# THE ESTATES AT CATHEDRAL PINES SUBDIVISION FILING NO. 1 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,

## **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 NO0"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, NO1°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 NORTHERY LINE OF FALCON FOREST SUBDIVISION FILING NO. 2 RECORDED IN PLAT BOOK H-2 AT PAGE

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 ) )SS	
COUNTY OF )	
SIGNED BEFORE ME ON	, 202
BY	
NOTARY PUBLIC	

TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, **COUNTY OF EL PASO, STATE OF COLORADO.** 



# **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

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

# 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 )SS COUNTY OF EL PASO 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			
SURVEY	OR:	JARROD ADAMS, 7200 S. ALTON WAY, SUITE C400 CENTENNIAL, CO, 80112 (303) 267 6172			
ENGINEE	R:	BRYAN LAW 5475 TECH CEN COLORADO SPRI (303) 267 6254	INGS, C		235,
NO.		REVISION	BY	DATE	
1	COU	INTY COMMENTS	ZT	3/25/2024	
2	COU	NTY COMMENTS	ZT	5/31/2024	
	JOB JUNE	D FILE # SF2234 NO. 25260. E 12, 2024 ET 1 OF 3			
-	Ô	J·R E A Westrian C		INEER	ING
	Contonn	- 000 740 0000 - 0	alarada. C	Variana 710 E01	0.000

# 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

	PLAT NOTES:	
1.	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.	27. SEV COI CAS THE 28. LO <sup>-</sup> MA
2.	WATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY INDIVIDUAL WELLS.	THE
	SEWER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY SEPTIC TANK.	29. TR/ OW
4.	ELECTRIC SERVICES FOR THIS SUBDIVISION IS PROVIDED BY MOUTAIN 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.	CA 30. TR/ SH/
5.	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.	31. EX RES DE
	FIRE PROTECTION BY THE BLACK FOREST FIRE DISTRICT.	BE
	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;	32. PEF UN REF DRI
9.	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.	
10.	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.	
11.	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.	
12.	THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.	
13.	NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.	
14.	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.	
15.	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.	
16.	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.	
17.	MAIL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.	
18.	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.	
19.	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	Previous c not addres
	<ul> <li>HARD BEDROCK</li> <li>SEASONALLY SHALLOW GROUNDWATER</li> <li>POTENTIALLY SEASONALLY WET AREAS</li> <li>THE STUDY CONCLUDED THAT THE PROPOSED DEVELOPMENT IS FEASIBLE, AND THE GEOLOGIC</li> <li>CONDITIONS IDENTIFIED ARE TYPICAL FOR THE FRONT RANGE REGION OF COLORADO. APPROPRIATE</li> <li>PLANNING, ENGINEERING AND SUITABLE CONSTRUCTION PRACTICES WILL BE IMPLEMENTED TO MITIGATE</li> <li>GEOLOGIC CONDITIONS IN AREAS WHERE AVOIDANCE IS NOT POSSIBLE.</li> </ul>	reviews 2 a Identify the mitigation that will be
20.	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.	
21.	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.	
22.	ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE THE ESTATES AT CATHEDRAL PINES SUBDIVISION FILING NO. 1 PUD RECORDED UNDER RECEPTION NO OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.	
23.	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	

# **AT CATHEDRAL PINES SUBDIVISION FILING NO. 1** LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, WNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, **COUNTY OF EL PASO, STATE OF COLORADO.**

REATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL STEMS MAY COST MORE TO DESIGN, INSTALL, AND MAINTAIN.

. 6. AND 7 ARE SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP NCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO.  $\_$ OF RDS OF EL PASO COUNTY. THE ESTATES AT CATHEDRAL PINES HOMEOWNERS ASSOCIATION SIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

AND B SHALL BE UTILIZED AS DRAINAGE TRACT, OPEN SPACE AND PEDESTRIAN ACCESS. AND MAINTENANCE OF SAID TRACTS A AND B SHALL BE VESTED TO ESTATES AT L PINES HOMEOWNERS ASSOCIATION.

SHALL BE UTILIZED AS PRIVATE ROAD. OWNERSHIP AND MAINTENANCE OF SAID TRACT C VEST TO ESTATES AT CATHEDRAL PINES HOMEOWNERS ASSOCIATION.

S OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE BLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND ENT CODE 6.3.3.C.2 AND 6.2.2.C.3. DUE TO THEIR LENGTH SOME OF THE DRIVEWAYS MUST VED BY THE BLACK FOREST FIRE DISTRICT.

SECTION I.7.1.B.5. RESIDENTIAL LOTS IMPERVIOUS AREA MAY NOT EXCEED 10 PERCENT STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS LAID OUT IN THE ABOVE ED ECM SECTION. THIS IMPERVIOUS AREA FOR EACH LOT MUST INCLUDE THE PROPOSED IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT.

	LAND SUMMARY CHART						
TRACT	AREA (SF)	AREA (AC)	USE	MAINTENANCE	OWNERSHIP		
А	71,465	1.6406	DRAINAGE, UTILITIES, PEDESTRIAN ACCESS, OPEN SPACE	METRO DISTRICT	METRO DISTRICT		
В	37,599	0.8632	DRAINAGE, UTILITIES, PEDESTRIAN ACCESS, OPEN SPACE	METRO DISTRICT	METRO DISTRICT		
С	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 TAB	LE
INE	BEARING	DISTANCE
L1	N82 <b>°</b> 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 <b>°</b> 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'
_10	N78°42'35"W	26.97 <b>'</b>
L11	N76 <b>°</b> 33'22"W	20.46'
_12	N78 <b>°</b> 35'54"W	16.93'
_13	N90°00'00"W	17.13'
_14	N90°00'00"E	11.09'
_15	S78 <b>°</b> 35'54"E	11.05'
_16	S76 <b>°</b> 33'22"E	20.51'
_17	S78 <b>•</b> 42'35"E	20.30'
_18	S61°25'07"E	31.91'
_19	S74 <b>°</b> 19'51"E	37.11'
_20	N83 <b>°</b> 31'10"E	24.75'
L21	N51 <b>°</b> 56'15"E	21.90'
_22	N69 <b>*</b> 49'48"E	18.74'
_23	N82 <b>*</b> 50'53"E	32.22'
_24	N81°27'33"E	16.68'
_25	S81°35'06"W	12.28'
_26	S81°04'04"W	35.95'
_27	S51°58'53"W	31.10'
_28	S75°10'41"W	37.88'
_29	S83•36'29"W	15.73'
_30	S81°22'33"W	27.88'
L31	S54•43'24"W	22.08'
_32	S86°38'13"W	24.61'
_33	N90 <b>°</b> 00'00"W	58.34'
_34	S83•35'16"W	53.77'
_35	N86°17'20"W	37.61'
_36	S87 <b>°</b> 57'19"W	24.67'
_37	S75°02'09"W	30.60'
_38	S78*05'58"W	38.05'
_39	N83•38'32"W	40.99'
_40	N77°14'00"W	35.36'

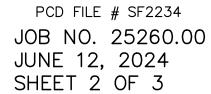
LINE TABLE			
LINE	BEARING	DISTANCE	
L41	S89 <b>°</b> 40'59"W	47.21'	
L42	S72°56'06"W	17.72'	
L43	N81°55'37"W	9.15'	
L44	N49 <b>°</b> 10'52"W	16.75'	
L45	N67 <b>°</b> 21'31"W	26.74'	
L46	S49°10'52"E	19.32'	
L47	S81 <b>°</b> 55'37"E	34.99'	
L48	N72 <b>°</b> 56'06"E	21.51'	
L49	N89°40'59"E	34.12'	
L50	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 <b>°</b> 57 <b>'</b> 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 <b>°</b> 10'41"E	51.83'	
L63	N51 <b>°</b> 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 <b>°</b> 50'47"W	12.52'	
L72	S89*25'17"W	23.74'	
L73	N86°18'20"W	28.93'	
L74	S64 <b>°</b> 55'29"W	20.32'	
L75	S68 <b>°</b> 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 <b>°</b> 35'09"W	42.29'	
L84	S86°43'02"W	27.80'	

LINE TABLE			
LINE	BEARING	DISTANC	
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 <b>'</b>	
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 <b>°</b> 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 <b>°</b> 12'15"E	21.87'	
L103	N68 <b>•</b> 38'12"E	10.93'	
L104	N64 <b>°</b> 55'29"E	9.12'	
L105	S86*18'20"E	17.97'	
L106	N89 <b>°</b> 25'17"E	20.91'	
L107	S79 <b>°</b> 50'47"E	15.70'	
L108	N82°13'54"E	12.93'	
L114	S47 <b>*</b> 42'49"W	16.85'	
L115	S01°11'44"E	20.41'	
L116	N31°57'18"W	16.15'	
L117	N50 <b>°</b> 48'12"W	28.54'	
L118	S61 <b>°</b> 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 <b>°</b> 11'44"E	27.10'			
L136	N07 <b>*</b> 35'51"E	7.68'			
L137	N67 <b>°</b> 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 <b>°</b> 29'19"E	57.39'			
L145	N90°00'00"E	9.68'			
L146	S39 <b>°</b> 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 <b>°</b> 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 <b>°</b> 10'56"W	3.37'			
L160	S74 <b>°</b> 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 <b>°</b> 41'03"E	1.56'			
L166	S75*40'34"E	16.24'			
L167	N74 <b>°</b> 41'08"E	10.69'			
L168	N79 <b>°</b> 43'01"E	41.70'			
L169	N68 <b>°</b> 51'00"E	11.42'			
L170	N74 <b>°</b> 41'19"E	29.54'			

LINE TABLE			
LINE	BEARING	DISTANCE	
L171	S88°10'56"E	15.60'	
L172	S77 <b>°</b> 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 <b>°</b> 27'58"	230.00'	33.99'	N86°57'45"W	33.95'	
C2	8 <b>*</b> 27'58"	170.00'	25.12'	N86 <b>°</b> 57'45"W	25.10 <b>'</b>	
C3	35 <b>°</b> 39'33"	100.00'	62.24'	N16 <b>°</b> 38'02"E	61.24'	
C4	35 <b>°</b> 39'33"	100.00'	62.24'	S19°01'30"E	61.24'	
C5	65 <b>°</b> 24'59"	66.16'	75.54'	N82 <b>°</b> 32'28"W	71.50 <b>'</b>	
C6	28 <b>°</b> 33'02"	137.00'	68.27'	S66°25'54"E	67.56'	
C7	34 <b>°</b> 18'54"	85.00'	50.91'	N14°24'23"W	50.15'	
C8	90°00'00"	12.00'	18.85'	S43 <b>°</b> 48'16"W	16.97 <b>'</b>	
C9	90 <b>°</b> 00'00"	12.00'	18.85'	S46 <b>°</b> 11'44"E	16.97 <b>'</b>	
C10	8 <b>•</b> 27'58"	200.00'	29.55'	N86°57'45"W	29.53'	







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

