# CATHEDRAL PINES SUBDIVISION FILING NO. 9

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

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 NOO°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;

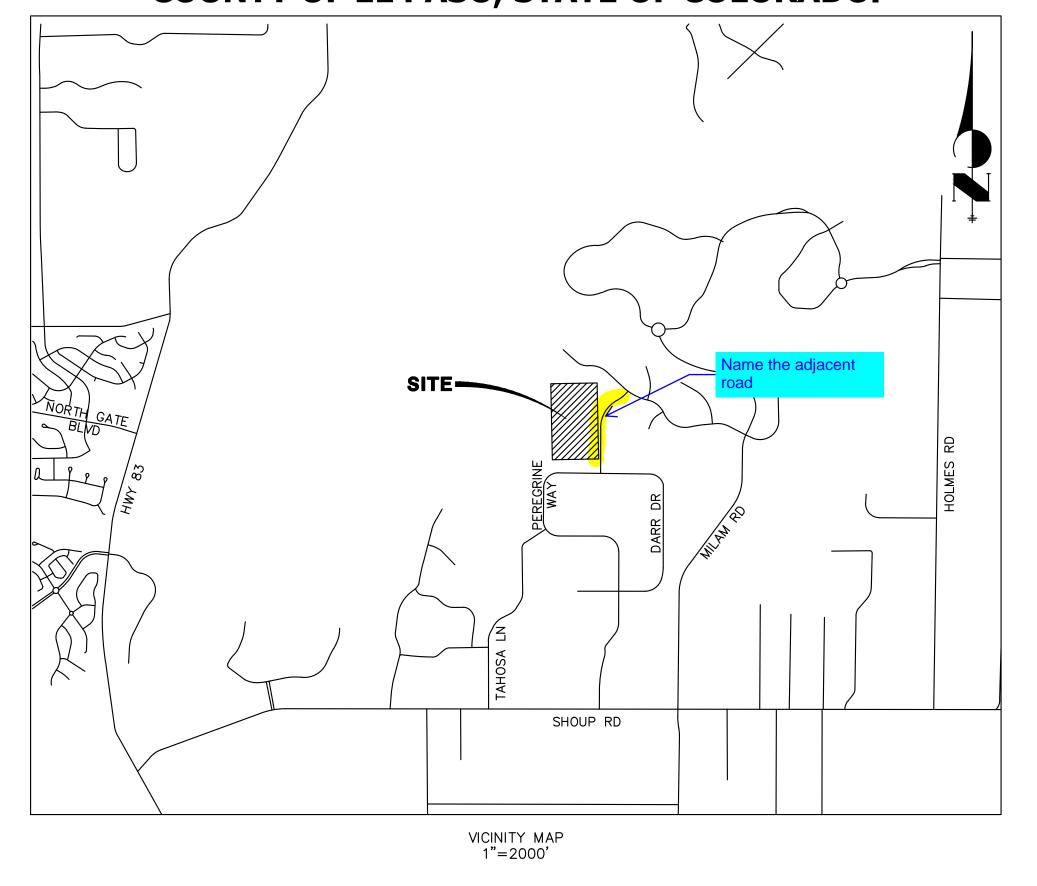
THENCE ON SAID WESTERLY LINE, THE FOLLOWING TWO (2) COURSES:

- 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.

### wners Certificate (please update to current language standards. If roads are proposed to be private, THE ABOVE ( remove reference of County owning and maintaining roads, and if there is no SIA proposed with this ACCOMPANYIN The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other THEREON ANI interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, LOTS, TRACT: streets, and easements (use which are applicable) as shown hereon under the name and subdivision of . All public improvements so platted are hereby dedicated to public use and EL PASO COL said owner does hereby covenant and agree that the public improvements will be constructed to El Paso ALL STREETS County standards and that proper drainage and erosion control for same will be provided at said owner's OWNER DOES expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. WILL BE CON Upon acceptance by resolution, all public improvements so dedicated will become matters of FOR SAME WI maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated BOARD OF C( for public utilities and communication systems and other purposes as shown hereon. The entities ACCEPTANCE responsible for providing the services for which the easements are established are hereby granted the MAINTENANCE perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities. THE AFOREME EXECUTED TH Owners/Mortgagee (Signature) PRINTED NAM ATTEST: (if corporation) AS: \_\_\_\_\_ State of Colorado STATE OF CO Signed before me on (name(s) of individual(s) making statement). COUNTY OF E by\_ THE FORGOIN (Notary's official signature) AS: MY COMMISSI (Commission Expiration) Signatures of officers signing for a corporation shall be acknowledged as follows: (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company. (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not



## PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR "CATHEDRAL PINES SUBDIVISION FILING NO. 9", WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DAY OF \_\_\_ DEPARTMENT DIRECTOR ON THIS TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

Update the title

DATE EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

### **SURVEY** (Surveyors Certificate

THE UNDERS I surveyor's name, a duly registered Professional Land Surveyor in the State of Colorado, OF COLORAD do hereby certify that this plat truly and correctly represents the results of a survey made on SURVEYED A date of survey, by me or under my direct supervision and that all monuments exist as shown HE DESCRIBED T hereon; that mathematical closure errors are less than 1:10,000; and that said plat has OF TITLE 38 been prepared in full compliance with all applicable laws of the State of Colorado dealing MET TO THE with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

> I attest the above on this \_\_\_\_\_ day of \_\_\_\_\_ Surveyor's Name, (Signature) Colorado registered PLS #\_\_

thedral Pines Fin lat? Please check

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

#### **CLERK AND RECORDER**

STATE OF Clerk and Recorder COUNTY C STATE OF COLORADO COUNTY OF EL PASO hereby certify that this instrument was filed in my office on I HEREBY this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and was recorded at RECORD IN MY OFFICE Reception Number AT \_\_\_\_\_ El Paso County \_ , 20\_\_\_\_, A.D. OF THE RECORDS OF EL PASO El Paso County Clerk and Recorder STEVE SCHLEIKER, RECORDER

Please provide the following information:

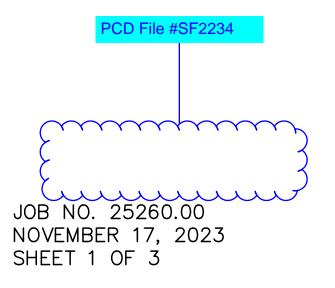
record in the lower right hand corner,

Name, address and telephone number of the owner of

Date of preparation, date of survey (if applicable),

Names, address, and telephone number of person(s) responsible for preparing the plat (e.g., licensed surveyor, licensed engineer or designer of the plat) located in the lower right hand corner (if applicable),

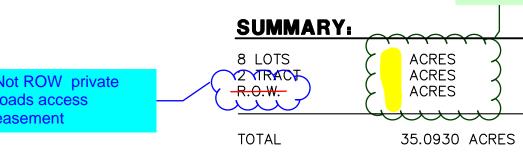
Date of submission with provisions of dating revisions located in the lower right hand corner





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

BRIDGE FEE: \_ SCHOOL DISTRICT FEE:



Fill this out

95.88%

100.00%

1.88%

2.24%

## CATHEDRAL PINES SUBDIVISION FILING NO. 9

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:**

Do not leave these blank.

dd missing notes

Add note: There shall be

no direct lot access to

Winslow Drive.

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 NOO"11'44"W AS SHOWN ON THE PLAT OF CATHEDRAL PINES SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO.

2. WATER SERVICE TO BE PROVIDED B

. SEWER SERVICE TO BE PROVIDED (

- 5. FIRE PROTECTION BY THE BLACK FOREST FIRE DISTRICT.
- 6. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. 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.
- 11. THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

12. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. -13. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/ OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER \_\_ THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS. PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE 

- 14. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" AREAS.
- 15. 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.
- 16. 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.
- 17. 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.
- 18. MAIL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
- 19. 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 mirror the note on the 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.
  - 20. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND TA MAP OF THE HAZARD AREA CAN BE FOUND IN THE GEOLOGIC HAZARD REPORT BY LINGÓLN DEVORE, DATED FEBRUARY 22, 1978 IN FILE SP \_\_\_\_\_ AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY
  - 21. 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.

DEVELOPMENT DEPARTMENT:

\_ (or Tract \_\_\_\_) (or entire property) of this property is subject to a vate Detention Basin/Stormwater Quality BMP Maintenance Agreeme nd Easement as recorded at Reception No.\_\_\_\_\_ of the records of EJ aso County. The \_\_\_\_\_ HOA (or Owner or District) is responsible for aintenance of the subject drainage facilities.

er ECM section I.7.1.B.5, residential lots impervious ea may not exceed 10 percent unless a study is pared in compliance with the requirements laid out in ne above referenced ECM section. This impervious area or each lot must include the proposed driveway.

pervious area may not exceed 20 percent.

Jpdate this note: Gas and electric service for this subdivision is provided by name(s)) subject to the Providers rules, regulations and specifications. The subdivider/developer is responsible for extending utilities to each lot, tract or building site. for gas or electric in the case of different providers).

Include a note with the file number and reception number of the recorded PUD. Leave the reception number blank until the PUD is recorded.

When the Property is Subject to Existing or Proposed All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception , of the records of the El Paso County Clerk and Recorder.

olain who will be aining the EDB pond nd Tracts A, B and Tract

ervation areas shown on plat I detail the restrictions

If these are private roads and we are not collecting collateral for them, then this needs to be removed an no SIA is needed.

If there is no floodplain on the property, then what is the purpose of this note?

selected to exclude the site from a PBMP. The qualifications for this exclusions is presented in the ECM section I.7.1.B.5: "Large Lot Single Family Sites. A single-family residential lot, or agricultural zoned lands, greater than or equal to 2.5 acres in size per dwelling and having a total lot impervious area of less than 10 percent. A total lot imperviousness greater than 10 percent is allowed when a study specific to the watershed and/or MS4 shows that expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, and the permittee accepts such study as applicable within its MS4 boundaries. The maximum total lot impervious covered under this exclusion

On the submitted PBMP form, Exclusion E "Large Lot Single Family Sites" was

shall be 20 percent." Add a note to the plat acknowledging that per ECM section I.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.

dd note: Developer will be responsible for xtending utilities to each lot.

dd lot specific subsurface soils estigation prior to construction uirement note

ract shall be utilized as \_\_(park, neighborhood park, school site re station, drainage tract, etc). Ownership and maintenance of Tract \_ hall be vested to (name the entity: El Paso County, Special District, omeowners Association, etc.)

Except as otherwise notes on the Preliminary Plan, individual lot purchasers are sponsible for constructing driveways, including necessary drainage culverts per Land evelopment Code 6.3.3.C2 and 6.2.2.C.3. Due to their length some of the driveway mus e approved by the Fire District

			Tract #1?		~~~~	
			LAND SU	MMARY CHART	<u>}</u>	
TRACT	AREA (SF)	AREA (AC)	USE USE		MAINTENANCE	OWNERSHIP
А	71,465	1.6406	DRAINAGE, UTILITIES, PEDESTRIA	AN ACCESS, OPEN SPACE	TBD	TBD
В	37,599	0.8632	DRAINAGE, UTILITIES, PEDESTRIA	AN ACCESS, OPEN SPACE	TBD	TBD
TRACT TOTAL	109,064	2.5038			7	
LOT TOTAL	1,329,318	30.5169			۲	
R.O.W.	90,269	2.0723	What drainage and utility			
TOTAL	1,528,651	35.0930	facilities will be located in	1		
			these tracts? And, what is meant by "pedestrian access"? The PUD plan identifies these as park			

					sites.		·			_			
LINE TABLE				LINE TABLE			LINE TABLE				LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	Ī	LINE	BEARING	DISTANCE	ī	INE	BEARING	DISTANCE
L1	N82°43'46"W	3.19'	L41	S89°40'59"W	47.21'		L81	S46°44'47"W	1.00'	I	L121	S56°40'50"W	3.75'
L2	N82°43'46"W	12.12'	L42	S72*56'06"W	17.72'		L82	N88°30'46"W	28.94'	L	_122	S61°20'15"W	27.44'
L3	S81°27'33"W	22.52'	L43	N81°55'37"W	9.15'		L83	S82°35'09"W	42.29'	L	_123	S28*58'19"W	22.81'
L4	S82*50'53"W	37.32'	L44	N49°10'52"W	16.75'		L84	S86°43'02"W	27.80'	L	_124	S83°01'35"W	18.26'
L5	S69*49'48"W	32.32'	L45	N67°21'31"W	26.74'		L85	N89°15'50"W	40.41'		_125	N69°07'13"W	1.24'
L6	S51°56'15"W	15.63'	L46	S49°10'52"E	19.32'		L86	S59°22'46"W	53.90'	L	_127	S59°49'50"W	34.03'
L7	S83°31'10"W	0.82'	L47	S81°55'37"E	34.99'		L87	S40°36'43"W	22.85'	L	_128	S67°56'32"W	14.73'
L8	N74°19'51"W	21.67'	L48	N72°56'06"E	21.51'		L88	S56°57'42"W	16.25'	L	_129	N43°23'06"W	7.14'
L9	N61°25'07"W	33.85'	L49	N89°40'59"E	34.12'		L89	S75°41'59"W	48.24'	L	_130	S31°57'18"E	17.42'
L10	N78°42'35"W	26.97'	L50	S77°14'00"E	32.42'		L90	S64°43'11"W	19.21'	ı	L131	S86°18'23"E	75.54
L11	N76°33'22"W	20.46'	L51	S83°38'32"E	51.83'		L91	N40°36'43"E	6.92'	L	_132	S58°41'37"E	25.44'
L12	N78*35'54"W	16.93'	L52	N78°05'58"E	47.42'		L92	N59°22'46"E	31.60'	Ī	_133	S43°23'06"E	34.49'
L13	N90°00'00"W	17.13'	L53	N75°02'09"E	26.27		L93	S89°15'50"E	28.13'	L	_134	S76°03'38"E	41.78'
L14	N90°00'00"E	11.09'	L54	N87°57'19"E	16.49'		L94	N86°43'02"E	31.36'	L	_135	N39°11'44"E	27.10'
L15	S78°35'54"E	11.05'	L55	S86°17'20"E	39.53'		L95	N82°35'09"E	40.21'	l	_136	N07°35'51"E	7.68'
L16	S76°33'22"E	20.51'	L56	N83°35'16"E	55.39'		L96	S88°30'46"E	45.63'	L	_137	N67°56'32"E	3.37'
L17	S78°42'35"E	20.30'	L57	N90°00'00"E	57.01'		L97	N46°44'47"E	21.60'	L	_138	N81°00'44"E	21.53'
L18	S61°25'07"E	31.91'	L58	N86°38'13"E	40.37		L98	N46°40'58"E	19.31'	L	_139	N83*51'54"E	35.96'
L19	S74°19'51"E	37.11'	L59	N54°43'24"E	24.54		L99	N81°48'52"E	7.55'	L	_140	N51°12'08"E	43.27
L20	N83°31'10"E	24.75'	L60	N81°22'33"E	15.06'	Ī	L100	S86*59'18"E	24.47'	ı	L141	N59°49'50"E	18.64
L21	N51°56'15"E	21.90'	L61	N83°36'29"E	18.44'		L101	S78°27'12"E	31.13'	L	_142	S17°55'34"E	4.18'
L22	N69°49'48"E	18.74'	L62	N75°10'41"E	51.83'	Γ	L102	N72°12'15"E	21.87'	L	_143	S38*57'31"E	72.78'
L23	N82°50'53"E	32.22'	L63	N51*58'53"E	28.39'	Γι	L103	N68°38'12"E	10.93'	L	_144	S79°29'19"E	57.39'
L24	N81°27'33"E	16.68'	L64	N81°04'04"E	22.75'	l	L104	N64°55'29"E	9.12'	L	_145	N90°00'00"E	9.68'
L25	S81°35'06"W	12.28'	L65	N81°35'06"E	5.72'	Ī	L105	S86°18'20"E	17.97'	L	_146	S39°56'07"W	28.66
L26	S81°04'04"W	35.95'	L66	N01°11'44"W	58.29'	ı	L106	N89°25'17"E	20.91'	L	_147	S78°00'36"W	25.86'
L27	S51°58'53"W	31.10'	L67	S14°02'38"E	11.48'	l	L107	S79°50'47"E	15.70'	L	_148	S66°45'08"W	24.79
L28	S75°10'41"W	37.88'	L68	S07°07'45"E	21.57'		L108	N82°13'54"E	12.93'	-	_149	N82°47'26"W	60.42'
L29	S83*36'29"W	15.73'	L69	S39°49'18"E	20.35'		L109	N01°11'44"W	83.26'	-	_150	N69°34'50"W	39.27
L30	S81°22'33"W	27.88'	L70	S82°13'54"W	10.81		L110	S16°42'30"W	21.47'		L151	S80°01'19"W	8.89'
L31	S54°43'24"W	22.08'	L71	N79°50'47"W	12.52'		L111	S23°12'37"W	18.54'	-	_152	N80°01'19"E	26.34
L32	S86°38'13"W	24.61'	L72	S89°25'17"W	23.74'		L112	S39°49'18"W	20.90'		_153	S69°34'50"E	47.06
L33	N90°00'00"W	58.34'	L73	N86°18'20"W	28.93'		L113	S26°34'41"W	17.85'	  -	_154	S82°47'26"E	41.01
L34	S83°35'16"W	53.77'	L74	S64°55'29"W	20.32'		L114	S47°42'49"W	16.85'	-   L	_155	N66°45'08"E	16.11
L35	N86°17'20"W	37.61	L75	S68°38'12"W	7.75'		L115	S01°11'44"E	20.41	<b>—</b>	_156	N78°00'36"E	40.32'
L36	S87°57'19"W	24.67'	L76	S72*12'15"W	7.22'	-	L116	N31°57'18"W	16.15'	-	_157	N89°30'22"W	61.71
L37	S75*02'09"W	30.60'	L77	N78°27'12"W	21.77	<u> </u>	L117	N50°48'12"W	28.54	-	_158	N77°26'34"W	57.04
L38	S78°05'58"W	38.05'	L78	N86°59'18"W	33.11'	<u> </u>	L118	S61°56'58"W	26.20'	<b>⊢</b>	_159	N88°10'56"W	3.37'
L39	N83°38'32"W	40.99'	L79	S81°48'52"W	28.28'		L119	S76°00'08"E	24.84	$\vdash$	_160	S74°41'19"W	19.46'
L40	N77°14'00"W	35.36'	L80	S46°40'58"W	35.11'	H	L120	N56°40'50"E	40.50'	$\vdash$	L161	S68*51'00"W	13.62'

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*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 <b>°</b> 27'58"	200.00'	29.55'	N86°57'45"W	29.53'					

JOB NO. 25260.00 NOVEMBER 17, 2023 SHEET 2 OF 3

LINE TABLE

16.24

41.70

11.42'

29.54

56.45

LINE | BEARING

L162 | S79°43'01"W |

L163 | S74°41'08"W

L164 N75°40'34"W

L165 | S58°41'03"E

L166 | S75°40'34"E

L167 N74°41'08"E

L168 N79°43'01"E

L169 N68°51'00"E

L170 N74°41'19"E

L171 | S8810'56"E

L172 | S77°26'34"E

L173 | S89°30'22"E

L174 | N82°43'46"W |



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

