Name: Sundace West

Point of Beginning : North: 8434.220' East: 9930.756'

Segment #1 : Line
Course: S00°00'56"W Length: 1275.89'
North: 7158.329' East: 9930.410'

Segment #2 : Line
Course: S89°42'15"W Length: 666.18'
North: 7154.888' East: 9264.235'

Segment #3 : Line
Course: N00°00'12"W Length: 1275.18'
North: 8430.067' East: 9264.164'

Segment #4 : Line
Course: N89°38'35"E Length: 666.61'
North: 8434.220' East: 9930.756'
Perimeter: 3883.86' Area: 849995.37 Sq. Ft. (19.512 Ac)

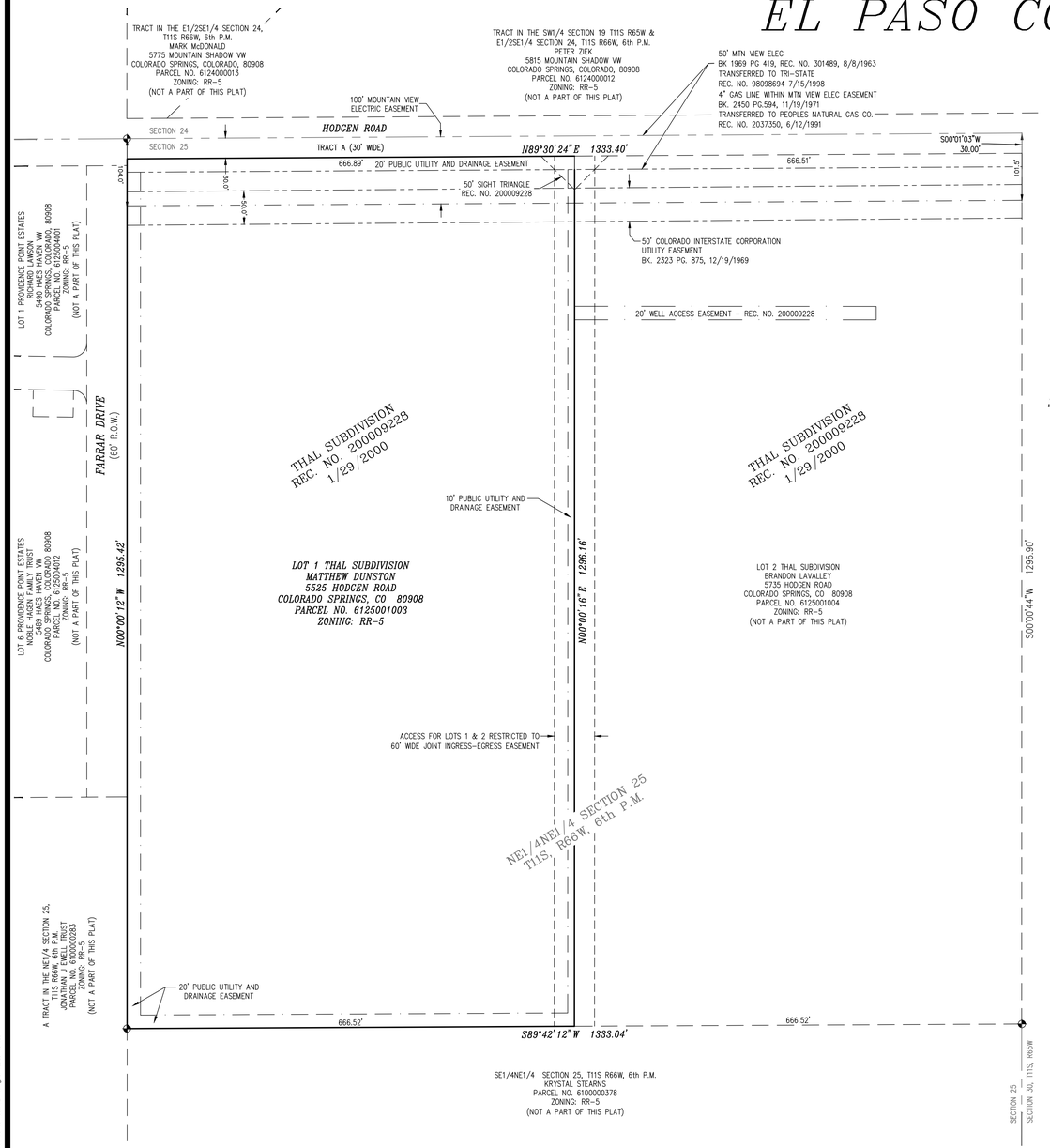
Unresolved:
Information does not match information shown on plat for boundary. Please verify and revise documents as needed.

SUNDANCE WEST SUBDIVISION

REPLAT OF A PORTION OF LOT 1 OF THAL SUBDIVISION

LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 25, T11S R66W OF THE 6th P.M.

EL PASO COUNTY, COLORADO

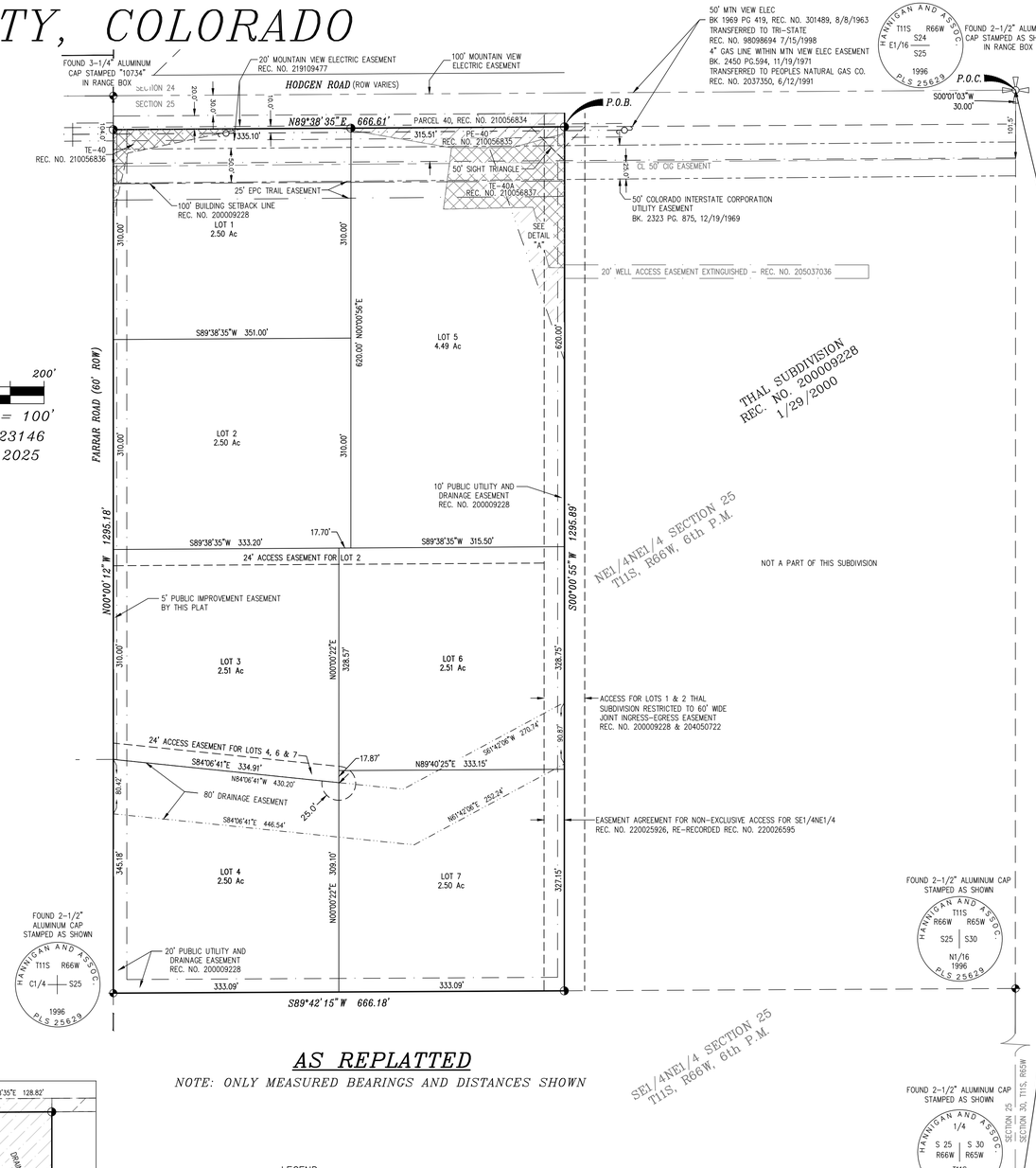


AS PLATTED

NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN

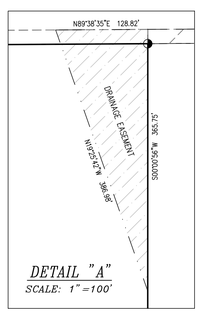


SCALE: 1" = 100'
JOB NO.: 23146
APRIL 25, 2025



AS REPLATTED

NOTE: ONLY MEASURED BEARINGS AND DISTANCES SHOWN



DETAIL "A"
SCALE: 1"=100'

LEGEND:

- SET 5/8" REBAR AND PINK CAP STAMPED "RAMPART PLS 38315"
- FOUND AS SHOWN (1/16 CORNER)
- FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED AS SHOWN (SECTION CORNER)
- FOUND AS SHOWN (1/4 CORNER)
- UTILITY POLE
- OVERHEAD UTILITY
- PERMANENT EASEMENT
- TEMPORARY EASEMENT WITH PERMANENT DRAINAGE AND SLOPE CONDITIONS

SUNDANCE WEST SUBDIVISION – REPLAT OF A PORTION OF LOT 1, THAL SUB. NE1/4 NE1/4, SECTION 25, T11S, R66W OF THE 6th P.M., EL PASO COUNTY, COLORADO

RAMPART SURVEYS, LLC
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 23146 REPLAT.DWG

C:\Users\Julia\Rampart Surveys Dropbox\DWG\23\23146-Lot1ThalSub\dwgs\23146-SundanceWest-REV1.dwg, 5/7/2026 4:37:28 PM

Name: Lot1

North: 8430.067' East: 9264.164'

Segment #1 : Line
Course: N89°38'35"E Length: 351.10'
North: 8432.254' East: 9615.257'

Segment #2 : Line
Course: S00°00'56"W Length: 310.00'
North: 8122.254' East: 9615.173'

Segment #3 : Line
Course: S89°38'35"W Length: 351.00'
North: 8120.068' East: 9264.180'

Segment #4 : Line
Course: N00°00'12"W Length: 310.00'
North: 8430.068' East: 9264.162'

Perimeter: 1322.10' Area: 108823.62 Sq. Ft. (2.498 AC)
Error Closure: 0.002 Course: N73°55'53"W
Error North: 0.0006 East: -0.0022
Precision 1: 661050.00

Name: Lot2

North: 8120.067' East: 9264.181'

Segment #1 : Line
Course: N89°38'35"E Length: 351.00'
North: 8122.254' East: 9615.174'

Segment #2 : Line
Course: S00°00'56"W Length: 310.00'
North: 7812.254' East: 9615.090'

Segment #3 : Line
Course: S89°38'35"W Length: 17.70'
North: 7812.144' East: 9597.390'

Segment #4 : Line
Course: S89°38'35"W Length: 333.20'
North: 7810.068' East: 9264.197'

Segment #5 : Line
Course: N00°00'12"W Length: 310.00'
North: 8120.068' East: 9264.180'

Perimeter: 1321.90' Area: 108792.37 Sq. Ft. (2.498 Ac)
Error Closure: 0.001 Course: N47°44'30"W
Error North: 0.0006 East: -0.0007
Precision 1: 1321900.00

Name: Lot3

North: 7810.067' East: 9264.197'

Segment #1 : Line
Course: N89°38'35"E Length: 333.20'
North: 7812.143' East: 9597.390'

Segment #2 : Line
Course: S00°00'22"W Length: 328.57'
North: 7483.573' East: 9597.355'

Segment #3 : Line
Course: S00°00'22"W Length: 17.87'
North: 7465.703' East: 9597.354'

Segment #4 : Line
Course: N84°06'41"W Length: 334.91'
North: 7500.063' East: 9264.211'

Segment #5 : Line
Course: N00°00'12"W Length: 310.00'
North: 7810.063' East: 9264.193'

Perimeter: 1324.54' Area: 109351.57 Sq. Ft. (2.510 Ac)
Error Closure: 0.006 Course: S45°05'44"W
Error North: -0.0042 East: -0.0042
Precision 1: 220758.33

Name: Lot4

North: 7465.708' East: 9597.356'

Segment #1 : Line
Course: S00°00'22"W Length: 309.10'
North: 7156.608' East: 9597.323'

Segment #2 : Line
Course: S89°42'12"W Length: 333.09'
North: 7154.883' East: 9264.237'

Segment #3 : Line
Course: N00°00'12"W Length: 345.18'
North: 7500.063' East: 9264.217'

Segment #4 : Line
Course: S84°06'41"E Length: 334.91'
North: 7465.703' East: 9597.360'

Perimeter: 1322.28' Area: 108974.29 Sq. Ft. (2.502 Ac)
Error Closure: 0.006 Course: S41°36'40"E
Error North: -0.0047 East: 0.0042
Precision 1: 220380.00

Name: Lot5

North: 8432.255' East: 9615.259'

Segment #1 : Line
Course: N89°38'35"E Length: 315.51'
North: 8434.220' East: 9930.752'

Segment #2 : Line
Course: S00°00'56"W Length: 620.00'
North: 7814.220' East: 9930.584'

Segment #3 : Line
Course: S89°38'35"W Length: 315.50'
North: 7812.255' East: 9615.090'

Segment #4 : Line
Course: N00°00'56"E Length: 620.00'
North: 8432.255' East: 9615.259'

Perimeter: 1871.01' Area: 195608.62 Sq. Ft. (4.491 Ac)
Error Closure: 0.000 Course: N00°00'00"E
Error North: 0.0000 East: 0.0000
Precision 1: 1871000000.00

Name: Lot6

North: 7814.219' East: 9930.588'

Segment #1 : Line
Course: S00°00'56"W Length: 328.75'
North: 7485.469' East: 9930.499'

Segment #2 : Line
Course: S89°40'25"W Length: 333.15'
North: 7483.571' East: 9597.354'

Segment #3 : Line
Course: N00°00'22"E Length: 328.57'
North: 7812.141' East: 9597.389'

Segment #4 : Line
Course: N89°38'35"E Length: 17.70'
North: 7812.252' East: 9615.089'

Segment #5 : Line
Course: N89°38'35"E Length: 315.50'
North: 7814.217' East: 9930.583'

Perimeter: 1323.66' Area: 109497.83 Sq. Ft. (2.514 Ac)
Error Closure: 0.006 Course: S69°04'56"W
Error North: -0.0020 East: -0.0053
Precision 1: 220611.67

Name: Lot7

North: 7485.474' East: 9930.499'

Segment #1 : Line
Course: S00°00'56"W Length: 327.15'
North: 7158.324' East: 9930.410'

Segment #2 : Line
Course: S89°42'15"W Length: 333.09'
North: 7156.604' East: 9597.324'

Segment #3 : Line
Course: N00°00'22"E Length: 309.10'
North: 7465.704' East: 9597.357'

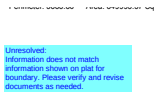
Segment #4 : Line
Course: N00°00'22"E Length: 17.87'
North: 7483.574' East: 9597.359'

Segment #5 : Line
Course: N89°40'25"E Length: 333.15'
North: 7485.472' East: 9930.504'

Perimeter: 1320.35' Area: 108947.12 Sq. Ft. (2.501 Ac)
Error Closure: 0.005 Course: S68°23'42"E
Error North: -0.0020 East: 0.0051
Precision 1: 264072.00

V2_Closures Sheet.pdf Markup Summary

CDurham (1)



Subject: Text Box
Page Label: 1
Author: CDurham
Date: 11/3/2026 2:06:01 PM
Status:
Color:
Layer:
Space:

Unresolved:
Information does not match information shown on plat for boundary. Please verify and revise documents as needed.