

SKYE VISTA SUBDIVISION FILING NO. 1

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

**** Springs Utilities currently has no comment for this final plat application.**

BE IT KNOWN BY THESE PRESENTS:

SKYE VISTA LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF THE SOUTHEAST QUARTER OF SECTION 23;

THENCE SOUTH 00°22'42" EAST, COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,327.85 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 88°55'27" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,343.79 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE NORTH 00°42'32" WEST, COINCIDENT WITH THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 884.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SETTLERS RANCH ROAD RECORDED AT RECEPTION NO. 220714487;

THENCE, COINCIDENT WITH SAID RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°31'48" EAST, A DISTANCE OF 78.29 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 530.00 FEET, WHOSE CENTER BEARS NORTH 00°27'51" WEST;
2. NORTHEASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 81°00'28", AN ARC DISTANCE OF 749.34 FEET AND HAVING A CHORD THAT BEARS NORTH 49°01'54" EAST, A DISTANCE OF 688.47 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE NORTH 88°43'15" EAST, COINCIDENT WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 747.78 FEET TO THE POINT OF BEGINNING.

DEDICATION:

THE UNDERSIGNED BEING THE OWNER AND HOLDER OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN HAS LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "SKYE VISTA 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 PROPERTY 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 AS 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 LINES AND RELATED FACILITIES.

OWNER:

THE AFOREMENTIONED, SKYE VISTA LLC, A COLORADO LIMITED LIABILITY COMPANY, BY _____,
_____, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2024 A.D.

NAME, TITLE

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 BY _____
_____ OF SKYE VISTA LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVAL:

THIS SUBDIVISION WAS APPROVED BY THE EL PASO COUNTY PLANNING DEPARTMENT ON THIS _____ DAY OF _____, 2024.

COUNTY PLANNING DIRECTOR

APPROVAL:

THIS SUBDIVISION WAS APPROVED AS TO DRAINAGE AND RELATED MATTERS ON THIS _____ DAY OF _____, 2024.

COUNTY ENGINEER

FEES:

SCHOOL FEE: _____ BRIDGE FEE: _____

PARK FEE: _____ DRAINAGE FEE: _____

APPROVAL:

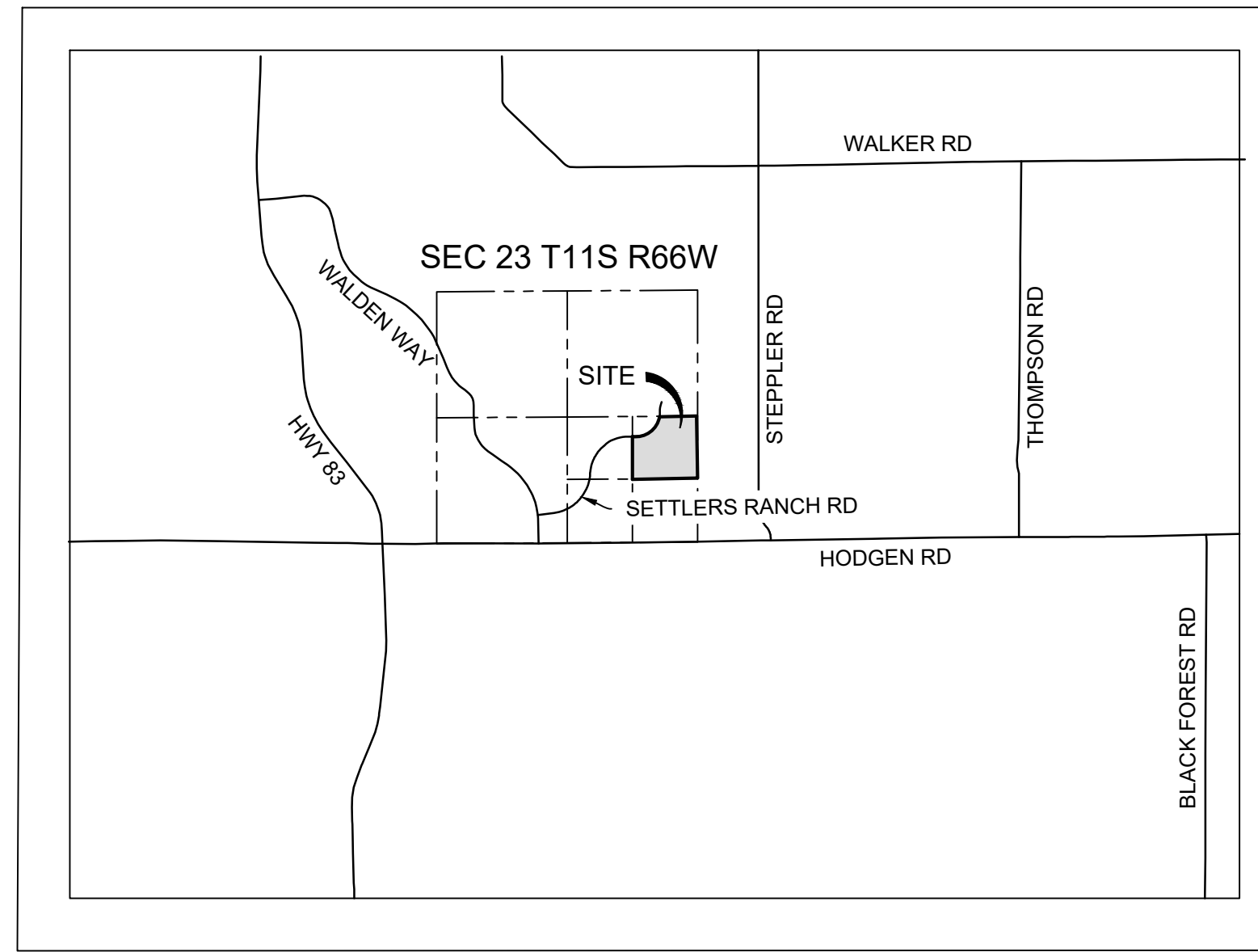
THIS SUBDIVISION WAS APPROVED BY THE PLANNING COMMISSION OF EL PASO COUNTY, COLORADO, THIS _____ DAY OF _____, 2024.

CHAIRMAN

APPROVAL:

THIS SUBDIVISION WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO THIS _____ DAY OF _____, 2024.

CHAIRMAN



VICINITY MAP
NOT TO SCALE

PLAT NOTES:

1. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON AND BASED ON GPS OBSERVATIONS AND REFERENCED THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED AT THE EAST QUARTER CORNER OF SAID SECTION BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "LS 9477" AND MONUMENTED AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION BY A NO. 5 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 9477", AS BEARING OF SOUTH 00°22'42" EAST, A DISTANCE OF 1,327.85 FEET.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES REPRESENTED IN U.S. SURVEY FEET.
3. 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.
4. 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 C.R.S. § 18-4-508.
5. THIS MAP DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, OR EASEMENTS OF RECORD. FOR INFORMATION REGARDING OWNERSHIP, RIGHTS-OF-WAY, AND EASEMENTS OF RECORD, MATRIX DESIGN GROUP, INC. RELIED UPON COMMITMENT FOR TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, POLICY NO. 0-9010-235814, WITH A POLICY DATE OF SEPTEMBER 9, 2024 AT 12:16 P.M.
6. 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; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT;
7. 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.
8. UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT (USE 5 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT (USE 7 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
9. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
10. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS.
11. 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 THE ISSUANCE OF THESE PERMITS.
12. THE ADDRESSES 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. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

PLAT NOTES (CONT.):

14. 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 _____ IN THE OFFICE OF 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 DEPARTMENT DIRECTOR 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.
15. 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 DEPARTMENT DIRECTOR 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 WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
16. THE INDIVIDUAL LOT PURCHASER(S) SHALL BE RESPONSIBLE FOR FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY/FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SERVING EACH LOT SHALL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMITTALS. THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ESTIMATE OF GUARANTEED FUNDS FOR ALL DETENTION PONDS/WATER QUALITY BMP(S). ALL DETENTION PONDS/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES.
17. NO IMPROVEMENTS SHALL BE PLACED WITHIN THE HIGH WATER LINE OF THE RESERVOIR OR IN THE SPILLWAY OR SPILLWAY CHANNEL. IF DEVELOPMENT ACTIVITIES ASSOCIATED WITH THIS SUBDIVISION RESULT IN REQUIRED MODIFICATIONS, REPAIRS, ENLARGEMENTS TO, OR REPLACEMENT OF, ANY DAM, SPILLWAY, SPILLWAY CHANNEL, OR OTHER WATER DETENTION FACILITY LOCATED WITHIN, OR ASSOCIATED WITH, THIS DEVELOPMENT, DEVELOPER, THE HOMEOWNERS' ASSOCIATION, AND/OR THE DAM OWNER SHALL BE RESPONSIBLE OR LIABLE FOR SUCH MODIFICATIONS, REPAIRS, ENLARGEMENTS, OR REPLACEMENT AND THE COSTS THEREOF. HOWEVER, EL PASO COUNTY SHALL NOT BE RESPONSIBLE OR LIABLE FOR SUCH MODIFICATIONS, REPAIRS, ENLARGEMENTS, OR REPLACEMENT AND THE COSTS THEREOF BY VIRTUE OF THIS SUBDIVISION APPROVAL.
18. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS.
19. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN IN FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08041C0305G, HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018.
20. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 224026331 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OF INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

SURVEYOR'S CERTIFICATION:

I, JERRY RAY BESSIE, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION ON, AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DRAFT

JERRY R. BESSIE, PLS 38576
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK __ M., THIS _____ DAY OF _____, 2024, A.D., AND DULY RECORDED IN PLAT BOOK _____ AT PAGE _____ UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____ STEVE SCHLIEKER, CLERK & RECORDER
SURCHARGE: _____ BY: _____ DEPUTY

FILE LOCATION: S:\24.1676.001\Skye Vista\400 Survey\400 CAD\4008 PLAT\1676:SKYE VISTA-PLAT.dwg

PREPARED BY:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO. 80920
PHONE 719-575-0100

SHEET INDEX

SHEET 1 - COVER
SHEET 2 - GRAPHIC

SUBD-XX-XXXX
SKYE VISTA SUBDIVISION FILING NO. 1
DATE PREPARED: 11/21/2024
JOB NUMBER: 24.1676.001
SHEET 1 OF 2

SKYE VISTA SUBDIVISION FILING NO. 1

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

MAP LEGEND

- * NOT PART OF THIS SUBDIVISION
- XXX PROPERTY ADDRESS PLACEHOLDER
- (±X.X) INDICATES POSITION OF MONUMENT (+) ABOVE OR (-) BELOW GROUND
- (S86°12'23"W 240.00') INDICATES RECORD DIMENSIONS WHERE DIFFERENT FROM MEASURED DIMENSIONS

LINE LEGEND

- PROPERTY BOUNDARY
- - - SECTION LINE
- - - EASEMENT
- - - ROAD CENTERLINE
- - - ADJOINER PROPERTY BOUNDARY

MAP REFERENCE LEGEND:

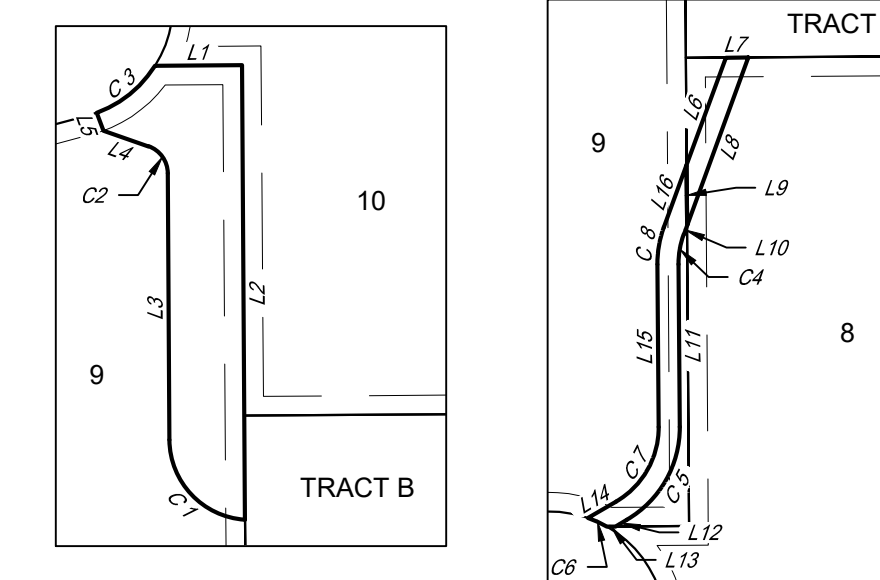
- R1 - INDICATES REFERENCE TO SETTLERS RANCH SUBDIVISION FILING NO. 2C RECORDED AT RECEPTION NO. 220714487
- R2 - INDICATES REFERENCE TO AN ALTA/NSPS LAND TITLE SURVEY RECORDED IN BOOK DPST, PAGE 6123SE4, DEPOSIT NO. 223900012

LINE #	BEARING	DISTANCE
L1	S09°21'00"E	86.54
L2	S61°09'53"E	59.66
L3	N59°53'02"E	69.50
L4	N59°53'02"E	33.61
L5	N13°13'03"E	7.06
L6	S75°15'28"W	19.92
L7	S59°53'02"W	46.46
L8	N88°24'42"E	11.36
L9	N26°44'09"W	5.83
L10	S49°47'40"W	28.24
L11	S78°31'55"E	35.94

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	161.03	350.00	26°21'40"	S30°11'46"E	159.61
C2	46.83	350.00	7°39'56"	S13°10'58"E	46.79
C3	109.62	350.00	17°56'40"	S18°19'20"E	109.17
C4	206.90	350.00	33°52'13"	S44°13'46"E	203.90
C5	46.97	200.00	13°27'19"	N53°09'23"E	46.86
C6	71.41	500.00	8°10'59"	N72°35'56"E	71.35
C7	60.04	530.00	6°29'26"	N45°42'11"E	60.01
C8	137.42	380.00	20°43'11"	S33°01'00"E	136.67
C9	39.92	169.99	13°27'23"	N53°09'23"E	39.83
C10	57.96	100.00	33°12'40"	N29°49'23"E	57.16
C11	51.94	60.00	49°35'47"	N38°00'56"E	50.33
C12	85.23	60.00	81°23'32"	S76°29'24"E	78.25
C13	34.69	60.00	33°07'36"	S19°13'50"E	34.21
C14	36.60	60.00	34°57'09"	S14°48'32"W	36.04
C15	46.15	60.00	44°04'17"	S54°19'15"W	45.02
C16	50.32	100.00	28°49'45"	S60°50'35"W	49.79
C17	54.01	230.00	13°27'19"	S53°09'23"E	53.89
C18	26.83	380.00	4°02'42"	S11°22'21"E	26.82
C19	243.91	320.00	43°40'21"	S31°11'10"E	238.05
C20	67.31	100.00	38°33'57"	S72°18'20"E	66.05
C21	32.59	60.00	31°07'20"	S76°01'38"E	32.19
C22	93.34	60.00	89°08'12"	S15°53'53"E	84.21
C23	94.40	60.00	90°08'45"	S73°44'36"W	84.96
C24	36.07	60.00	34°26'53"	N43°57'35"W	35.53
C25	52.66	100.00	30°10'27"	N41°49'22"W	52.06
C26	169.19	380.00	25°30'36"	N44°09'17"W	167.80
C27	67.03	530.00	7°14'47"	S72°07'50"W	66.99
C28	45.31	100.00	25°57'33"	S62°46'27"W	44.92
C30	110.85	60.00	105°51'06"	N77°16'50"W	95.74
C31	36.02	60.00	34°23'56"	N07°09'18"W	35.48
C32	33.78	60.00	32°15'16"	N26°10'18"E	33.33
C33	61.96	60.00	59°10'09"	N71°53'00"E	59.24
C34	46.60	100.00	26°42'03"	N88°07'03"E	46.18
C35	51.35	470.00	6°15'36"	N71°38'14"E	51.33
C36	85.91	380.00	12°57'14"	N15°49'37"W	85.73
C37	176.66	320.00	31°37'51"	N25°09'55"W	174.42
C38	13.38	320.00	2°23'45"	N42°10'43"W	13.38

EASEMENT DETAIL

SCALE: 1" = 100'



CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	62.91	42.09	85°38'26"	N43°21'05"W	57.21
C2	18.45	15.00	70°27'58"	N35°36'42"W	17.31
C3	39.63	60.00	37°50'43"	N51°12'28"E	38.92
C4	15.84	44.50	20°23'34"	N09°49'05"E	15.76
C5	58.28	55.50	60°09'45"	N29°42'11"E	55.64
C6	10.82	60.00	10°20'01"	S65°37'59"E	10.81
C7	46.73	44.50	60°09'45"	S29°42'11"W	44.61
C8	19.75	55.50	20°23'34"	S09°49'05"W	19.65

LINE #	BEARING	DISTANCE
L1	N89°37'18"E	45.24
L2	S00°22'42"E	236.59
L4	N70°50'41"W	24.84
L6	N20°00'52"E	59.50
L7	N89°37'18"E	11.74
L8	S20°00'52"W	93.18
L9	N00°22'42"W	31.57
L10	N20°00'52"E	4.91
L11	N00°22'42"W	84.76
L12	N59°47'03"E	6.84
L13	N89°37'18"E	4.41
L14	S59°47'03"W	16.93
L15	S00°22'42"E	84.76
L16	S20°00'52"W	34.50

MONUMENT LEGEND

- ◆ FOUND SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 5/8"X18" REBAR WITH 1-1/2" ALUMINUM CAP "MATRIX PLS 38576"

