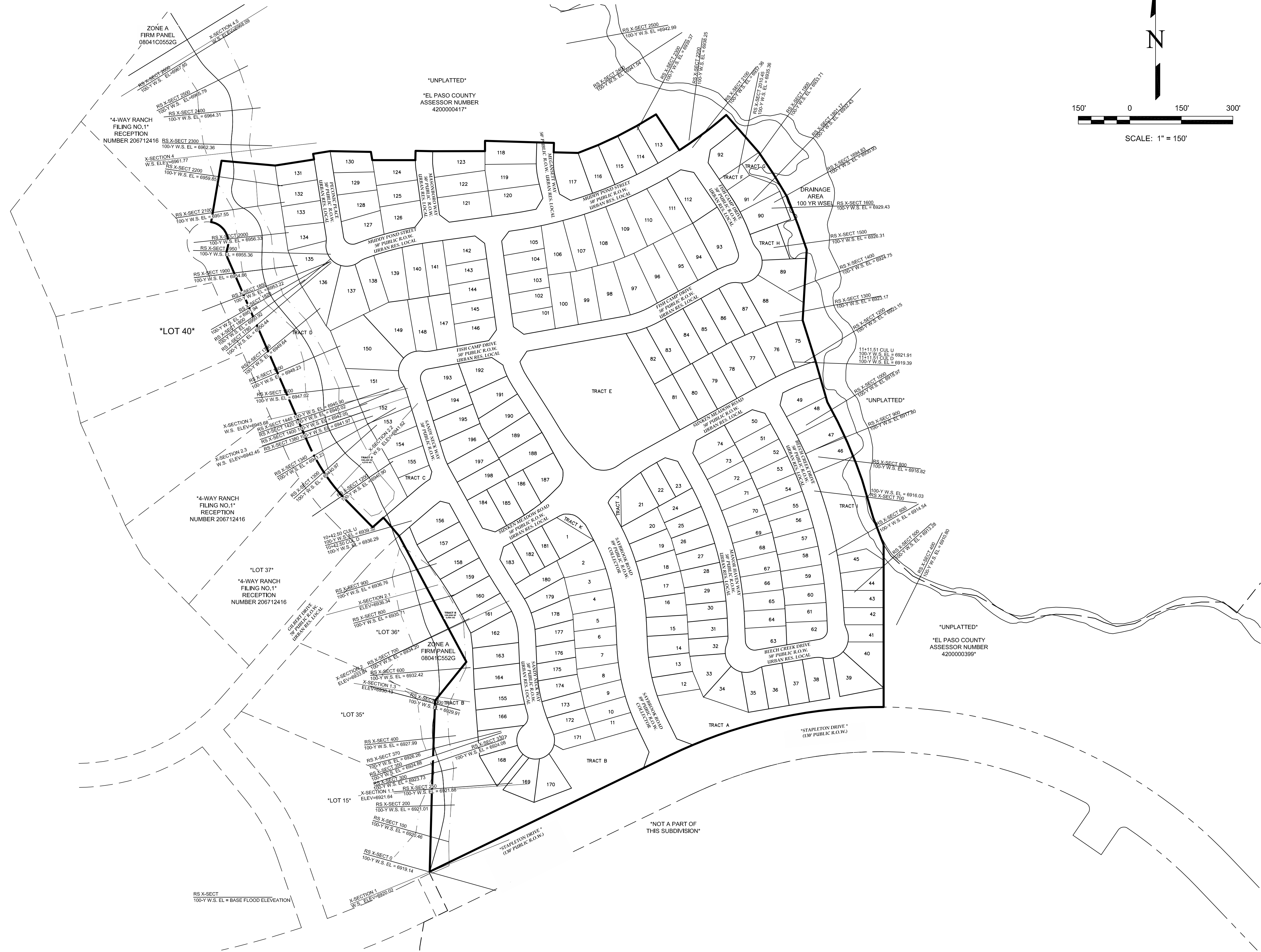


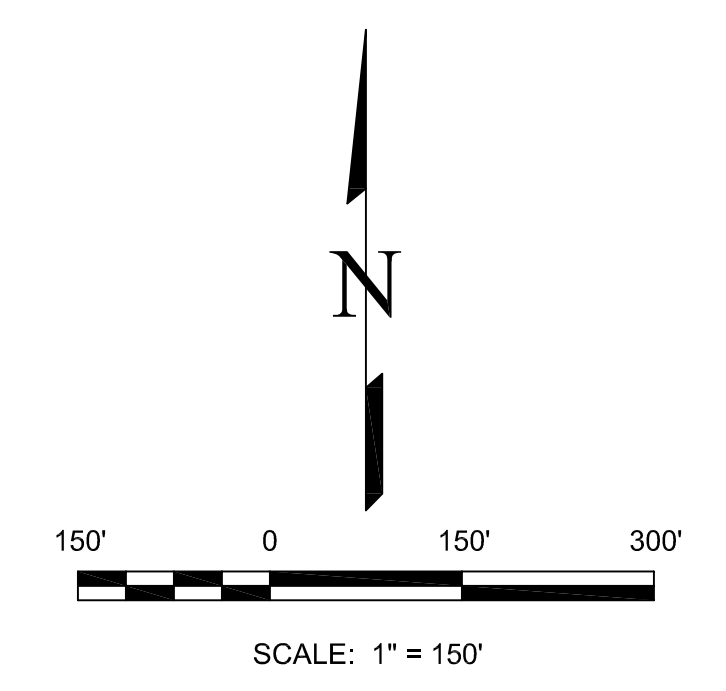
WATERBURY FILING NO. 1

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



OVERALL-BASE FLOOD ELEVATIONS



NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
 926 Elkton Drive
 Colorado Springs, CO 80907
 Office: (719) 576-1216
 Fax: (719) 576-1206

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



WATERBURY FILING NO. 1
FINAL PLAT

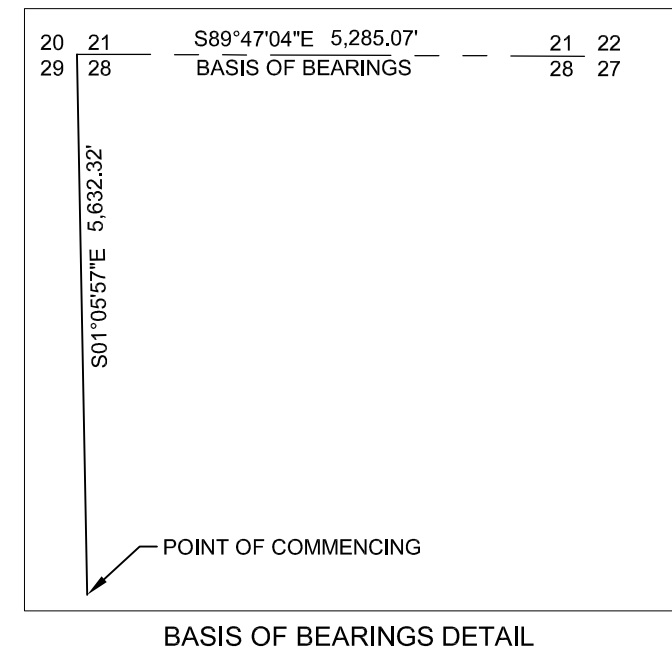
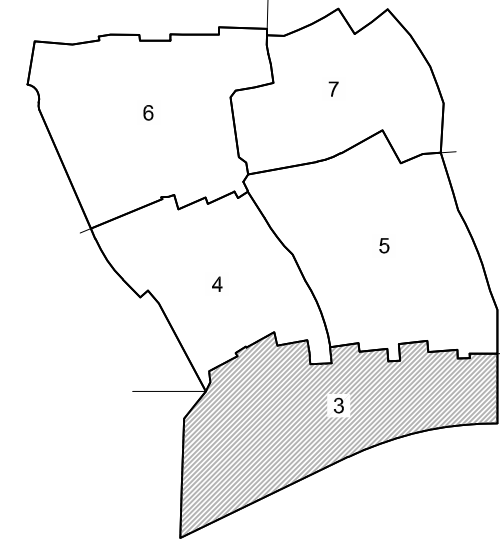
A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,
 RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 EL PASO COUNTY, COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 150'
JOB NO.	2117-00
DATE CREATED	12/29/22
DATE ISSUED	
SHEET NO	2 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



POINT OF COMMENCING
BASIS OF BEARINGS DETAIL

SHEET 4

APPROXIMATE LIMITS OF FLOODPLAIN

DRAINAGE EASEMENT AGREEMENT REC. NO. 210105127

4 WAY RANCH FILING NO. 1 RECEPTION NUMBER 206712416

POINT OF BEGINNING

POINT OF COMMENCING



LOT 180 7,043 SF 0.162 AC
LOT 179 6,512 SF 0.149 AC
LOT 178 6,679 SF 0.153 AC
LOT 177 6,200 SF 0.142 AC
LOT 176 5,899 SF 0.131 AC
LOT 175 5,787 SF 0.133 AC
LOT 174 6,533 SF 0.150 AC
LOT 173 5,819 SF 0.134 AC
LOT 172 5,674 SF 0.130 AC
LOT 171 5,534 SF 0.127 AC
LOT 170 8,413 SF 0.193 AC
LOT 169 7,542 SF 0.173 AC
LOT 168 7,338 SF 0.168 AC
LOT 167 7,499 SF 0.172 AC
LOT 166 8,972 SF 0.206 AC
LOT 165 8,357 SF 0.192 AC
LOT 164 8,124 SF 0.186 AC
LOT 163 8,100 SF 0.186 AC
LOT 162 9,448 SF 0.217 AC
LOT 161 8,066 SF 0.185 AC
LOT 160 7,667 SF 0.176 AC
LOT 3 7,173 SF 0.165 AC
LOT 4 6,843 SF 0.157 AC
LOT 5 6,473 SF 0.148 AC
LOT 6 6,430 SF 0.148 AC
LOT 7 6,831 SF 0.155 AC
LOT 8 6,734 SF 0.154 AC
LOT 9 6,382 SF 0.147 AC
LOT 10 6,137 SF 0.141 AC
LOT 11 6,267 SF 0.144 AC
LOT 12 6,725 SF 0.154 AC
LOT 13 6,918 SF 0.159 AC
LOT 14 6,989 SF 0.161 AC
LOT 15 6,582 SF 0.151 AC
LOT 16 7,117 SF 0.163 AC
LOT 17 7,121 SF 0.163 AC
LOT 28 6,286 SF 0.144 AC
LOT 29 6,258 SF 0.144 AC
LOT 30 5,823 SF 0.134 AC
LOT 31 5,920 SF 0.136 AC
LOT 32 5,492 SF 0.126 AC
LOT 33 8,854 SF 0.203 AC
LOT 34 9,257 SF 0.213 AC
LOT 35 7,073 SF 0.162 AC
LOT 36 7,497 SF 0.172 AC
LOT 37 7,500 SF 0.172 AC
LOT 38 7,461 SF 0.171 AC
LOT 66 6,301 SF 0.145 AC
LOT 65 6,347 SF 0.146 AC
LOT 64 5,982 SF 0.137 AC
LOT 63 7,215 SF 0.166 AC
LOT 62 6,769 SF 0.155 AC
LOT 61 6,242 SF 0.143 AC
LOT 60 6,364 SF 0.146 AC
LOT 59 6,405 SF 0.147 AC
LOT 44 7,145 SF 0.164 AC
LOT 43 5,938 SF 0.136 AC
LOT 42 5,567 SF 0.128 AC
LOT 41 5,383 SF 0.124 AC
LOT 40 9,295 SF 0.213 AC
LOT 39 9,552 SF 0.228 AC
TRACT A 43,933 SF 1.009 AC
TRACT B 152,210 SF 3.494 AC

LEGEND:

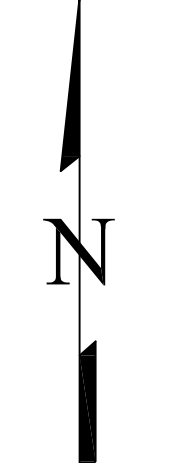
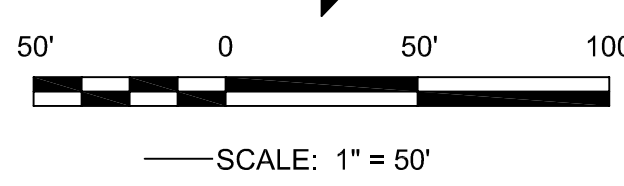
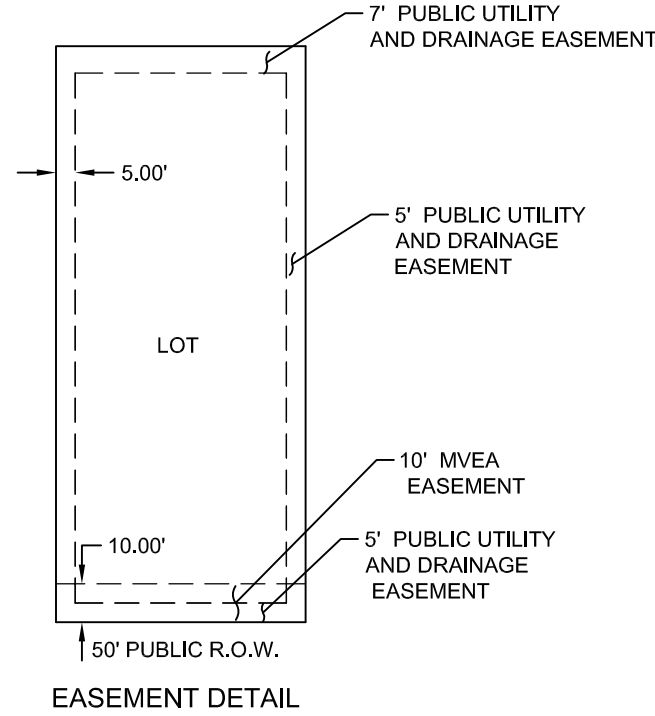
- ✱ FOUND MONUMENT AS SHOWN
- FOUND NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502"
- FOUND NO. 5 REBAR 1.5" ALUMINUM CAP STAMPED "JR LS 33181"
- FOUND NO. 5 REBAR-1.5" ALUMINUM CAP-ILLEGIBLE
- FOUND NO. 4 REBAR-NO CAP
- FOUND NO. 5 REBAR-PLASTIC CAP STAMPED "RLS 25968"
- SET NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"
- AREA NOT INCLUDED IN THIS SURVEY
- BOUNDARY LINE
- - - ADJACENT LOT LINE
- - - EASEMENT LINE
- - - CENTER LINE
- - - APPROXIMATE FLOOD PLAIN LIMITS
- - - MATCH LINE

RADIAL BEARING TABLE

NO.	BEARING
L1 (R)	S62°30'00"W
L2 (R)	N76°20'15"E
L3 (R)	N38°04'59"W
L4 (R)	N42°07'45"E
L5 (R)	N20°59'53"E
L6 (R)	N11°53'41"W
L7 (R)	N44°47'16"W
L8 (R)	N76°29'15"W
L9 (R)	S72°28'52"W
L10 (R)	N69°41'03"E
L11 (R)	N75°44'13"E
L12 (R)	N83°08'14"E
L13 (R)	S82°54'21"W
L14 (R)	S70°24'12"W
L15 (R)	S77°27'27"W
L16 (R)	S82°53'16"W
L17 (R)	N83°01'30"E
L18 (R)	N78°18'07"E

RADIAL BEARING TABLE

NO.	BEARING
L19 (R)	N73°35'56"E
L20 (R)	N68°53'50"E
L21 (R)	N64°09'18"E
L22 (R)	S22°51'08"E
L23 (R)	N70°50'05"E
L24 (R)	N76°53'31"E
L25 (R)	S87°29'37"W
L26 (R)	N76°29'15"W
L27 (R)	N85°15'44"E
L28 (R)	N45°34'03"E
L29 (R)	N11°53'15"E
L30 (R)	S19°15'43"E
L31 (R)	S13°53'23"W
L32 (R)	N15°25'33"W
L33 (R)	N48°10'00"W
L34 (R)	N78°28'53"W
L35 (R)	N76°47'09"E
L36 (R)	S00°23'33"W



NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206

4732 Eagleledge 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

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 50'
JOB NO.	2117-00
DATE CREATED	12/29/22
DATE ISSUED	DRAFT
SHEET NO	3 OF 7

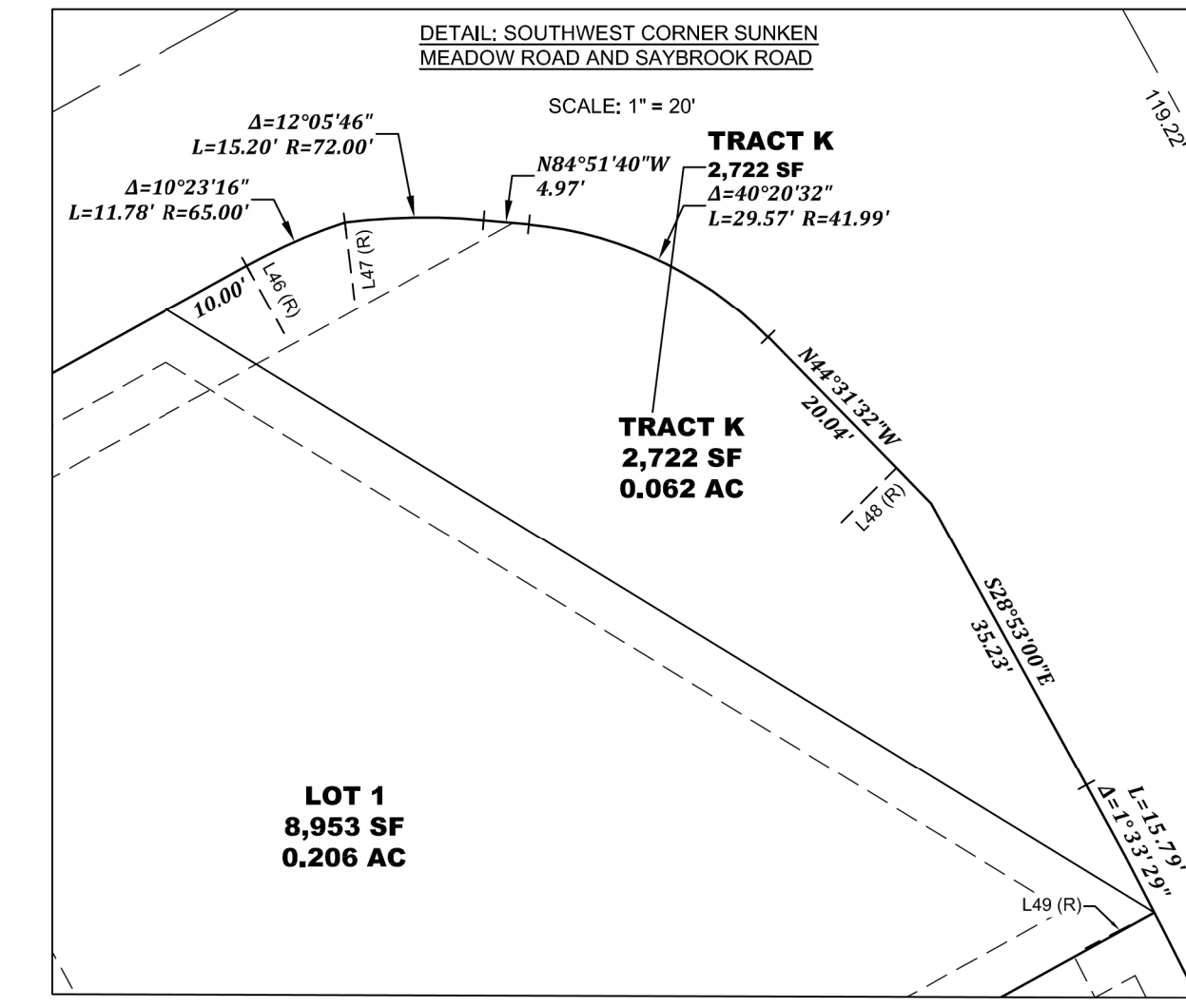
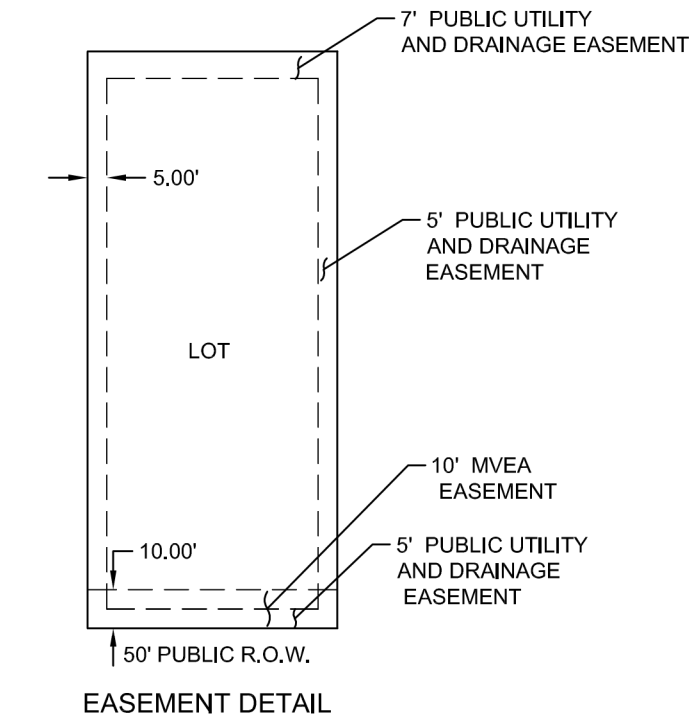
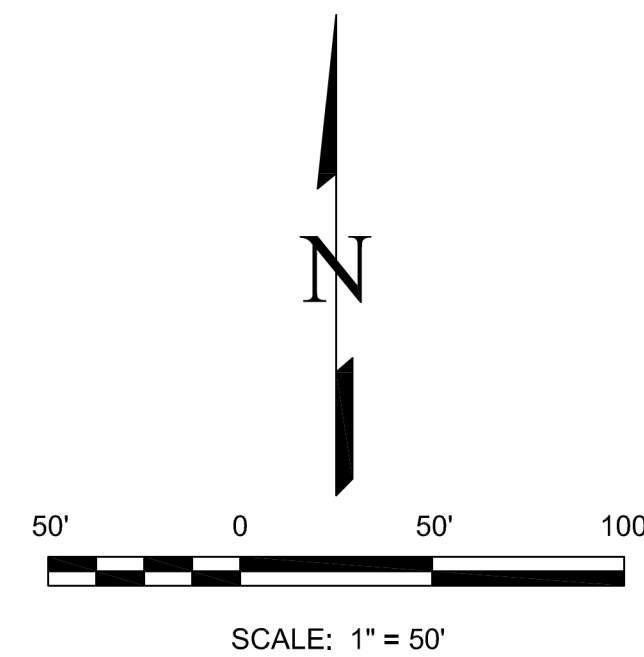
WATERBURY FILING NO. 1

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
L37 (R)	N69°26'50"E
L38 (R)	S40°37'02"E
L39 (R)	N58°49'56"E
L40 (R)	S58°49'45"W
L41 (R)	N64°22'28"E
L42 (R)	N33°08'31"W
L43 (R)	N40°26'41"W
L44 (R)	S81°57'40"W
L45 (R)	S71°34'06"W
L46 (R)	S28°53'00"E
L47 (R)	S06°57'28"E
L48 (R)	S45°28'28"W
L49 (R)	S62°40'29"W



- LEGEND:**
- ✱ FOUND MONUMENT AS SHOWN
 - 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 "RLS 25968"
 - 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.
 926 Elkton Drive
 Colorado Springs, CO 80907
 Office: (719) 576-1216
 Fax: (719) 576-1206

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

WATERBURY FILING NO. 1
 FINAL PLAT

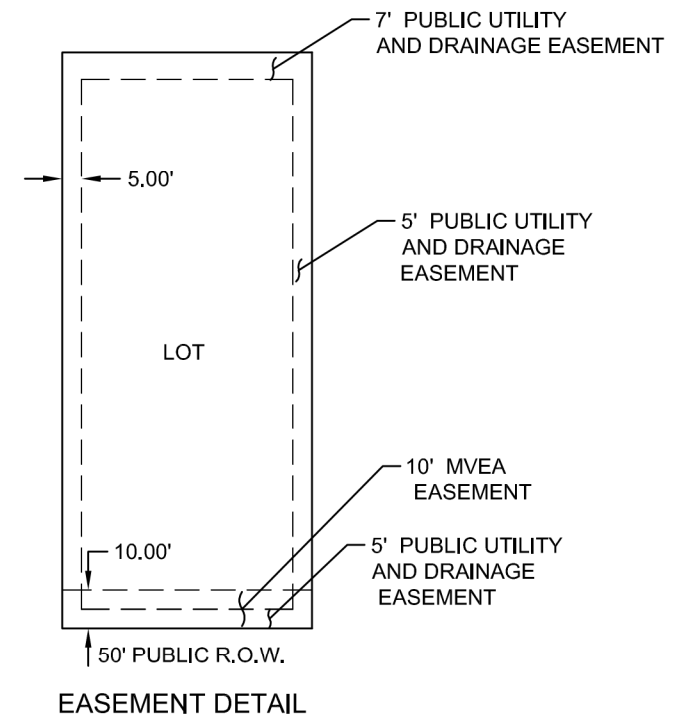
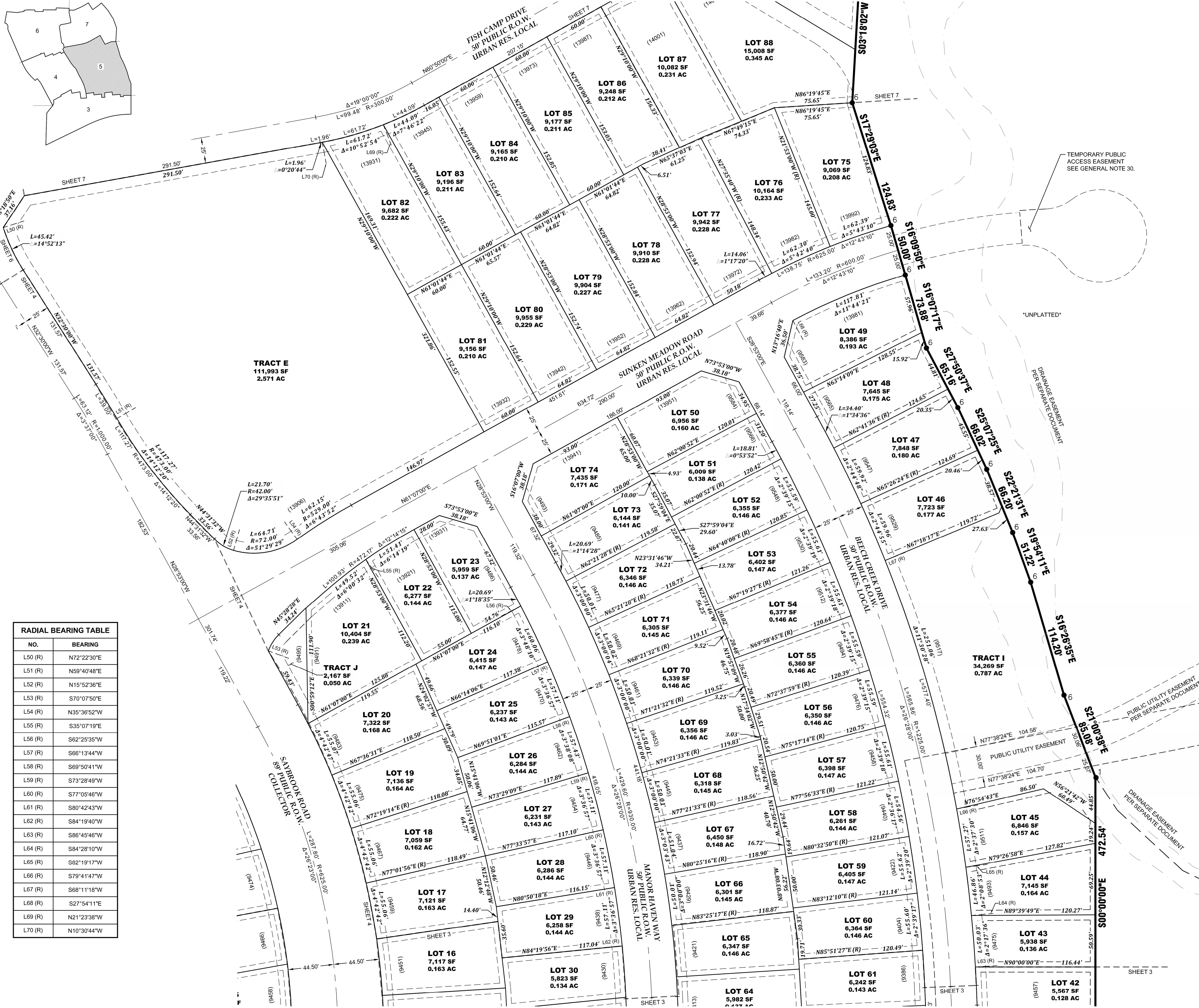
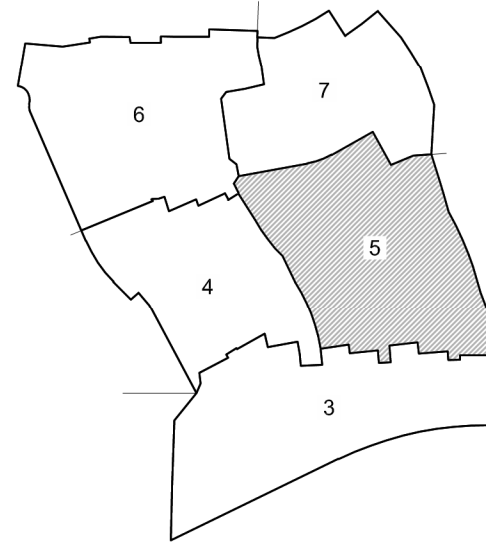
A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,
 RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 EL PASO COUNTY, COLORADO

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

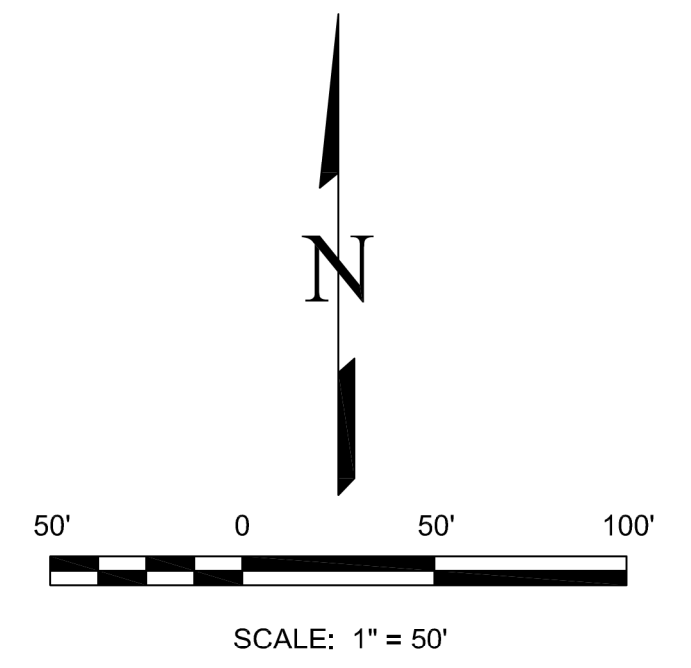
WATERBURY FILING NO. 1

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



- LEGEND:**
- ✱ FOUND MONUMENT AS SHOWN
 - 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 "RLS 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



NO.	BEARING
L50 (R)	N72°22'30"E
L51 (R)	N69°40'48"E
L52 (R)	N15°52'38"E
L53 (R)	S70°07'50"E
L54 (R)	N35°36'52"W
L55 (R)	S35°07'19"E
L56 (R)	S62°25'35"W
L57 (R)	S66°13'44"W
L58 (R)	S69°50'41"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)	S86°45'46"W
L64 (R)	S84°28'10"W
L65 (R)	S82°19'17"W
L66 (R)	S79°41'47"W
L67 (R)	S68°11'18"W
L68 (R)	S27°54'11"E
L69 (R)	N21°23'38"W
L70 (R)	N10°30'44"W

NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
 926 Elkton Drive
 Colorado Springs, CO 80907
 Office: (719) 576-1216
 Fax: (719) 576-1206

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



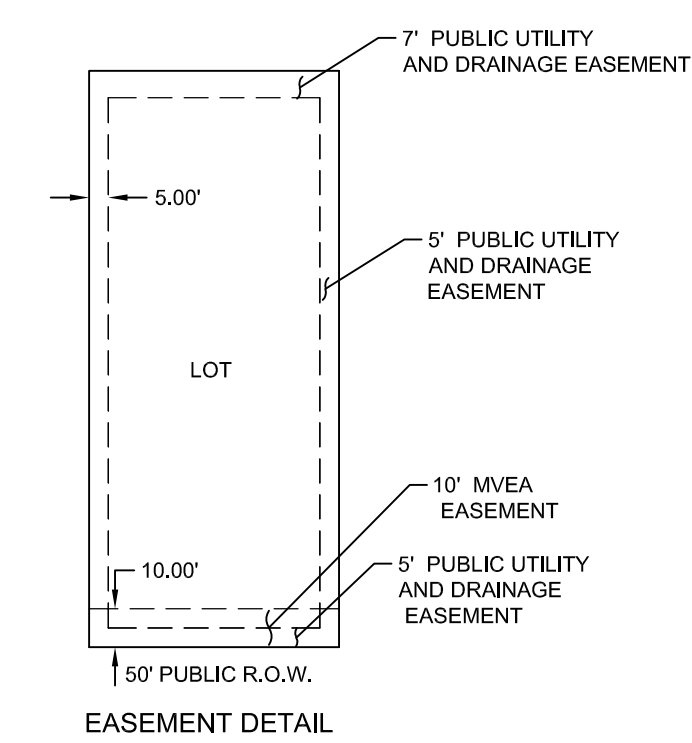
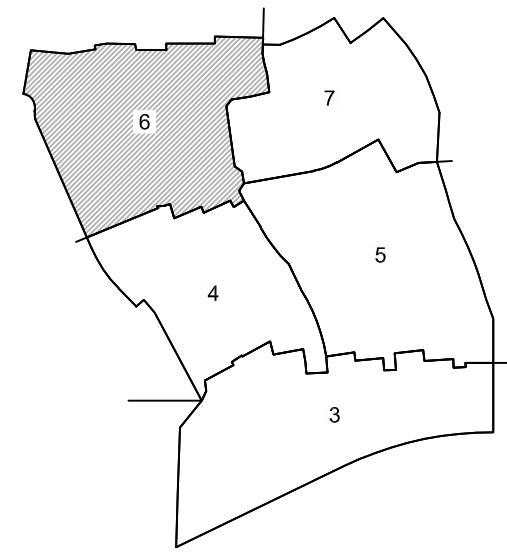
WATERBURY FILING NO. 1
FINAL PLAT
 A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,
 RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 EL PASO COUNTY, COLORADO

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

WATERBURY FILING NO. 1

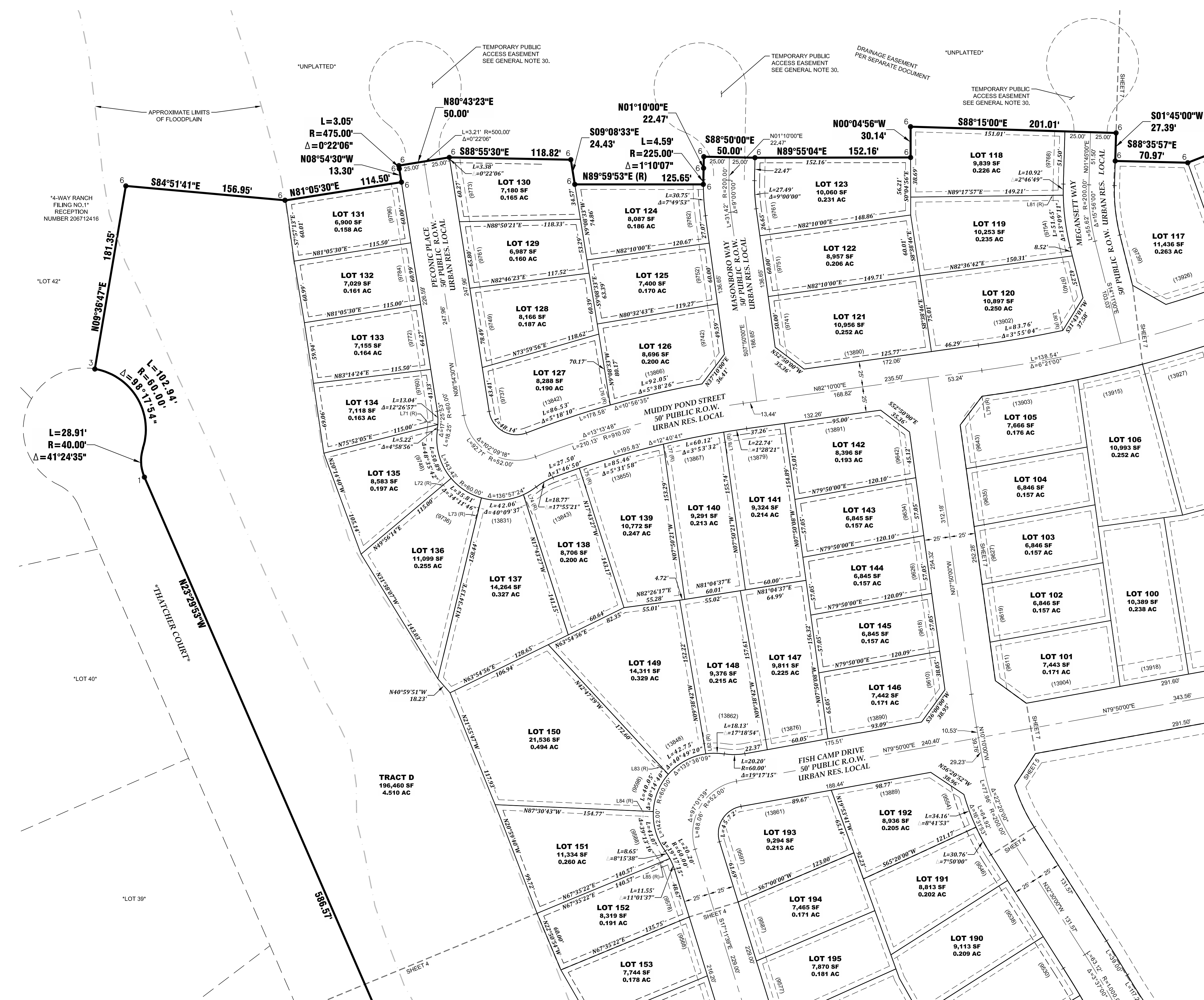
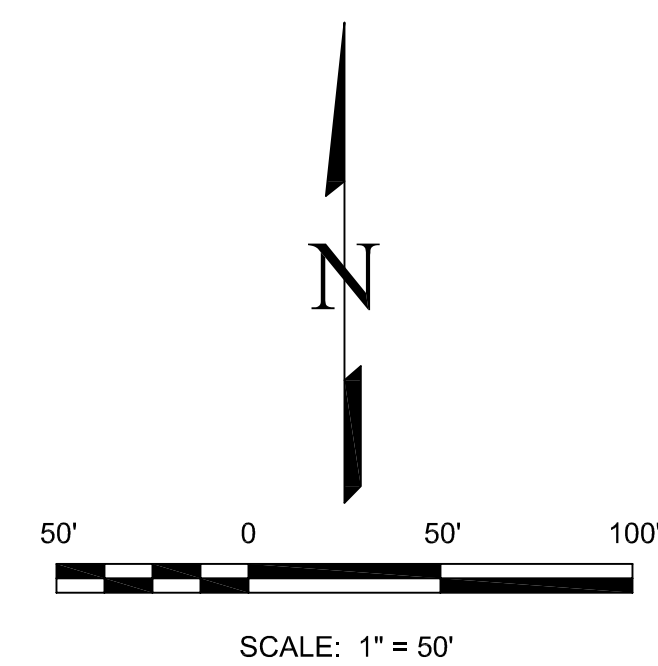
FINAL PLAT

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



LEGEND:

- ✱ FOUND MONUMENT AS SHOWN
- 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 "RLS 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



NO.	BEARING
L71 (R)	S76°31'55"E
L72 (R)	N49°55'41"E
L73 (R)	N15°43'55"E
L74 (R)	N24°25'42"W
L75 (R)	S18°51'30"E
L76 (R)	S15°45'39"E
L77 (R)	S13°11'52"E
L78 (R)	S09°18'21"E
L79 (R)	N07°41'17"W
L80 (R)	N11°45'04"W
L81 (R)	N88°58'11"E
L82 (R)	S08°11'39"E
L83 (R)	S49°00'59"E
L84 (R)	S87°15'38"E
L85 (R)	N61°46'44"E

NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
 926 Elkton Drive
 Colorado Springs, CO 80907
 Office: (719) 576-1216
 Fax: (719) 545-6247



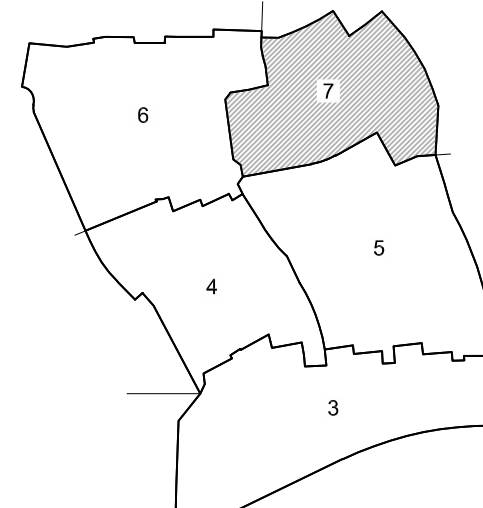
WATERBURY FILING NO. 1
FINAL PLAT
 A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,
 RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 EL PASO COUNTY, COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 50'
JOB NO.	2117-00
DATE CREATED	12/29/22
DATE ISSUED	DRAFT
SHEET NO	6 OF 7

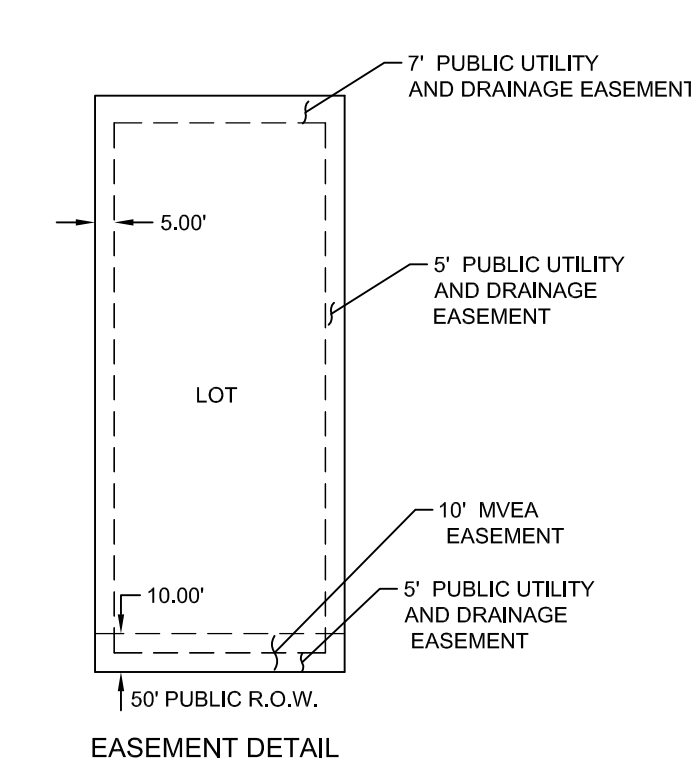
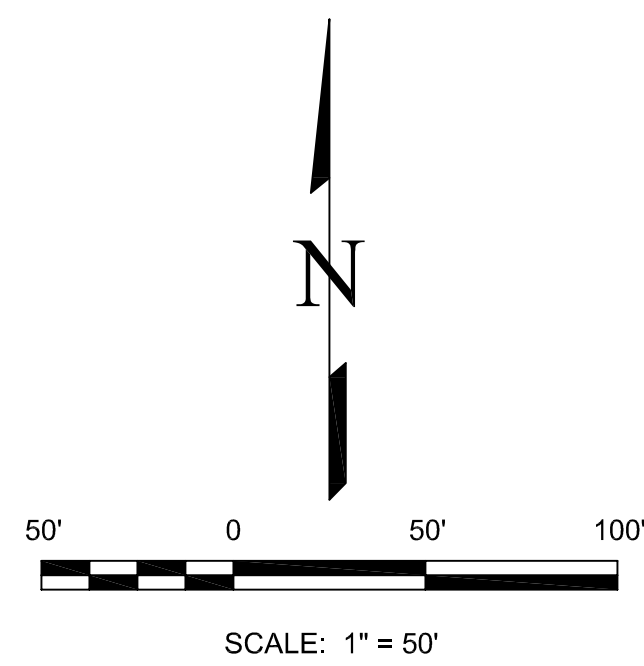
WATERBURY FILING NO. 1

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°57'38"W
L87 (R)	N17°48'14"W
L88 (R)	N26°38'54"W
L89 (R)	N36°25'13"W
L90 (R)	S56°48'57"W
L91 (R)	S62°07'07"W
L92 (R)	S69°54'46"W
L93 (R)	S83°59'03"W
L94 (R)	N52°16'18"W
L95 (R)	N00°05'06"E
L96 (R)	S26°08'22"E
L97 (R)	N15°03'17"W



- LEGEND:**
- ✱ FOUND MONUMENT AS SHOWN
 - 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 "RLS 25968"
 - 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.
 926 Elkton Drive
 Colorado Springs, CO 80907
 Office: (719) 576-1216
 Fax: (719) 576-1206

4732 Eagleledge 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

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