CITY: *[Signature]* 8-11-15

CLERK AND RECORDER:

STATE OF COLORADO
COUNTY OF EL PASO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2:09 PM, 07/06/15, IN THIS CITY OF COLORADO SPRINGS, COLORADO, OF THE RECORDS OF EL PASO COUNTY, COLORADO.

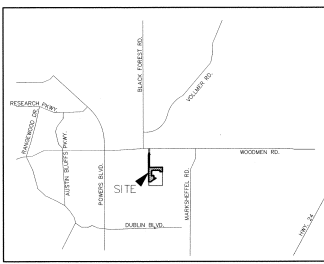
CHIEF RECORDS RECORDER
BY: *[Signature]*
FEES:
FILE: \$10.00 SURCHARGE: \$1.00
CHARGE: \$5.00 BEE FEE: \$5.00
SCHOOL: \$5.00 B.E.P. PARK FEE: \$5.00 B.E.P.

BE IT KNOWN BY THESE PRESENTS:

THAT RIVERS QUAIL BRUSH, LLC BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

THAT PORTION OF THE WEST HALF OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTH END BY A 3/4" ALUMINUM CAP IN WALKER BOX STAMPED PLS 30038 AND AT THE SOUTH BY A 3/4" ALUMINUM CAP STAMPED PLS 30102, ASSIGNED TO BEAR N 088°07' W, A DISTANCE OF 2676.02 FEET.
COMMENCING AT SAID QUARTER CORNER OF SAID SECTION 8, THENCE S 90°35' E 1442.03 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERN LINE OF LOT 21 OF THE SUBDIVISION HERETOFORE RANCHED AS RECORDED IN BOOK C-2, PAGE 66.
THENCE N 02°25'44" E ALONG SAID EASTERN LINE A DISTANCE OF 2664.49 FEET TO THE NORTHEAST CORNER OF LOT 28 OF SAID RANCHED RANCHED SUBDIVISION.
THENCE N 89°20'00" E, 524.00 FEET TO A POINT ON THE WEST LINE OF A PARCEL OF LAND RECORDED UNDER OIL CLAIM DEED UNDER RECEPTION NO. 244464680.
THENCE ALONG THE WEST NORTHWEST CORNER LINES OF SAID OIL CLAIM DEED AND THE EAST LINE OF OIL CLAIM DEED RECORDED UNDER RECEPTION NUMBER 214044089/THE FOLLOWING COURSES:
(1) N 02°25'44" E, 137.15 FEET.
(2) N 89°20'00" E, 52.00 FEET.
(3) S 02°25'44" E, 1384.03 FEET.



VICINITY MAP
N.T.S.

EASEMENTS:

- UNLESS SHOWN OTHERWISE, ALL USE RIGHTS ARE HEREBY PLATTED WITH A FIVE (5) FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT FROM LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LINES ARE PLATTED WITH A FIVE (5) FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER. SEE DETAIL A SHEET 2.
- ALL INTERIOR CORNER LOTS ARE HEREBY PLATTED WITH A SIGHT VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT AS SHOWN. NO PROVISIONS CREATED BY THIS INSTRUMENT SHALL BE HELD TO SUPERSEDE OR LIMIT THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER. SEE DETAIL A SHEET 2.
- ALL EASEMENTS SHOWN OR DESIGNATED HEREOF FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 21312548 OF THE RECORDS OF EL PASO COUNTY, COLORADO (EXCEPT FOR SUDL EASEMENTS AS SET FORTH IN 7.4.07 OF THE CITY CODE).

PLAT NOTES:

- THIS PROPERTY IS SUBJECT TO PROPERTY TAXES, SALES TAXES, TOLLS, CHARGES AND ASSESSMENTS OF THE WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2 WHICH ARE NOW LEASED AND PASSED BY THIS DISTRICT OR WHICH MAY BE LEASED AND PASSED BY THE DISTRICT IN THE FUTURE. THE DISTRICT WAS CREATED BY AN ORDER AND DECREE OF EL PASO COUNTY DISTRICT COURT CASE NUMBER 0204 ON 02/24/1988, FURNISHED BY DOCUMENTS RECORDED IN THE RECORDS OF EL PASO COUNTY AT RECEPTION NUMBER 214028871.
- THIS SUBDIVISION PLAT IS LOCATED WITHIN AND IS SUBJECT TO WOODMEN HEIGHTS METRO DISTRICT AND WOODMEN PARK METRO DISTRICT REQUIREMENTS AND PLATTING AND BUILDING PERMITS.
- TRACTS A, B, C, D, E, F, G, AND H ARE FOR PUBLIC ACCESS, PUBLIC UTILITIES, TRAILS, LANDSCAPING, DRAINAGE, PUBLIC IMPROVEMENTS AND IN ADDITION, TRACTS A, B, C, D, E, F, G, AND H ARE FOR PUBLIC DRAINAGE. TRACTS ARE TO BE OWNED AND MAINTAINED BY THE QUAIL BRUSH CREEK HOA. THE TRACTS WILL BE CONVEYED TO THE HOA VIA A SEPARATE INSTRUMENT. INTERIM OWNERSHIP MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL CONVEYANCE TO THE HOA. "DEVELOPER" DEVELOPER TO OWN TRACTS A, B, C, D, E, F, G, AND H AS FUTURE HOA-RESERVED TRACTS.
- SHOULD IT BE DETERMINED THAT ADDITIONAL ACCESS ROADS WITHIN PORTIONS OF TRACTS A, B, C, D, E, F, G, AND H ARE NEEDED, THE EFFECTED TRACTS SHALL BE RE-PLATTED TO DESIGNATE THE BOUNDARY OF ANY AS NECESSARY.
- THIS PROPERTY IS SUBJECT TO ANY APPLICABLE DISTRICT FACILITY FEES OR LEASE OF WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2 AS INCURRED BY THE JOINT RESOLUTION RECORDED IN THE RECORDS OF EL PASO COUNTY AT RECEPTION NO. 214040699.
- THIS PROPERTY IS SUBJECT TO THE FININGS, SUMMARY AND CONSOLIDATING OF A GEOLOGICAL HAZARD REPORT PREPARED BY CUL/THOMPSON, DATED FEBRUARY 10, 2004. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE CPC FILE 05-0088 & CPC FILE 05-0089 OF THE CITY OF COLORADO SPRINGS - DEVELOPMENT SERVICES DIVISION. CONTACT DEVELOPMENT SERVICES DIVISION, 30 SOUTH WOODMEN AVENUE, SUITE 300, COLORADO SPRINGS, COLORADO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
- ANY PERSON WHO KNOWLEDGELY REMOVES, ALTERS OR OBSCURES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMETS A CLASS TWO (2) MISDEMEANOR PUNISHABLE BY STATE STATUTE 18-65-201, C.R.S.
- BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTH END BY A 3/4" ALUMINUM CAP IN WALKER BOX STAMPED PLS 30038 AND AT THE SOUTH BY A 3/4" ALUMINUM CAP STAMPED PLS 30102, ASSIGNED TO BEAR N 088°07' W, A DISTANCE OF 2676.02 FEET.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SAID CIVIL CONSULTANTS, INC. TO DETERMINE THE COMPLETENESS OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR INTERESTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, PLEASE CONTACT CIVIL CONSULTANTS, INC. BASED UPON TITLE COMMITMENT NO. 202001058-2 PREPARED BY LAND TITLE GUARANTEE COMPANY DATED OCTOBER 21, 2004 AT 5:00 PM, AND SC166676 PREPARED BY LAND TITLE GUARANTEE COMPANY DATED MARCH 26, 2004 AT 5:00 PM, AND LAND TITLE GUARANTEE ORDER NO. 50340489-2 DATED OCTOBER 1, 2012 AT 5:00 PM.
- REGARDING THE PLAT NOTE NUMBER 13.0101 - THE ONLY PARCELS THAT CAN BE DESIGNATED BY PLAT ARE THOSE TO BE OWNED BY THE CITY "TRAIL" TO PARCELS OR EASEMENTS NOT DESIGNATED TO THE CITY CANNOT BE TRANSFERRED TO INDIVIDUAL PROPERTY OWNERS, HOA'S OR DISTRICTS. THE PLAT, DEDICATION OR TRANSFER OF OWNERSHIP OF TRACTS WILL NEED TO BE CREATED BY SEPARATE INSTRUMENT.

DEDICATION:

THE ABOVE OWNER HAS HEREBY CAUSED SAID TRACT TO BE PLATTED INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON. THE UNDERSIGNED HEREBY GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THESE PUBLIC EASEMENTS AS SHOWN ON THE PLAT, AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS AGENTS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUALIFY ALL OF ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED TO THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREON SHALL BE KNOWN AS QUAIL BRUSH CREEK FILING NO. 2 IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO. ALL STREETS ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE.

PLAT NOTES:

- THE DATE OF PREPARATION IS MAY 26, 2015.
- THE SUBJECT PROPERTY IS INCLUDED IN THE WOODMEN HEIGHTS METROPOLITAN DISTRICT # WOODMEN PARK METRO DISTRICT.
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS WINKLER AIRPORT. THE OWNER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THE POTENTIALITY AND THE REMEDIATIONS THEREOF.
- WHILE NOT A REQUIREMENT, RESIDENCES CONSTRUCTED IN THIS AREA SHOULD INCLUDE FMA APPROVED SOUND MITIGATION CONSTRUCTION TECHNIQUES TO OBTAIN AT LEAST A 25dB REDUCTION IN INTERIOR NOISE.
- NO MAN-MADE OR NON-MAN MADE OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40' APPROVED SURFACE.
- ALL EXTERIOR LIGHTING PLANS ARE TO BE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.
- NO ELECTROMAGNETIC LIGHT ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT AVIATION, COMMUNICATIONS OR NAVIGATION AIDS ARE ALLOWED.
- IF A CRANE IS TO BE USED DURING THE CONSTRUCTION PERIOD, AN FMA FORM 7460-1 WILL NEED TO BE FILED THROUGH THE AVIATION OPERATIONS OFFICE AND APPROVED BY THE FEDERAL AVIATION ADMINISTRATION BEFORE ANY BUILDING PERMIT IS ISSUED BY THE CITY OR COUNTY. NORMAL TIME REQUIRED FOR APPROVAL IS 30-40 WORKING DAYS.
- THIS PROPERTY IS SUBJECT TO AN ANNOTATION RECORDED UNDER RECEPTION NO. 215559948 OF THE RECORDS OF EL PASO COUNTY RECORDS.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 09A100038 F, AND 09A100033 F EFFECTIVE MARCH 12, 1997.

STATE OF COLORADO, SS
COUNTY OF EL PASO, SS
THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 21 August 2015, A.D., BY BRIAN BARR, PRESIDENT OF RIVERS QUAIL BRUSH, LLC
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 02/26/2016
NOTARY PUBLIC: *[Signature]*



3000 COLORADO BLVD
COLORADO SPRINGS
COLORADO 80904
719.584.8888
SHOULD ORIGINAL BE FILED IN COLORADO SPRINGS, COLORADO RECORDS

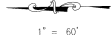
QUAIL BRUSH CREEK FILING NO. 2

13674

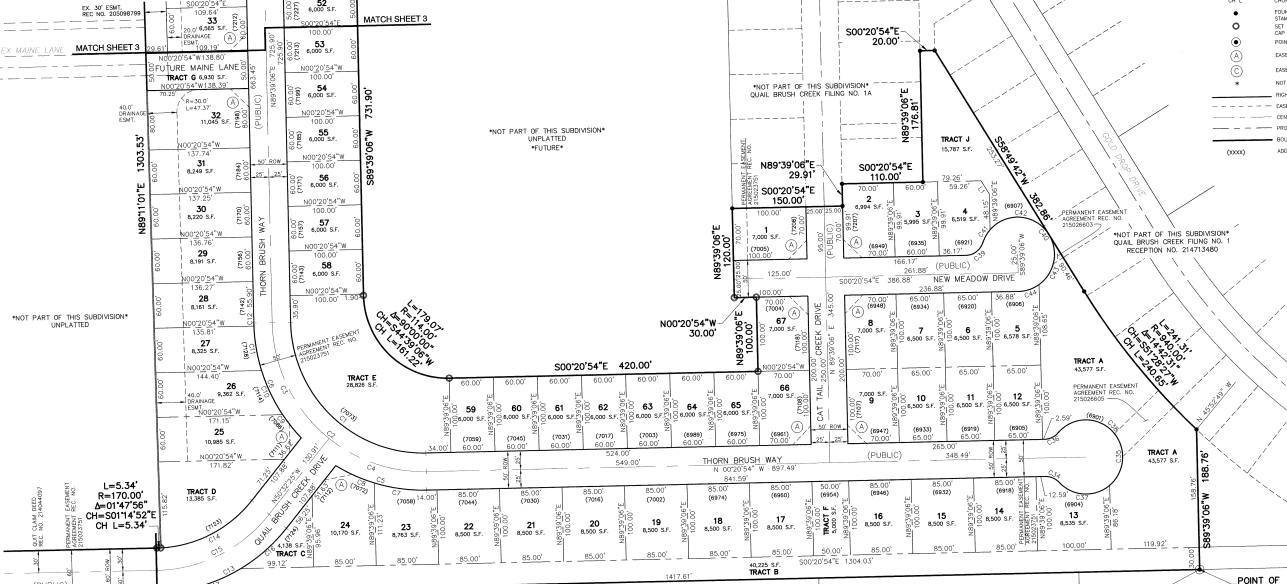
A PORTION OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

LEGEND

- S.F. SQUARE FEET
- ROW RIGHT OF WAY
- ROW ROW
- NSD NON-ROAD
- DR DRIVE
- OR-L ORCHARD LENGTH
- POINT OF BEGINNING
- POINT OF BEGINNING
- EASEMENT ACTUAL REFERENCE A
- EASEMENT ACTUAL REFERENCE B
- NOT A PART OF THE SUBDIVISION
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTER LINE
- PROPERTY LINE
- BOUNDARY LINE
- ADDED



1" = 60'
Scale in Feet

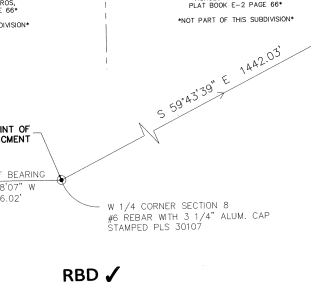
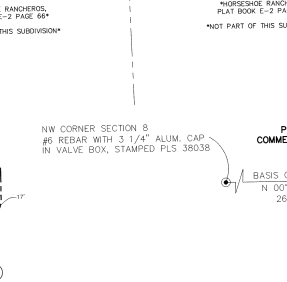
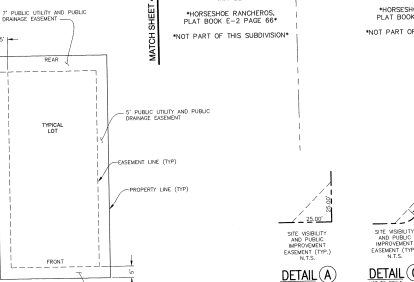


CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	192.21	195.00	90.0000
C2	122.01	205.00	80.0000
C3	179.89	235.00	90.0000
C4	142.43	255.00	90.0000
C5	139.91	265.00	90.0000
C6	174.60	230.00	84.4150
C7	72.18	230.00	173.8000
C8	27.54	230.00	181.9500
C9	40.52	230.00	190.2000
C10	66.12	230.00	162.0000
C11	60.86	230.00	150.8000
C12	4.92	230.00	190.1100
C13	200.48	230.00	50.1131
C14	143.89	170.00	49.2300
C15	175.30	200.00	50.1131
C16	82.69	230.00	207.9000
C17	118.70	250.00	228.3500
C18	31.76	100.00	181.1400
C19	200.00	100.00	180.0000
C20	31.76	100.00	181.1400
C21	12.48	100.00	180.0000
C22	18.27	100.00	110.2300
C23	31.76	100.00	181.1400
C24	31.76	100.00	181.1400
C25	61.28	100.00	350.9600
C26	38.14	100.00	275.1400
C27	31.36	100.00	173.8000
C28	3.59	100.00	100.7200
C29	28.96	100.00	330.5900
C30	2.92	87.04	60.9320
C31	28.84	103.84	157.9400
C32	102.10	65.00	300.9000
C33	52.85	40.00	300.0000
C34	21.93	25.00	481.1300
C35	241.19	50.00	278.2246
C36	21.03	25.00	481.1300
C37	76.15	50.00	87.1532
C38	165.04	50.00	180.0714
C39	30.77	25.00	79.3144
C40	218.63	50.00	289.9344
C41	20.07	50.00	22.9944
C42	30.12	50.00	106.3436
C43	75.58	50.00	86.0621
C44	29.86	50.00	343.3000

LINE TABLE

LINE	LENGTH	BEARING
L1	20.96	N 102° 59' 43" E



FINAL PLAT
QUAIL BRUSH CREEK FILING NO. 2
JOB NO. 08-021
DATE PREPARED: 5/29/15
DATE REVISION: 8/05/15



33030 CRENSHIRE BLVD
COLORADO SPRINGS
78303-3865

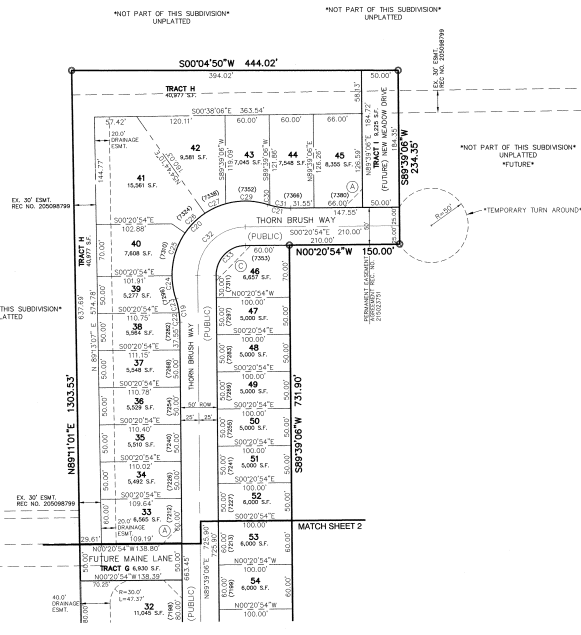
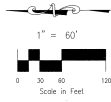
QUAIL BRUSH CREEK FILING NO. 2

A PORTION OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

13674

LEGEND

- SQUARE FEET
- RIGHT OF WAY
- (R) ROAD
- (M) MAIN ROAD
- CH CHURCH
- CHURCH LOT
- FOUND YELLOW PLASTIC SURVEYORS CAP ON NO. 4 REBAR, STAMPED "M&S INC. PLS 10/11" (ALSO OTHERWISE NOTED)
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, STAMPED "M&S INC. PLS 10/11"
- POINT OF BEGINNING
- EASEMENT DETAIL REFERENCE A
- EASEMENT DETAIL REFERENCE B
- NOT A PART OF THE SUBDIVISION
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTER LINE
- PROPERTY LINE
- BOUNDARY LINE
- (XXXX) ADDRESSES

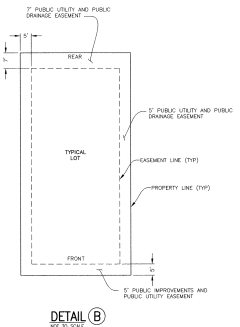


CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	282.74	186.00	90.0000°
C2	332.01	205.00	90.0000°
C3	179.58	205.00	56.7131°
C4	142.43	205.00	42.1848°
C5	129.71	230.00	37.1848°
C6	171.62	230.00	42.1848°
C7	72.18	230.00	17.5850°
C8	27.34	230.00	10.9022°
C9	40.32	230.00	10.9022°
C10	66.12	230.00	16.2818°
C11	69.86	230.00	13.0993°
C12	4.10	230.00	1.0117°
C13	201.48	230.00	50.7131°
C14	143.59	170.00	48.7242°
C15	175.20	200.00	50.7131°
C16	82.69	230.00	20.3610°
C17	118.79	230.00	26.2818°
C18	31.76	100.00	48.1142°
C19	31.76	100.00	48.1142°
C20	220.59	100.00	128.2773°
C21	31.76	100.00	48.1142°
C22	12.48	100.00	8.7593°
C23	18.27	100.00	13.0294°
C24	31.76	100.00	18.1142°
C25	41.28	100.00	23.0657°
C26	38.14	100.00	21.3114°
C27	31.76	100.00	17.2756°
C28	1.59	700.00	0.07126°
C29	56.05	100.00	33.1524°
C30	2.82	82.04	0.02911°
C31	28.84	103.82	10.5448°
C32	152.10	85.00	80.0000°
C33	62.83	40.00	80.0000°
C34	23.03	25.00	48.1142°
C35	241.19	50.00	276.2246°
C36	21.03	25.00	48.1142°
C37	76.15	50.00	83.1142°
C38	165.04	50.00	168.0714°
C39	30.77	25.00	23.3144°
C40	218.63	50.00	242.3144°
C41	20.07	50.00	23.9244°
C42	83.12	50.00	106.4238°
C43	75.58	50.00	82.5821°
C44	29.88	50.00	34.1302°

LINE TABLE

LINE	LENGTH	BEARING
L1	20.96	N58°48'42"E



RBD ✓

FINAL PLAT
QUAIL BRUSH CREEK FILING NO. 2
JOB NO. 08-121
DATE PREPARED: 5/26/15
DATE REVISION: 6/26/15



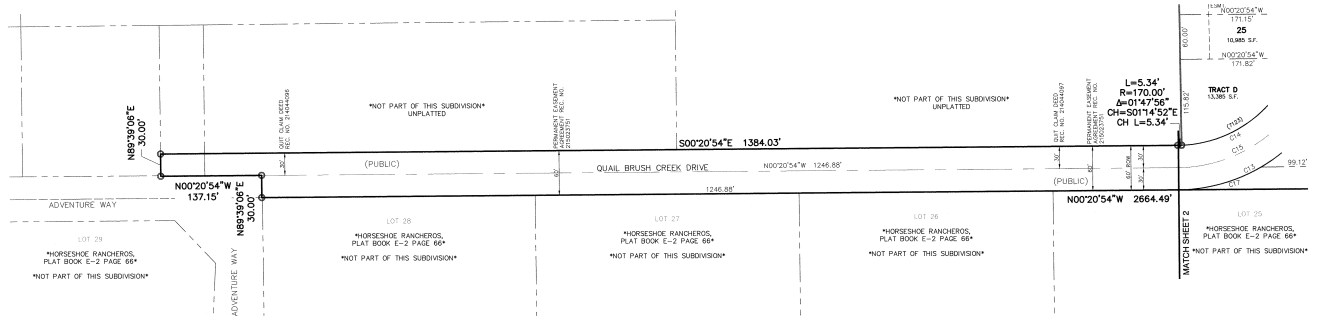
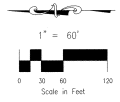
20 KOLOR CRESCENT BLVD #10
COLORADO SPRINGS,
COLORADO 80904
719.584.8485

QUAIL BRUSH CREEK FILING NO. 2

A PORTION OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

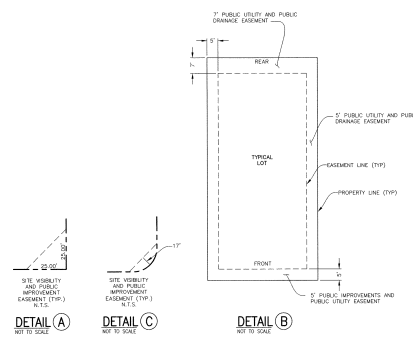
LEGEND

- S.F. SQUARE FEET
- ROW RIGHT OF WAY
- RD ROAD
- NON RAIL NON RAIL
- CH CHURCH
- CH L CHURCH LENGTH
- FOUND YELLOW PLASTIC SURVEYORS CAP ON NO. 4 REBAR
- SHOWN "WAS INC. PLS. SET" (PLEASE PRINTING NOTE)
- SET BRASS PLASTIC SURVEYORS CAP ON NO. 4 REBAR
- CAP IS STAMPED PLS. 39141
- ⊙ POINT OF BEGINNING
- ⊙ EXEMPTION DETAIL REFERENCE A
- ⊙ EXEMPTION DETAIL REFERENCE B
- ⊙ NOT A PART OF THE SUBDIVISION
- BOAT-OF-ARM LINE
- - - - - EXEMPTION LINE
- - - - - CENTER LINE
- - - - - PROPERTY LINE
- - - - - BOUNDARY LINE
- (XXXX) ADRESSES



CURVE TABLE	DELTA
C1	282.74 180.00 8070.00
C2	272.71 205.00 2030.00
C3	179.58 205.00 5071.31
C4	142.43 200.00 3948.29
C5	128.71 230.00 3635.65
C6	171.40 230.00 4741.50
C7	72.58 230.00 1756.50
C8	51.54 230.00 1479.56
C9	40.31 230.00 1070.91
C10	66.12 230.00 1628.18
C11	60.88 230.00 1509.59
C12	4.10 230.00 1011.17
C13	201.49 230.00 2011.31
C14	143.59 170.00 4824.20
C15	175.20 200.00 5071.31
C16	62.62 230.00 2028.00
C17	118.78 230.00 2820.31
C18	31.78 100.00 1871.42
C19	220.58 100.00 12623.21
C20	31.78 100.00 1871.42
C21	12.48 100.00 0769.07
C22	18.72 100.00 1192.35
C23	31.78 100.00 1871.42
C24	81.28 100.00 2026.31
C25	38.61 100.00 2121.14
C26	31.56 100.00 1737.56
C27	1.96 100.00 0071.29
C28	58.06 100.00 3331.54
C29	2.92 80.00 0030.22
C30	28.84 103.82 1534.48
C31	102.10 85.00 8070.00
C32	62.83 40.00 8070.00
C33	21.03 25.00 4871.24
C34	241.69 50.00 27024.46
C35	21.03 25.00 4871.24
C36	78.10 50.00 8710.30
C37	165.04 50.00 18607.14
C38	101.37 25.00 1071.44
C39	218.63 50.00 25011.44
C40	20.07 50.00 2259.44
C41	63.11 50.00 10674.30
C42	75.58 50.00 8678.21
C43	22.86 50.00 1433.22

LINE TABLE	LINE LENGTH	BEARING
L1	20.56	N89°48'42"E



FINAL PLAT
QUAIL BRUSH CREEK FILING NO. 2
JOB NO. 09-121
DATE PREPARED: 3/26/15
DATE REVISED: 6/16/15



© KATHY CROOK SITE 10
COLORADO PRINCIPAL
COUNCIL 880
78185485