





MUSTANG HEIGHTS  
MINOR SUBDIVISION PLAT  
LOCATED IN THE NORTH HALF OF SECTION 4,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO.

OWNER: MORLEY-BENTLEY INVESTMENTS LLC

Names of all adjoining subdivisions with dotted lines of abutting lots. If the adjoining land is unplatted, it should be shown as such.

LEGEND:

- ALIQUOT LAND CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET #5 REBAR WITH ORANGE PLASTIC CAP LS 38520
- SECTION LINE
- LOT/SUBDIVISION BOUNDARY LINE
- EASEMENT LINE
- FUTURE RIGHT OF WAY

LOT 11  
NOT A PART  
OWNER: MARY J. HOEPNER

LOT 1  
2.5444 AC.

LOT 2  
2.6249 AC.

LOT 9  
NOT A PART  
OWNER: DUY Q. NGUYEN

Rename the lots as  
Lot 10A and 10B

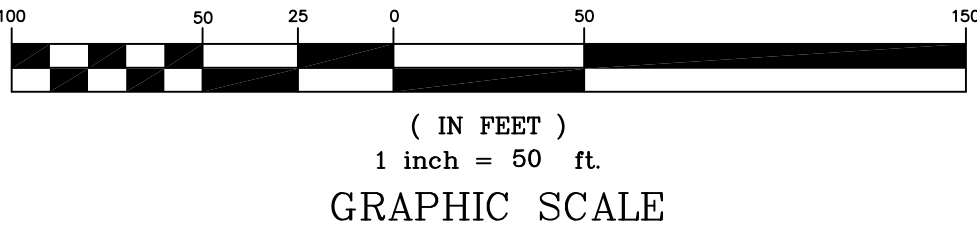
Labels reading "Not a part of this subdivision" and dashed lines delineating areas that do not constitute a part of the subdivision.

LOT 16  
NOT A PART  
OWNER: JESUS ALBERTO CASTRO

LOT 17  
NOT A PART  
OWNER: MARIA DEL CARMEN-CHAVEZ

LOT 5  
NOT A PART  
OWNER: ROBERT L. BAKER

MUSTANG ROAD  
(60' R.O.W.)



SOUTHWEST CORNER  
SECTION 4, T.13.S.  
R.65.W. OF THE 6TH  
PRINCIPAL MERIDIAN  
FOUND 3.25  
ALUMINUM CAP  
AZTEC CONSULTANTS INC  
T13S R65W  
S4 S4  
S8 S9  
2015  
PLS. NO. 38256

N 89°47'00" E 2645.28' RECORD  
N 89°47'00" E 2649.80' MEASURED  
(BASIS OF BEARINGS)

SOUTH ONE-QUARTER  
SECTION 4, T.13.S.  
R.65.W. OF THE 6TH  
PRINCIPAL MERIDIAN  
FOUND 2.5 ALUMINUM  
CAP  
DREXELL BARRELL  
T13S S4  
S8 S9  
1/4  
1985  
LS 17664

1" = 500' ft.  
GRAPHIC SCALE

PROJECT:  
8330 MUSTANG PL.

SHEET 2 OF 2

COUNTY:  
EL PASO, CO

DATE:  
11/09/2021

THE AZION  
GROUP, INC.  
349 DECINO PLACE  
ERIE, CO 80516  
803.200.8411  
DAN@THEAZIONGROUP.COM