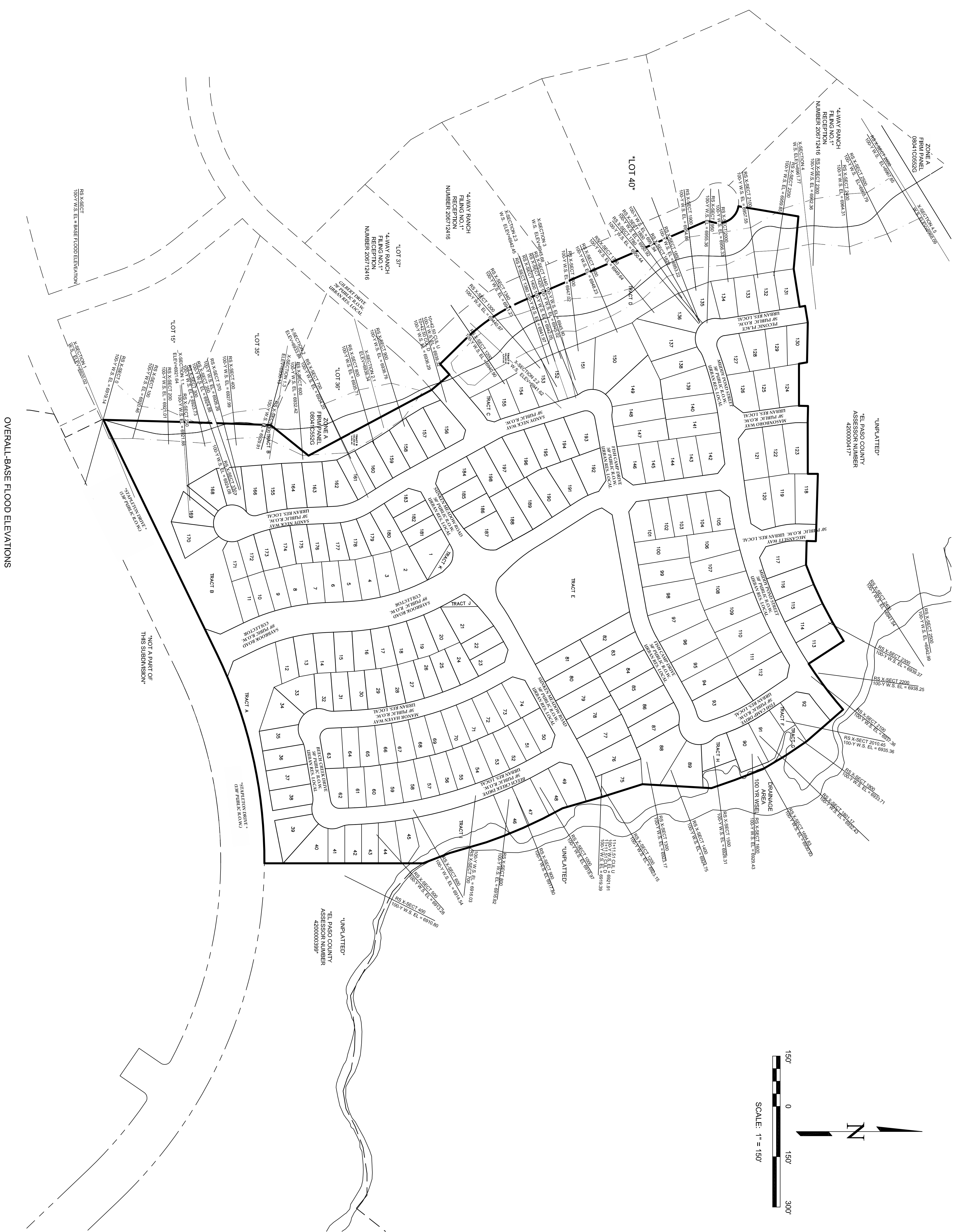




# WATERBURY FILING NO. 1

FINAL PLAT

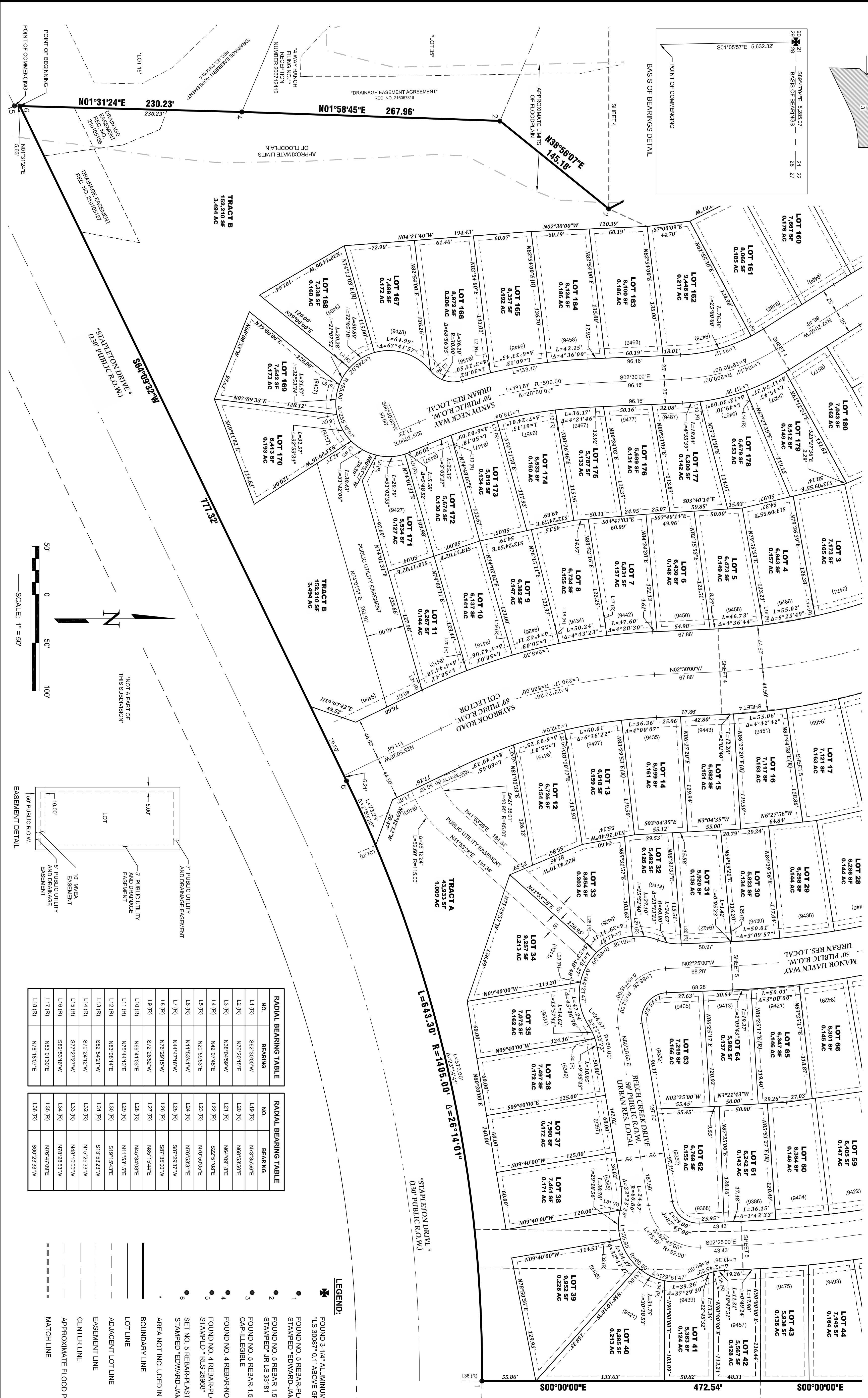
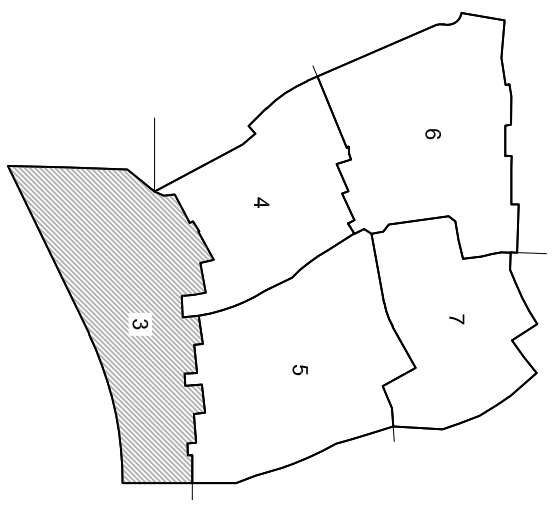
A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



# WATERBURY FILING NO. 1

FINAL PLAT

A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



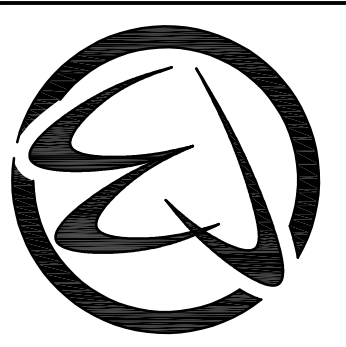
RADIAL BEARING TABLE		RADIAL BEARING TABLE	
NO.	BEARING	NO.	BEARING
L1 (R)	S87°30'00"W	L19 (R)	N73°35'59"E
L2 (R)	N75°20'15"E	L20 (R)	N88°53'50"E
L3 (R)	N89°04'59"W	L21 (R)	N64°09'18"E
L4 (R)	N42°07'45"E	L22 (R)	S22°51'08"E
L5 (R)	N29°59'53"E	L23 (R)	N70°50'05"E
L6 (R)	N11°54'11"W	L24 (R)	N78°53'31"E
L7 (R)	N44°47'16"W	L25 (R)	S87°29'37"W
L8 (R)	N75°28'15"W	L26 (R)	N87°15'44"E
L9 (R)	S72°25'25"W	L27 (R)	S87°35'00"W
L10 (R)	N89°41'03"E	L28 (R)	N45°34'00"E
L11 (R)	N75°54'13"E	L29 (R)	S19°19'45"E
L12 (R)	N83°08'14"E	L30 (R)	S19°19'45"E
L13 (R)	S87°54'21"W	L31 (R)	S13°53'23"W
L14 (R)	S72°24'22"W	L32 (R)	N15°23'53"W
L15 (R)	S77°27'27"W	L33 (R)	N48°10'00"W
L16 (R)	S89°53'18"W	L34 (R)	N78°28'53"W
L17 (R)	N83°01'30"E	L35 (R)	N76°47'09"E
L18 (R)	N71°19'07"E	L36 (R)	S00°23'33"W

**LEGEND:**

- 1 FOUND 3.1/4" ALUMINUM CAP STAMPED T.S. 30087' 0.1' ABOVE GRADE
  - 2 FOUND NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502"
  - 3 FOUND NO. 5 REBAR-1.5" ALUMINUM CAP STAMPED "J.R. US 3318"
  - 4 FOUND NO. 4 REBAR-NO CAP CAP-ILLEGIBLE
  - 5 FOUND NO. 4 REBAR-PLASTIC CAP STAMPED "PLS 25968"
  - 6 SET NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"
- AREA NOT INCLUDED IN THIS SURVEY
- BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- CENTER LINE
- APPROXIMATE FLOOD PLAIN LIMITS
- MATCH LINE

**WATERBURY FILING NO. 1**  
**FINAL PLAT**

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO



**EDWARD-JAMES SURVEYING, INC.**

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4732 Eagleridge Circle  
Pueblo, CO 81008  
Office: (719) 545-6240  
Fax: (719) 545-6247

NO.	REVISIONS	DESCRIPTION	DATE

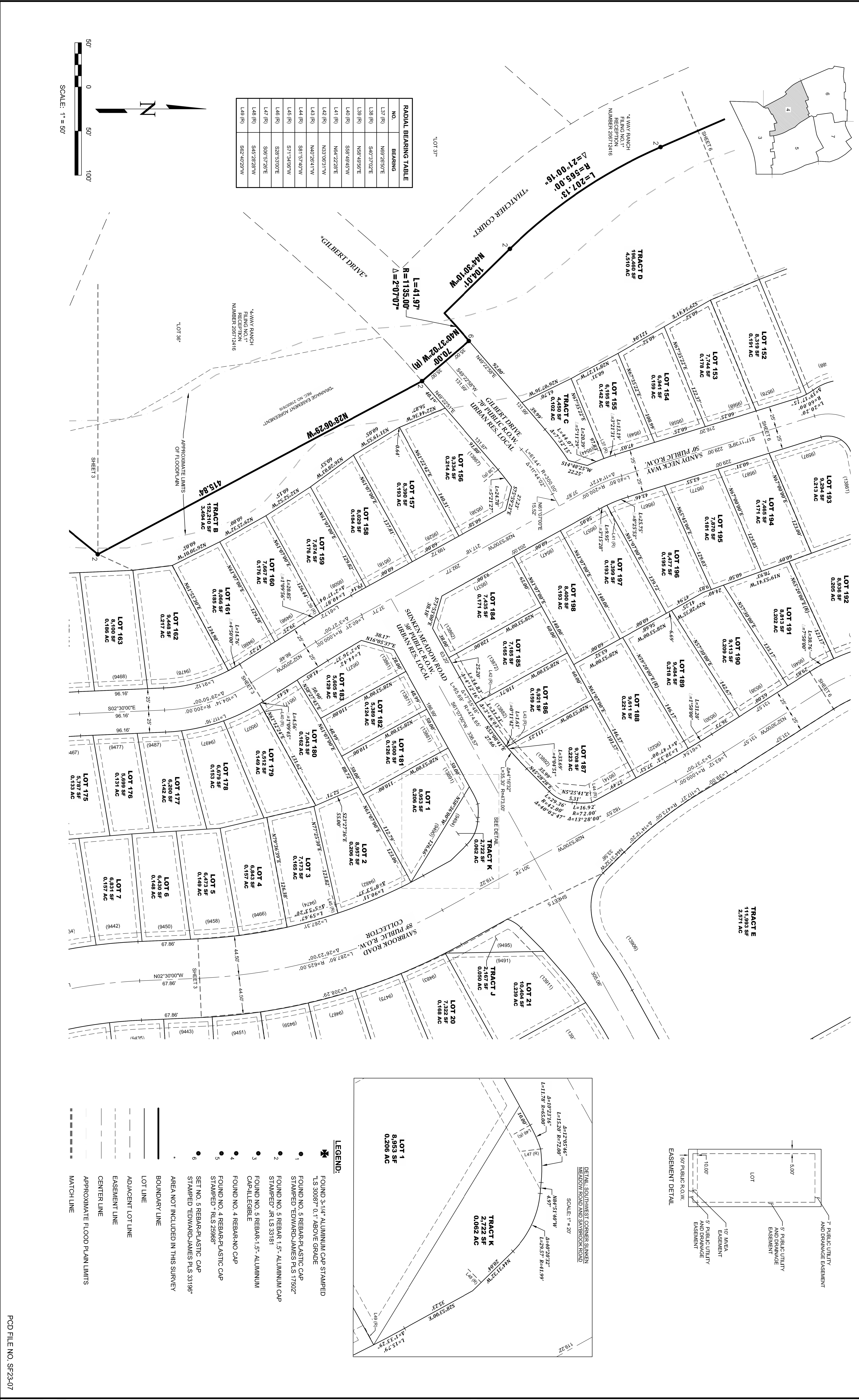
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DATE CREATED	12/29/22
DATE ISSUED	DRAFT
SHEET NO.	3 OF 7
DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 50'

POD FILE NO. SF23-07

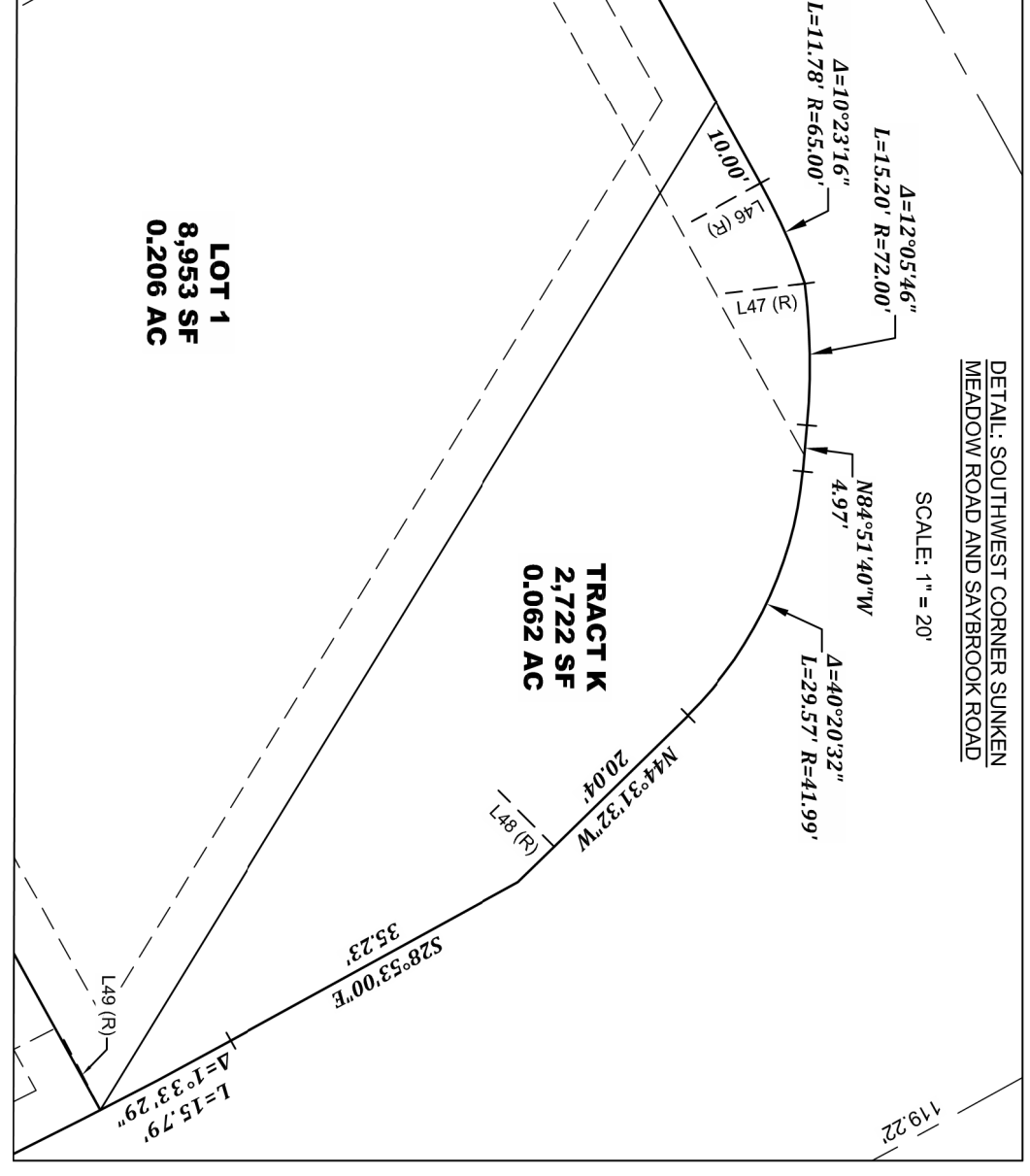
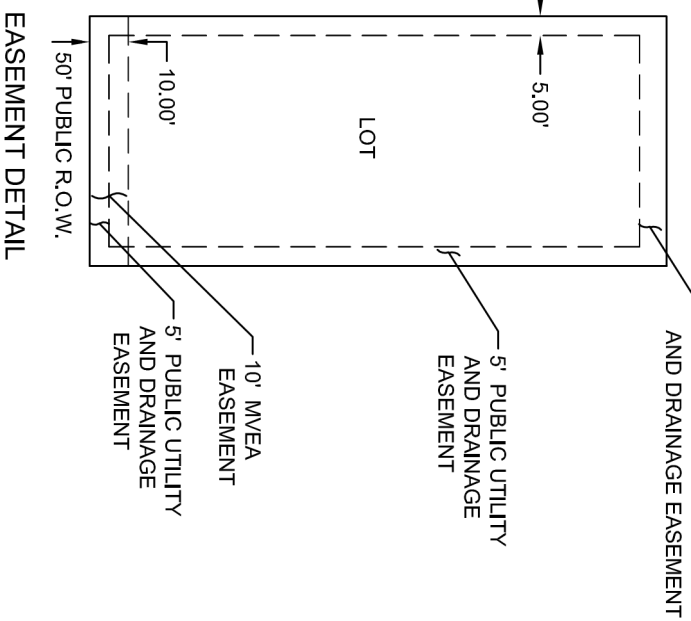
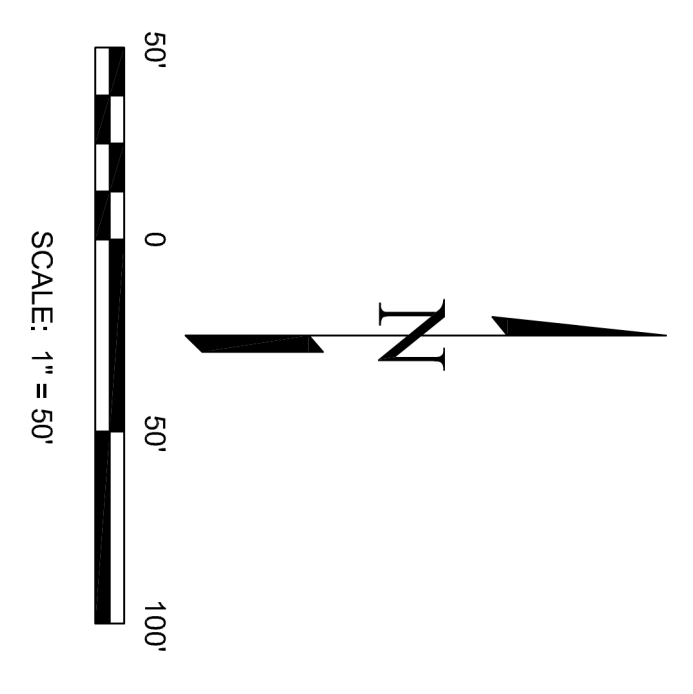
# WATERBURY FILING NO. 1

FINAL PLAT

A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



NO.	BEARING	RADIAL BEARING TABLE
L37 (R)	N89°26'50"E	
L38 (R)	S40°37'02"E	
L39 (R)	N88°49'50"E	
L40 (R)	S88°49'45"W	
L41 (R)	N44°22'28"E	
L42 (R)	N33°06'11"W	
L43 (R)	N40°28'11"W	
L44 (R)	S81°57'40"W	
L45 (R)	S71°34'08"W	
L46 (R)	S88°33'01"E	
L47 (R)	S08°57'26"E	
L48 (R)	S45°28'28"W	
L48 (R)	S82°40'25"W	



- LEGEND:**
- ★ FOUND 3-1/4" ALUMINUM CAP STAMPED T.S. 30087' 0.1' ABOVE GRADE
  - FOUND NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLUS 77302"
  - FOUND NO. 5 REBAR 1.5" ALUMINUM CAP STAMPED "RUS 33181"
  - FOUND NO. 5 REBAR-1.5" ALUMINUM CAP-ILLEGIBLE
  - FOUND NO. 4 REBAR-NO CAP
  - FOUND NO. 4 REBAR-PLASTIC CAP
  - STAMPED "RIS 25988"
  - SET NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLUS 33186"
  - STAMPED "EDWARD-JAMES PLUS 33186"
  - AREA NOT INCLUDED IN THIS SURVEY

- BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- CENTER LINE
- - - APPROXIMATE FLOOD PLAIN LIMITS
- - - MATCH LINE

NO.	REVISIONS	DESCRIPTION	DATE

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 Colorado Springs, CO 80907  
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**WATERBURY FILING NO. 1**  
**FINAL PLAT**  
 A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,  
 RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 EL PASO COUNTY, COLORADO

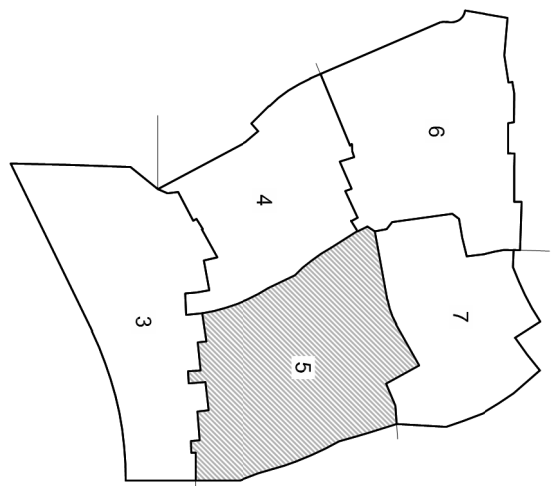
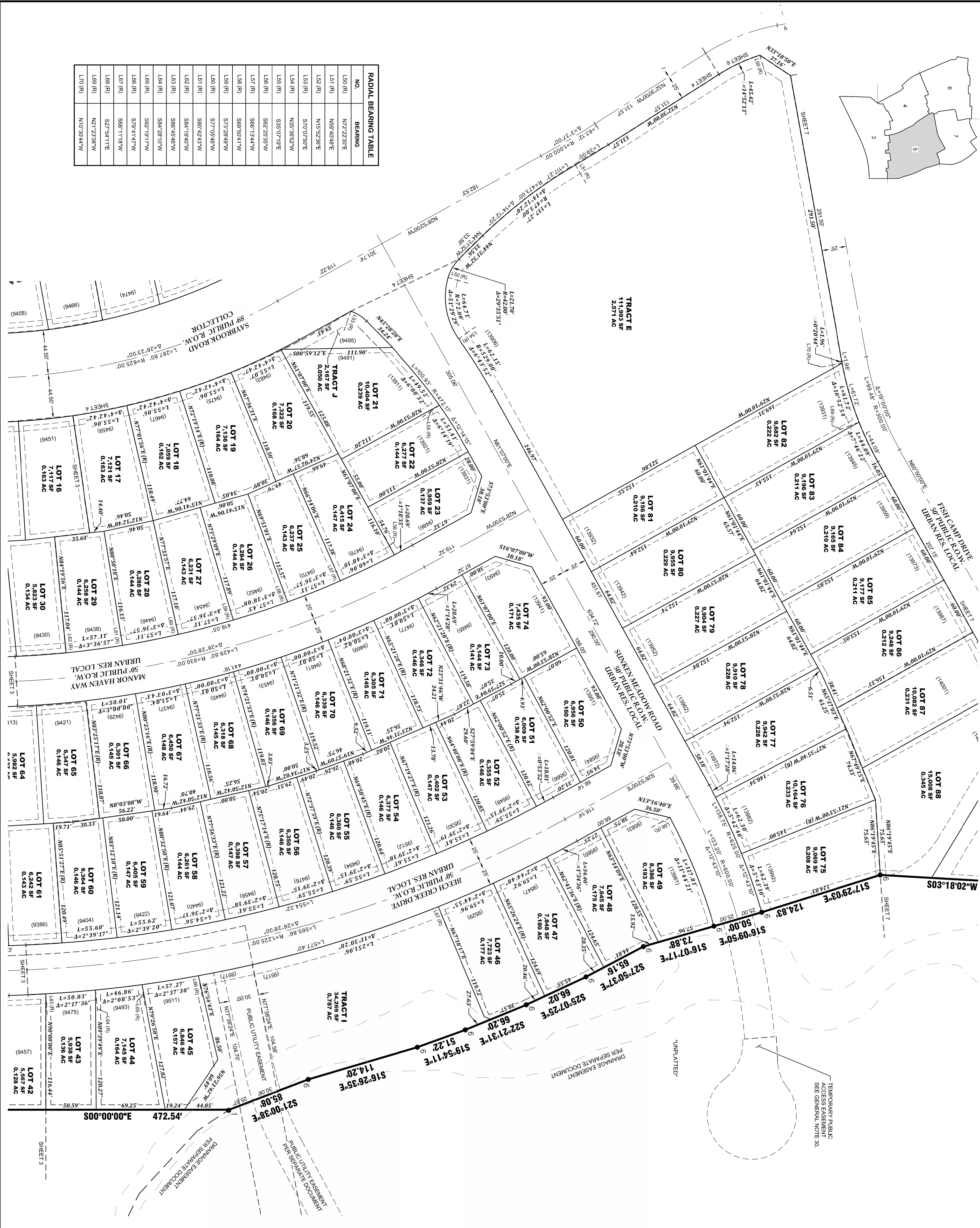
JOB NO.	2117-00
DATE CREATED	12/29/22
DATE ISSUED	DRAFT
SHEET NO.	4 OF 7
DRAWN BY	JWT
CHECKED BY	ERF
SCALE	1" = 50'

POD FILE NO. SF23-07

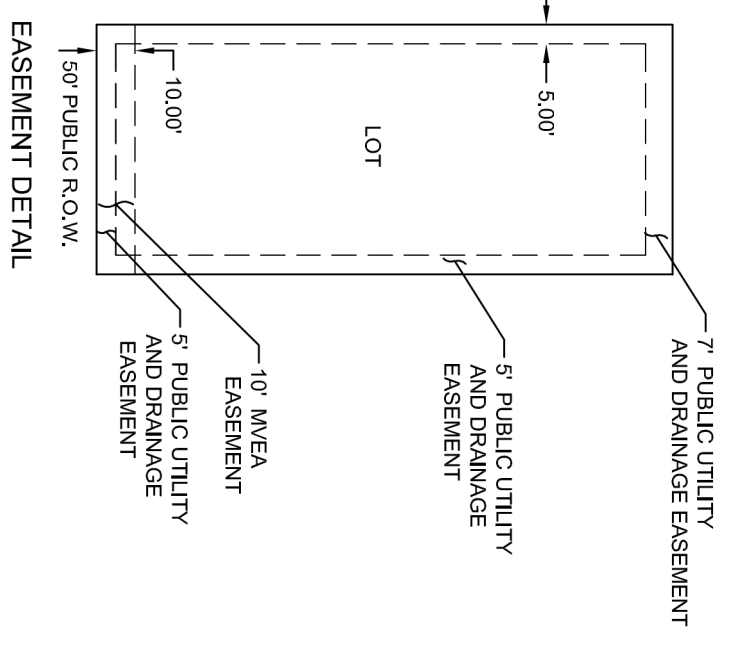
# WATERBURY FILING NO. 1

FINAL PLAT

A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

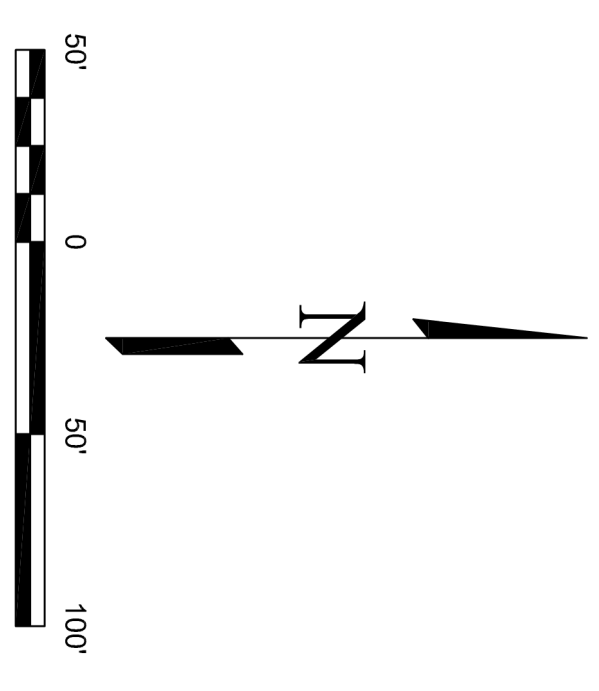


NO.	BEARING
L50 (R)	N72°22'30"E
L51 (R)	N69°40'48"E
L52 (R)	N19°32'36"E
L53 (R)	S70°07'30"E
L54 (R)	N53°36'52"W
L55 (R)	S59°07'19"E
L56 (R)	S62°25'35"W
L57 (R)	S66°13'44"W
L58 (R)	S69°58'14"W
L59 (R)	S73°28'49"W
L60 (R)	S77°05'46"W
L61 (R)	S80°42'43"W
L62 (R)	S84°19'40"W
L63 (R)	S88°45'48"W
L64 (R)	S94°28'10"W
L65 (R)	S92°19'17"W
L66 (R)	S79°41'47"W
L67 (R)	S68°11'18"W
L68 (R)	S27°54'11"E
L69 (R)	N27°23'38"W
L70 (R)	N10°30'44"W



**LEGEND:**

- ✱ FOUND 3-1/4" ALUMINUM CAP STAMPED 1.5 30087 0.1 ABOVE GRADE
- FOUND NO. 5 REBAR-PLASTIC CAP STAMPED EDWARD-JAMES PLS 17502\*
- FOUND NO. 5 REBAR-1.5" ALUMINUM CAP STAMPED JN LS 33101
- FOUND NO. 5 REBAR-1.5" ALUMINUM CAP-ILLEGIBLE
- FOUND NO. 4 REBAR-NO CAP
- FOUND NO. 4 REBAR-PLASTIC CAP
- STAMPED RLS 23969
- SET NO. 5 REBAR-PLASTIC CAP STAMPED EDWARD-JAMES PLS 33196\*
- AREA NOT INCLUDED IN THIS SURVEY
- BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- CENTER LINE
- APPROXIMATE FLOOD PLAIN LIMITS
- - - MATCH LINE



NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**

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4732 Eagleridge Circle Pueblo, CO 81008 Office: (719) 545-6240 Fax: (719) 545-6247



**WATERBURY FILING NO. 1 FINAL PLAT**

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO

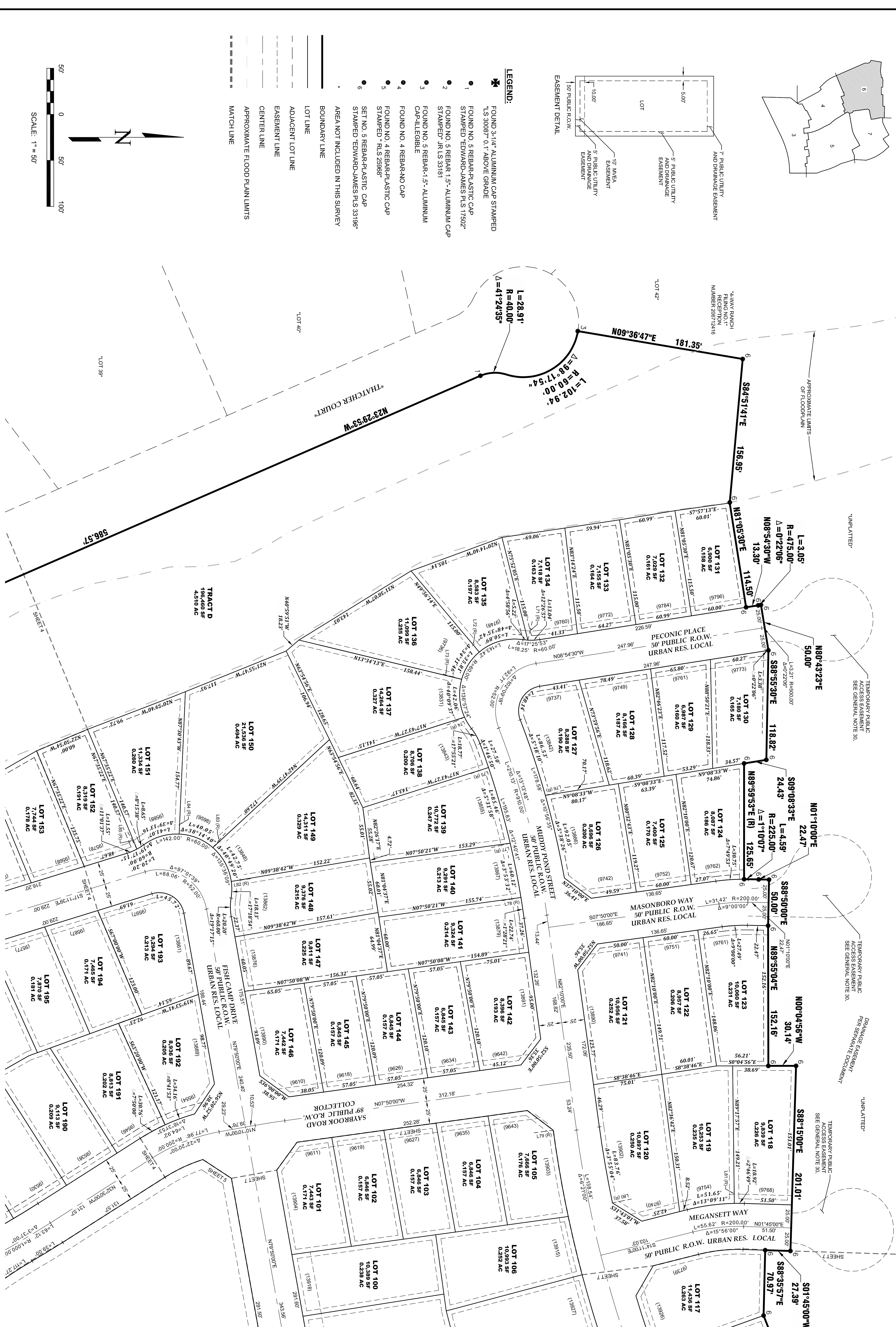
JOB NO.	2117-00
DATE CREATED	12/29/22
DATE ISSUED	DRAFT
SHEET NO.	5 OF 7
DRAWN BY	JWT
CHECKED BY	ERF
HSCALE	1" = 50'

POD FILE NO. SF23-07

# WATERBURY FILING NO. 1

FINAL PLAT

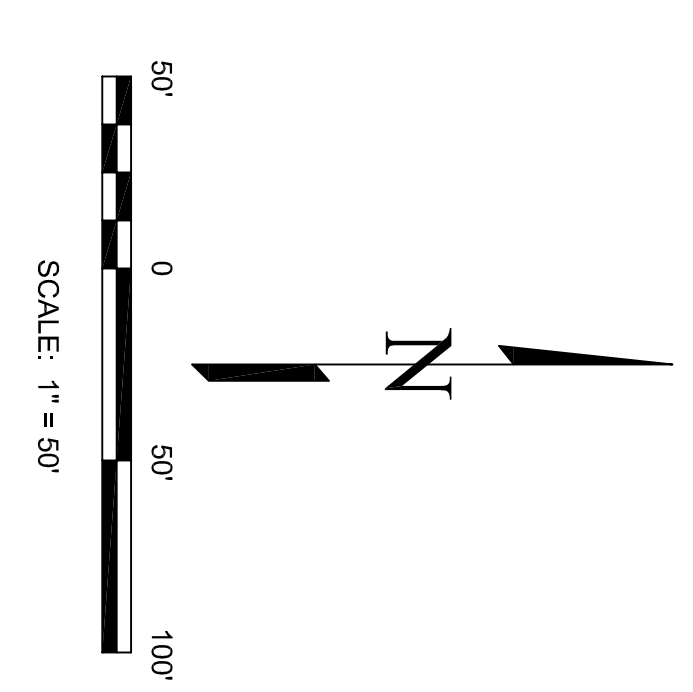
A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



**RADIAL BEARING TABLE**

NO.	BEARING
L1 (R)	S76°31'56"E
L2 (R)	N69°54'11"E
L3 (R)	N15°45'56"E
L4 (R)	N24°29'42"W
L5 (R)	S18°51'38"E
L6 (R)	S15°46'39"E
L7 (R)	S13°11'52"E
L8 (R)	S08°18'21"E
L9 (R)	N07°41'17"W
L10 (R)	N17°46'04"W
L11 (R)	N88°59'11"E
L12 (R)	S08°11'38"E
L13 (R)	S49°00'09"E
L14 (R)	S87°15'38"E
L15 (R)	N81°48'44"E

- LEGEND:**
- ✱ FOUND 3-1/4" ALUMINUM CAP STAMPED T.S. 30087' 0.1' ABOVE GRADE
  - 1 FOUND NO. 5 REBAR-PLASTIC CAP STAMPED EDWARD-JAMES PLS 17502'
  - 2 FOUND NO. 5 REBAR 1-5" ALUMINUM CAP STAMPED JR. LS 33181
  - 3 FOUND NO. 5 REBAR 1-5" ALUMINUM CAP-ILLEGIBLE
  - 4 FOUND NO. 4 REBAR-NO CAP
  - 5 FOUND NO. 4 REBAR-PLASTIC CAP STAMPED FLS 25988
  - 6 SET NO. 5 REBAR-PLASTIC CAP STAMPED EDWARD-JAMES PLS 33196'
  - AREA NOT INCLUDED IN THIS SURVEY
  - BOUNDARY LINE
  - LOT LINE
  - ADJACENT LOT LINE
  - EASEMENT LINE
  - CENTER LINE
  - APPROXIMATE FLOOD PLAIN LIMITS
  - - - MATCH LINE



**REVISIONS**

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**WATERBURY FILING NO. 1**  
**FINAL PLAT**  
 A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,  
 RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 EL PASO COUNTY, COLORADO

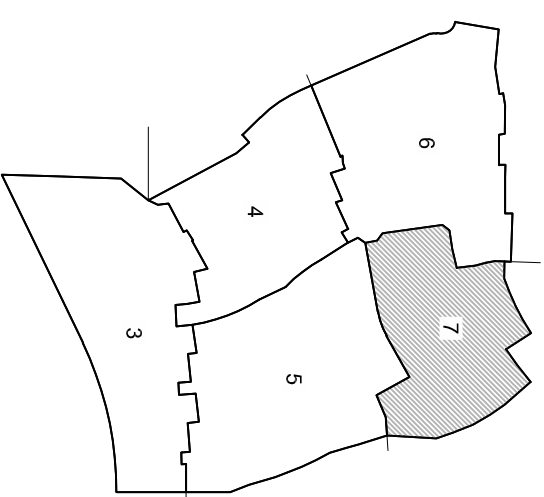
POD FILE NO. SF23-07

DRAWN BY	JWT
CHECKED BY	ERF
DATE CREATED	12/29/22
DATE ISSUED	DRAFT
SHEET NO.	6 OF 7

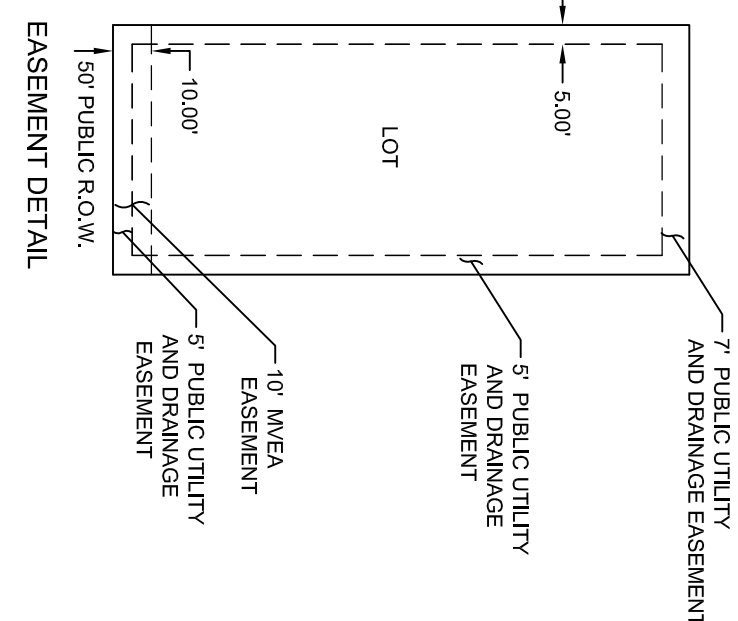
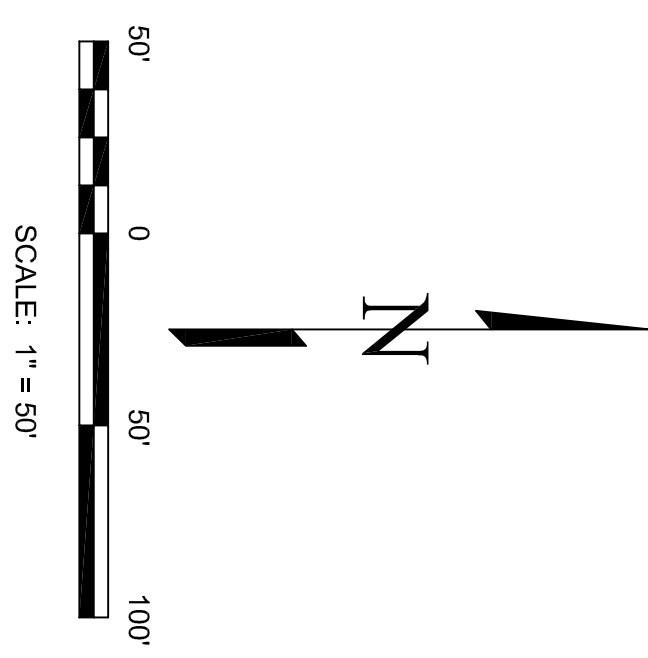
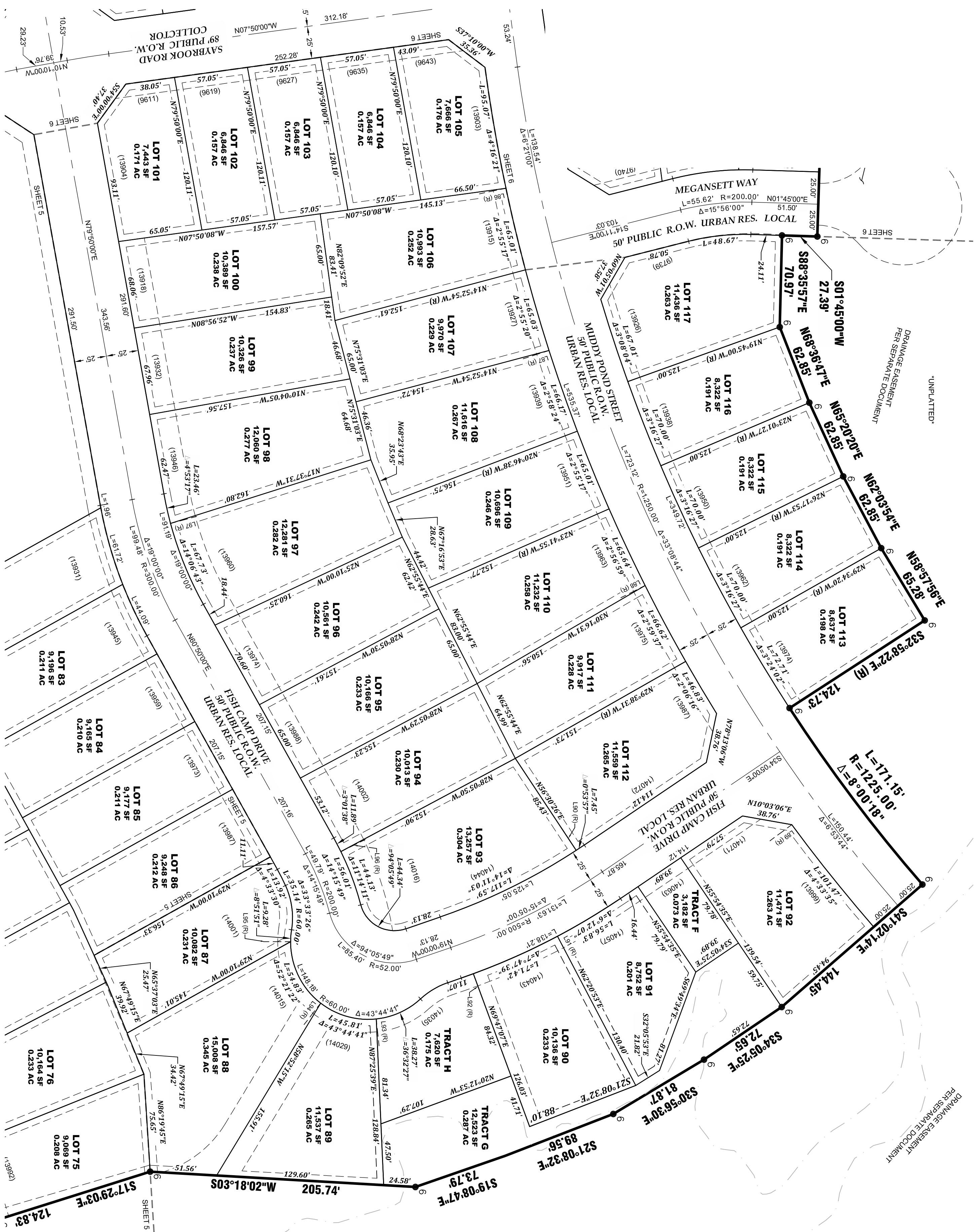
# WATERBURY FILING NO. 1

FINAL PLAT

A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



NO.	BEARING
L86 (R)	N11°5'28"W
L87 (R)	N17°48'14"W
L88 (R)	N28°38'54"W
L89 (R)	N28°23'53"W
L90 (R)	S86°48'57"W
L91 (R)	S82°07'07"W
L92 (R)	S86°44'48"W
L93 (R)	S85°59'03"W
L94 (R)	N02°16'18"W
L95 (R)	N00°00'00"E
L96 (R)	S87°08'22"E
L97 (R)	N15°03'17"W



- LEGEND:**
- ✱ FOUND 3-1/4" ALUMINUM CAP STAMPED T3 30087-01 ABOVE GRADE
  - FOUND NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502"
  - FOUND NO. 5 REBAR 1.5" ALUMINUM CAP STAMPED "JR LS 33181"
  - FOUND NO. 5 REBAR-1.5" ALUMINUM CAP ILLEGIBLE
  - FOUND NO. 4 REBAR-NO CAP
  - FOUND NO. 4 REBAR-PLASTIC CAP STAMPED "RIS 25986"
  - SET NO. 5 REBAR-PLASTIC CAP STAMPED EDWARD-JAMES PLS 33198\*
  - AREA NOT INCLUDED IN THIS SURVEY
  - BOUNDARY LINE
  - LOT LINE
  - ADJACENT LOT LINE
  - EASEMENT LINE
  - CENTER LINE
  - - - APPROXIMATE FLOOD PLAIN LIMITS
  - - - MATCH LINE

## WATERBURY FILING NO. 1 FINAL PLAT

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
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NO.	REVISIONS	DESCRIPTION	DATE

POD FILE NO. SF23-07

DRAWN BY: **JWT**

CHECKED BY: **ERF**

DATE CREATED: **12/29/22**

DATE ISSUED: **DRAFT**

SHEET NO. **7** OF **7**