

THE ESTATES AT CATHEDRAL PINES SUBDIVISION FILING NO. 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.

BE IT KNOWN BY THESE PRESENTS:

THAT VILLAGREE DEVELOPMENT LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 9132" AT THE SOUTH 1/4 CORNER AND A 2-1/2" ALUMINUM CAP STAMPED "LS 9132" AT THE CENTER 1/4 CORNER, SAID LINE BEARING N00°11'44"W AS SHOWN ON THE PLAT OF CATHEDRAL PINES SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 205001738 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 2;

THENCE ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2, N01°11'44"W A DISTANCE OF 1583.77 FEET, TO A POINT ON THE WESTERLY LINE OF CATHEDRAL PINES SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 205001738 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON SAID WESTERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. N88°55'55"E A DISTANCE OF 965.20 FEET;
2. S01°11'44"E A DISTANCE OF 1583.77 FEET, TO A POINT ON THE NORTHERLY LINE OF FALCON FOREST SUBDIVISION FILING NO. 2 RECORDED IN PLAT BOOK H-2 AT PAGE 5;

THENCE ON THE NORTHERLY LINE OF SAID FALCON FOREST SUBDIVISION FILING NO. 2, S88°55'55"W A DISTANCE OF 965.20 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,528,651 SQUARE FEET OR 35.0930 ACRES.

OWNERS CERTIFICATE/ DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, PRIVATE STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE ESTATES AT CATHEDRAL PINES SUBDIVISION FILING NO. 1. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINE AND RELATED FACILITIES.

OWNERS/ MORTGAGEE

BY: _____

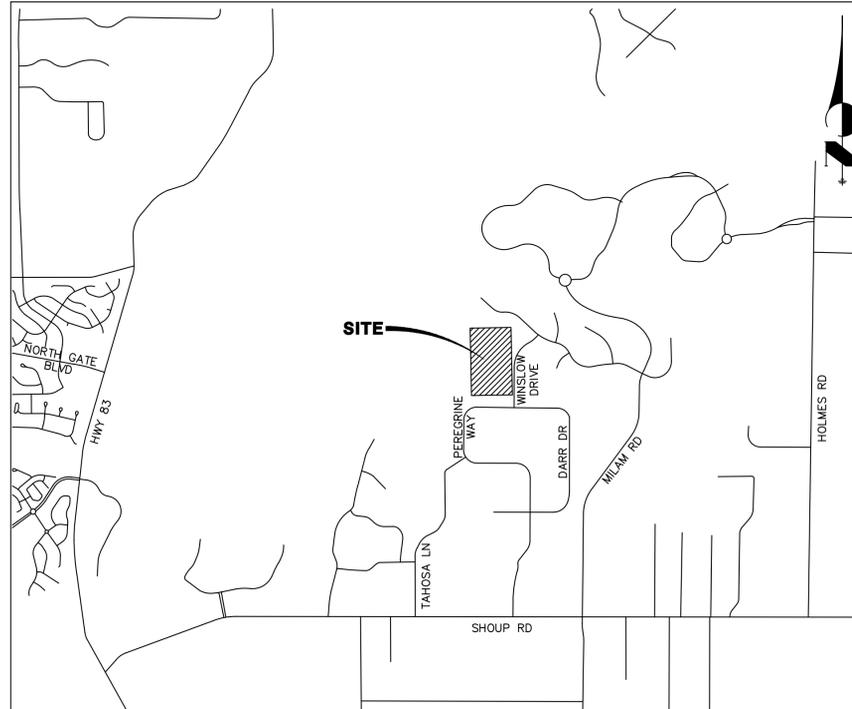
TITLE: _____

STATE OF COLORADO)
COUNTY OF _____)SS

SIGNED BEFORE ME ON _____, 2024

BY _____

NOTARY PUBLIC



VICINITY MAP
1"=2000'

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR "THE ESTATES AT CATHEDRAL PINES SUBDIVISION FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 2024, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

SURVEYOR'S CERTIFICATE:

I, JARROD ADAMS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON AUGUST 16, 2022, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2024.



JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CLERK AND RECORDER

STATE OF COLORADO)
COUNTY OF EL PASO)SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2024, AND WAS RECORDED AT

RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER _____

OWNER: VILLAGREE DEVELOPMENT, LLC
5710 VESSEY ROAD,
COLORADO SPRINGS, CO, 80908

SURVEYOR: JARROD ADAMS,
7200 S. ALTON WAY, SUITE C400
CENTENNIAL, CO, 80112
(303) 267 6172

ENGINEER: BRYAN LAW
5475 TECH CENTER DRIVE, SUITE 235,
COLORADO SPRINGS, CO 80919
(303) 267 6254

NO.	REVISION	BY	DATE
1	COUNTY COMMENTS	ZT	3/25/2024
2	COUNTY COMMENTS	ZT	5/31/2024

PCD FILE # SF2234
JOB NO. 25260.00
JUNE 12, 2024
SHEET 1 OF 3

FEES:

BRIDGE FEE: _____
SCHOOL DISTRICT FEE: _____
PARK FEE: _____
DRAINAGE BASIN FEE: _____

SUMMARY:

8 LOTS	30.5169 ACRES	86.96%
3 TRACT	4.5761 ACRES	13.04%
TOTAL	35.0930 ACRES	100.00%



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

THE ESTATES AT CATHEDRAL PINES SUBDIVISION FILING NO. 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.

PLAT NOTES:

- BASIS OF BEARINGS:
THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 9132" AT THE SOUTH 1/4 CORNER AND A 2-1/2" ALUMINUM CAP STAMPED "LS 9132" AT THE CENTER 1/4 CORNER, SAID LINE BEARING N00°11'44"W AS SHOWN ON THE PLAT OF CATHEDRAL PINES SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 205001738 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- WATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY INDIVIDUAL WELLS.
- SEWER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY SEPTIC TANK.
- ELECTRIC SERVICES FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- GAS SERVICES FOR THIS SUBDIVISION IS PROVIDED BY BLACK HILLS ENERGY SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- FIRE PROTECTION BY THE BLACK FOREST FIRE DISTRICT.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT; WETLAND STUDY/ 404 PERMIT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VEST WITH THE INDIVIDUAL PROPERTY OWNERS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COMMUNITY MAP NUMBER 08041C0315G, EFFECTIVE DATE DECEMBER 7, 2018.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
- FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORDS, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. 1966976, PREPARED BY STEWART TITLE GUARANTY COMPANY, WITH A COMMITMENT DATE OF MARCH 6, 2023 AT 8:00 A.M.
- MAIL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT.
- THE FOLLOWING LOTS (1, 2, 3, 4, 5, TRACT A & B) HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE GEOLOGIC HAZARD REPORT BY RMG-ROCKY MOUNTAIN GROUP, DATED JULY 21, 2023. IF ANY STRUCTURES ARE PROPOSED IN ANY HAZARD AREA, A SUBSURFACE SOILS INVESTIGATION AND AN ENGINEERED SITE PLAN WILL BE REQUIRED FOR COUNTY REVIEW:
 - POTENTIALLY EXPANSIVE SOILS/BEDROCK
 - POTENTIALLY COMPRESSIBLE SOILS
 - HARD BEDROCK
 - SEASONALLY SHALLOW GROUNDWATER
 - POTENTIALLY SEASONALLY WET AREAS

THE STUDY CONCLUDED THAT THE PROPOSED DEVELOPMENT IS FEASIBLE, AND THE GEOLOGIC CONDITIONS IDENTIFIED ARE TYPICAL FOR THE FRONT RANGE REGION OF COLORADO. APPROPRIATE PLANNING, ENGINEERING AND SUITABLE CONSTRUCTION PRACTICES WILL BE IMPLEMENTED TO MITIGATE GEOLOGIC CONDITIONS IN AREAS WHERE AVOIDANCE IS NOT POSSIBLE.
- THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE THE ESTATES AT CATHEDRAL PINES SUBDIVISION FILING NO. 1 FUD RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- THERE SHALL BE NO DIRECT ACCESS TO WINSLOW DRIVE.
- DEVELOPER SHALL BE RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT.
- LOT SPECIFIC SUBSURFACE SOILS INVESTIGATION IS REQUIRED PRIOR TO CONSTRUCTION.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR ISSUANCE OF THESE PERMITS.

- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL, AND MAINTAIN.
- LOTS 2, 3, 6, AND 7 ARE SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. THE ESTATES AT CATHEDRAL PINES HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- TRACTS A AND B SHALL BE UTILIZED AS DRAINAGE TRACT, OPEN SPACE AND PEDESTRIAN ACCESS. OWNERSHIP AND MAINTENANCE OF SAID TRACTS A AND B SHALL BE VESTED TO ESTATES AT CATHEDRAL PINES HOMEOWNERS ASSOCIATION.
- TRACT C SHALL BE UTILIZED AS PRIVATE ROAD. OWNERSHIP AND MAINTENANCE OF SAID TRACT C SHALL BE VEST TO ESTATES AT CATHEDRAL PINES HOMEOWNERS ASSOCIATION.
- EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE 6.3.3.C.2 AND 6.2.2.C.3. DUE TO THEIR LENGTH SOME OF THE DRIVEWAYS MUST BE APPROVED BY THE BLACK FOREST FIRE DISTRICT.
- PER ECM SECTION 1.7.1.B.5, RESIDENTIAL LOTS IMPERVIOUS AREA MAY NOT EXCEED 10 PERCENT UNLESS A STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS LAID OUT IN THE ABOVE REFERENCED ECM SECTION. THIS IMPERVIOUS AREA FOR EACH LOT MUST INCLUDE THE PROPOSED DRIVEWAY. IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT.

LAND SUMMARY CHART					
TRACT	AREA (SF)	AREA (AC)	USE	MAINTENANCE	OWNERSHIP
A	71,465	1.6406	DRAINAGE, UTILITIES, PEDESTRIAN ACCESS, OPEN SPACE	METRO DISTRICT	METRO DISTRICT
B	37,599	0.8632	DRAINAGE, UTILITIES, PEDESTRIAN ACCESS, OPEN SPACE	METRO DISTRICT	METRO DISTRICT
C	90,269	2.0723	PRIVATE ROAD	METRO DISTRICT	METRO DISTRICT
TRACT TOTAL	199,333	4.5761			
LOT TOTAL	1,329,318	30.5169			
TOTAL	1,528,651	35.0930			

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N82°43'46"W	3.19'
L2	N82°43'46"W	12.12'
L3	S81°27'33"W	22.52'
L4	S82°50'53"W	37.32'
L5	S69°49'48"W	32.32'
L6	S51°56'15"W	15.63'
L7	S83°31'10"W	0.82'
L8	N74°19'51"W	21.67'
L9	N61°25'07"W	33.85'
L10	N78°42'35"W	26.97'
L11	N76°33'22"W	20.46'
L12	N78°35'54"W	16.93'
L13	N90°00'00"W	17.13'
L14	N90°00'00"E	11.09'
L15	S78°35'54"E	11.05'
L16	S76°33'22"E	20.51'
L17	S78°42'35"E	20.30'
L18	S61°25'07"E	31.91'
L19	S74°19'51"E	37.11'
L20	N83°31'10"E	24.75'
L21	N51°56'15"E	21.90'
L22	N69°49'48"E	18.74'
L23	N82°50'53"E	32.22'
L24	N81°27'33"E	16.68'
L25	S81°35'06"W	12.28'
L26	S81°04'04"W	35.95'
L27	S51°58'53"W	31.10'
L28	S75°10'41"W	37.88'
L29	S83°36'29"W	15.73'
L30	S81°22'33"W	27.88'
L31	S54°43'24"W	22.08'
L32	S86°38'13"W	24.61'
L33	N90°00'00"W	58.34'
L34	S83°35'16"W	53.77'
L35	N86°17'20"W	37.61'
L36	S87°57'19"W	24.67'
L37	S75°02'09"W	30.60'
L38	S78°05'58"W	38.05'
L39	N83°38'32"W	40.99'
L40	N77°14'00"W	35.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S89°40'59"W	47.21'
L42	S72°56'06"W	17.72'
L43	N81°55'37"W	9.15'
L44	N49°10'52"W	16.75'
L45	N67°21'31"W	26.74'
L46	S49°10'52"E	19.32'
L47	S81°55'37"E	34.99'
L48	N72°56'06"E	21.51'
L49	N89°40'59"E	34.12'
L50	S77°14'00"E	32.42'
L51	S83°38'32"E	51.83'
L52	N78°05'58"E	47.42'
L53	N75°02'09"E	26.27'
L54	N87°57'19"E	16.49'
L55	S86°17'20"E	39.53'
L56	N83°35'16"E	55.39'
L57	N90°00'00"E	57.01'
L58	N86°38'13"E	40.37'
L59	N54°43'24"E	24.54'
L60	N81°22'33"E	15.06'
L61	N83°36'29"E	18.44'
L62	N75°10'41"E	51.83'
L63	N51°58'53"E	28.39'
L64	N81°04'04"E	22.75'
L65	N81°35'06"E	5.72'
L70	S82°13'54"W	10.81'
L71	N79°50'47"W	12.52'
L72	S89°25'17"W	23.74'
L73	N86°18'20"W	28.93'
L74	S64°55'29"W	20.32'
L75	S68°38'12"W	7.75'
L76	S72°12'15"W	7.22'
L77	N78°27'12"W	21.77'
L78	N86°59'18"W	33.11'
L79	S81°48'52"W	28.28'
L80	S46°40'58"W	35.11'
L81	S46°44'47"W	1.00'
L82	N88°30'46"W	28.94'
L83	S82°35'09"W	42.29'
L84	S86°43'02"W	27.80'

LINE TABLE		
LINE	BEARING	DISTANCE
L85	N89°15'50"W	40.41'
L86	S59°22'46"W	53.90'
L87	S40°36'43"W	22.85'
L88	S56°57'42"W	16.25'
L89	S75°41'59"W	48.24'
L90	S64°43'11"W	19.21'
L91	N40°36'43"E	6.92'
L92	N59°22'46"E	31.60'
L93	S89°15'50"E	28.13'
L94	N86°43'02"E	31.36'
L95	N82°35'09"E	40.21'
L96	S88°30'46"E	45.63'
L97	N46°44'47"E	21.60'
L98	N46°40'58"E	19.31'
L99	N81°48'52"E	7.55'
L100	S86°59'18"E	24.47'
L101	S78°27'12"E	31.13'
L102	N72°12'15"E	21.87'
L103	N68°38'12"E	10.93'
L104	N64°55'29"E	9.12'
L105	S86°18'20"E	17.97'
L106	N89°25'17"E	20.91'
L107	S79°50'47"E	15.70'
L108	N82°13'54"E	12.93'
L114	S47°42'49"W	16.85'
L115	S01°11'44"E	20.41'
L116	N31°57'18"W	16.15'
L117	N50°48'12"W	28.54'
L118	S61°56'58"W	26.20'
L119	S76°00'08"E	24.84'
L120	N56°40'50"E	40.50'
L121	S56°40'50"W	3.75'
L122	S61°20'15"W	27.44'
L123	S28°58'19"W	22.81'
L124	S83°01'35"W	18.26'
L125	N69°07'13"W	1.24'
L127	S59°49'50"W	34.03'
L128	S67°56'32"W	14.73'
L129	N43°23'06"W	7.14'
L130	S31°57'18"E	17.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L131	S86°18'23"E	75.54'
L132	S58°41'37"E	25.44'
L133	S43°23'06"E	34.49'
L134	S76°03'38"E	41.78'
L135	N39°11'44"E	27.10'
L136	N07°35'51"E	7.68'
L137	N67°56'32"E	3.37'
L138	N81°00'44"E	21.53'
L139	N83°51'54"E	35.96'
L140	N51°12'08"E	43.27'
L141	N59°49'50"E	18.64'
L142	S01°04'05"E	10.54'
L143	S44°28'47"E	70.07'
L144	S79°29'19"E	57.39'
L145	N90°00'00"E	9.68'
L146	S39°56'07"W	28.66'
L147	S78°00'36"W	25.86'
L148	S66°45'08"W	24.79'
L149	N82°47'26"W	60.42'
L150	N69°34'50"W	39.27'
L151	S80°01'19"W	8.89'
L152	N80°01'19"E	26.34'
L153	S69°34'50"E	47.06'
L154	S82°47'26"E	41.01'
L155	N66°45'08"E	16.11'
L156	N78°00'36"E	40.32'
L157	N89°30'22"W	61.71'
L158	N77°26'34"W	57.04'
L159	N88°10'56"W	3.37'
L160	S74°41'19"W	19.46'
L161	S68°51'00"W	13.62'
L162	S79°43'01"W	44.26'
L163	S74°41'08"W	21.72'
L164	N75°40'34"W	16.95'
L165	S58°41'03"E	1.56'
L166	S75°40'34"E	16.24'
L167	N74°41'08"E	10.69'
L168	N79°43'01"E	41.70'
L169	N68°51'00"E	11.42'
L170	N74°41'19"E	29.54'

LINE TABLE		
LINE	BEARING	DISTANCE
L171	S88°10'56"E	15.60'
L172	S77°26'34"E	56.45'
L173	S89°30'22"E	54.96'
L174	N82°43'46"W	7.65'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	
C1	8°27'58"	230.00'	33.99'	N86°57'45"W	33.95'
C2	8°27'58"	170.00'	25.12'	N86°57'45"W	25.10'
C3	35°39'33"	100.00'	62.24'	N16°38'02"E	61.24'
C4	35°39'33"	100.00'	62.24'	S19°01'30"E	61.24'
C5	65°24'59"	66.16'	75.54'	N82°32'28"W	71.50'
C6	28°33'02"	137.00'	68.27'	S66°25'54"E	67.56'
C7	34°18'54"	85.00'	50.91'	N14°24'23"W	50.15'
C8	90°00'00"	12.00'	18.85'	S43°48'16"W	16.97'
C9	90°00'00"	12.00'	18.85'	S46°11'44"E	16.97'
C10	8°27'58"	200.00'	29.55'	N86°57'45"W	29.53'

PCD FILE # SF2234
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SHEET 2 OF 3

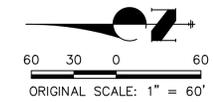
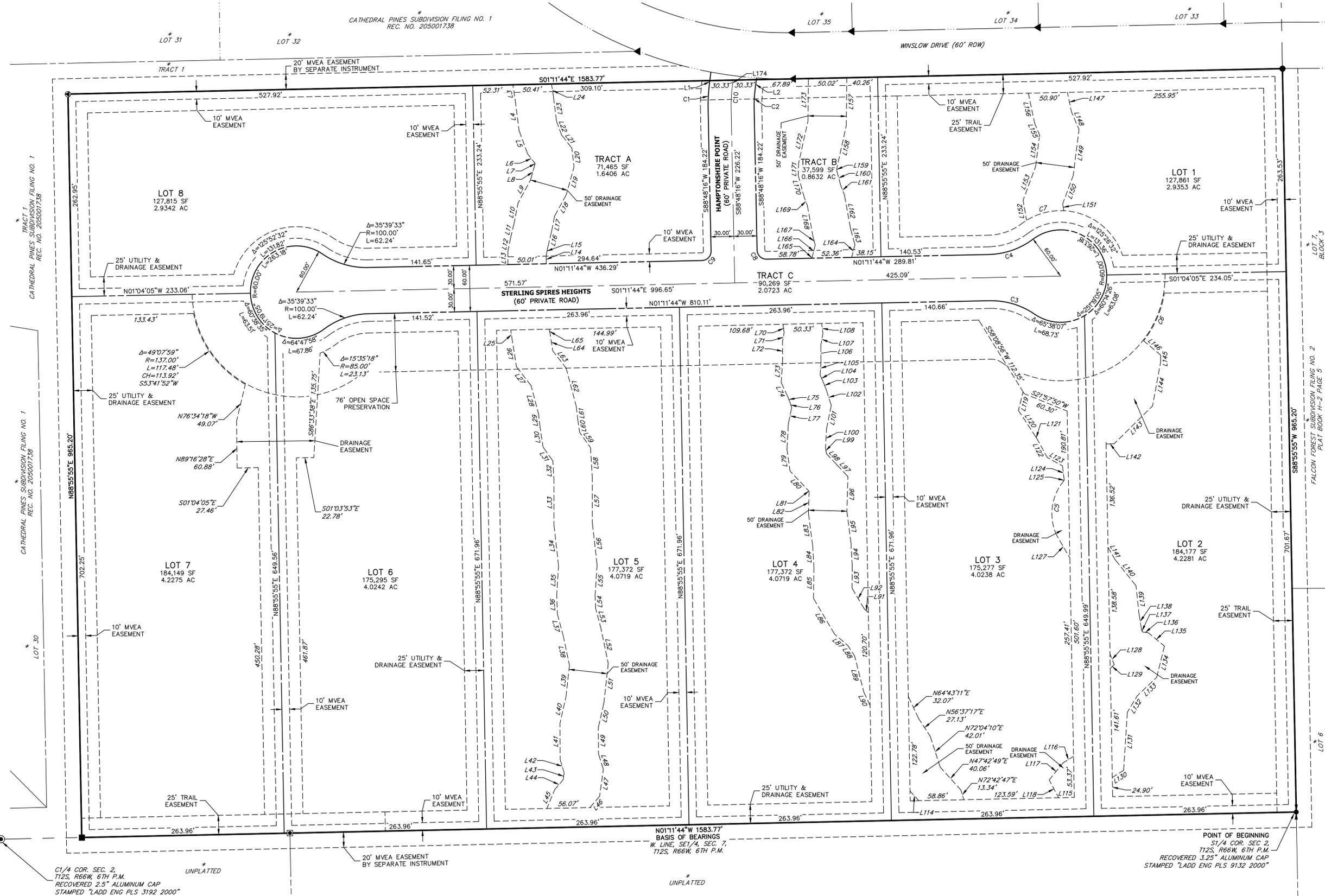


THE ESTATES AT CATHEDRAL PINES SUBDIVISION FILING NO. 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RECOVERED 2.5" ALUMINUM CAP STAMPED "ALESSI PLS 30130 2007"
- RECOVERED 1.5" ALUMINUM CAP STAMPED "LWA PLS 28658"
- RECOVERED 1.25" YELLOW PLASTIC CAP STAMP "ILLEGIBLE"
- RECOVERED 1.25" PIPE
- RECOVERED #4 REBAR
- NOT PART OF THIS SUBDIVISION



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JOB NO. 25260.00
JUNE 12, 2024
SHEET 3 OF 3



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CATHEDRAL PINES SUBDIVISION FILING NO. 1
REC. NO. 205001738

CATHEDRAL PINES SUBDIVISION FILING NO. 1
REC. NO. 205001738

LOT 7
BLOCK 3

FALCON FOREST SUBDIVISION FILING NO. 2
PLAT BOOK H-2 PAGE 5

LOT 6
BLOCK 3

C1/4 COR. SEC. 2,
T12S, R66W, 6TH P.M.
RECOVERED 2.5" ALUMINUM CAP
STAMPED "LADD ENG PLS 3192 2000"

UNPLATTED

20' MVEA EASEMENT
BY SEPARATE INSTRUMENT

UNPLATTED

POINT OF BEGINNING
S1/4 COR. SEC. 2,
T12S, R66W, 6TH P.M.
RECOVERED 3.25" ALUMINUM CAP
STAMPED "LADD ENG PLS 9132 2000"