

BLUE SPRINGS MEADOWS
A SUBDIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER
OF SECTION 8, T 12 S, R 63 W OF THE 6th P.M.,
EL PASO COUNTY, COLORADO

BLUE SPRINGS RANCH 4
RECEPTION NO. 202900258

TRACT NO. 33

60' NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT
SOUTHERLY 60' OF TRACT 38 BLUE SPRINGS RANCH
RECEPTION NUMBER 225059808 & 225059923

assumed basis of bearings

A statement by the land surveyor explaining the basis of bearing.
Assumed bearings shall not be used.
El Paso County subdivision regulations Basis of Bearings Statement shall follow the Bylaws and Rules of The State Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors. This can be found at 6.8 Basis of Bearing Statement.

TRACT NO. 38

ELLIOTT VIEW

30' WIDE PRIVATE R.O.W.

NORTH 330 FEET OF WEST 1320 FEET OF THE SW 1/4

FOUND REBAR WITH ALUMINUM CAP STAMPED ALESSI PLS NO. 30130 30" WINNER CORNER

A RIGHT OF WAY FOR INGRESS, EGRESS AND UTILITIES ACROSS THE SOUTH 10 FEET OF THE NORTH 330 FEET OF THE WEST 1320 FEET OF THE SOUTHWEST 1/4 OF SECTION 8
REVOCACTION DESCRIBED IN RECEIPTION NUMBER 225059806

UNPLATTED TRACT
not a part of this subdivision

described difference in letter of intent

UNPLATTED TRACT
not a part of this subdivision

FOUND 1/2" DIAMETER IRON PIPE, 18" WEST OF LINE

UNPLATTED TRACT
not a part of this subdivision

Include the name and ownership of all adjoining properties, including public lands. All adjoining properties within a subdivision shall also be identified by the subdivision name and lot or tract designation.

UNPLATTED TRACT
not a part of this subdivision

LEGEND:

- △ FOUND REBAR WITH YELLOW CAP ALESSI PLS NO. 30130
- ◆ FOUND REBAR AND ALUMINUM CAP STAMPED ALESSI PLS NO. 30130
- FOUND 3/4" DIAMETER IRON PIPE
- (---) INDICATES THE ADDRESS OF THE LOT

Identification of the point of beginning. The Point of Beginning of the plat shall be tied to two (2) or more section or quarter section corners. Two of the corners shall be adjacent. Tie to two section corners not necessary if it is a replat. The monument found/set at the section or quarter section corners must be described on the plat.

UNPLATTED TRACT
not a part of this subdivision

N 89°33'49" W
1262.80'

contours not shown

Missing certification

NEED TO DESCRIBE: The use designations, maintenance responsibility, and final ownership of all property proposed to be set aside for public and private facilities, including parks, trails, open space, recreation facilities, stormwater storage and drainage facilities, including the area of each tract or easement to be set aside.

"If no offset monuments are to be set in conjunction with the plat the following note shall be included on the plat: "Note: No offset monuments are to be set in conjunction with this plat."

Data determining the location, bearing and length of all lines and the location of all monuments which are sufficient to establish boundaries and locate the monuments including a description of all monuments, both found and set, which mark the boundaries of the property, and a description of all control monuments used in conducting the survey. At a minimum, this shall include: (1) the lengths of all lines and the radii, internal angles, points of curvature, arc and chord lengths, and bearing; (2) the lines of all proposed lots and tracts fully dimensioned with distances and bearings (Note: Where a lot line intersects a street line at right angles, the bearing may be omitted. If a lot line intersects a curved street, the bearing on the line shall be shown. If the lot line is not radial to a curved street line, or a curved property line, the lot line shall be labeled N.R. and the radial bearing at the point of intersection shall be shown. All lot lines and other parcels of land with accurate dimensions in feet and hundredths of a foot with bearings or angles to street and alley lines. Lot dimensions shall close to a tolerance of one (1) in ten thousand (10,000)); (3) the centerlines of all streets; (4) A description of all monuments found or set at each corner, angle point, PC and PT of the exterior boundary of the subdivision; (5) The description of range points that will be set (Note: The accuracy of the range points shall be one (1) in ten thousand (10,000)); and (6) the dimensions of all easements including bearings and distances, where appropriate.

UNPLATTED TRACT
not a part of this subdivision

TRACT NO. 32

60' NON-EXCLUSIVE ACCESS EASEMENT
TO H. COLLETTI AND S. WOOD
RECEPTION NUMBER 221070656 & 221072613

Please show and label the drainage easement for outlet structure.

BLUE SPRINGS COURT
60' WIDE PRIVATE INGRESS, EGRESS, PUBLIC UTILITY AND DRAINAGE EASEMENT

the public utility and drainage easement adjacent to the 60' access, or within?

The stormwater entry area and the outlet area including the swale area up to the "no build area" must be in a stormwater drainage easement for protection from future owners.

This stormwater drainage easement must be shown and labeled on the plat.

The swale on this side must be protected in an easement. The 20' wide drainage easement is not labeled clearly.

LOT 4
5.25 acres

LOT 2
5.15 acres

LOT 6
5.48 acres

LOT 7
7 acres

LOT 5
6.59 acres