

MILLER DOWNS AT WYOMING LANE ADDITION No. 1

A PORTION OF THE EAST HALF AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 8,

TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

That M&A LLC, Woodmen Heights Metropolitan District No. 2, and the City of Colorado Springs being the owners of the following described tract of land to wit:

LEGAL DESCRIPTION:

A portion of the East half and a portion of the Northwest Quarter of Section 8, Township 13 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

BASIS OF BEARINGS: Bearings are based upon the West line of the Southeast Quarter of Section 8, Township 13 South, Range 65 West of the 6th P.M., monumented at the North end with a #6 rebar & 3.25" aluminum cap stamped "Barron Land PLS 38141" and monumented at the South end with a #6 rebar & 3.25" aluminum cap stamped "WATTS PLS 9853", and is assumed to bear S 00°06'23" W, a field measured distance of 1,329.76 feet.

BEGINNING at the Northwest corner of the Southeast Quarter of said Section 8; thence S 00°06'23" W along the West line of the Southeast Quarter of said Section 8, a distance of 689.16 feet to the Northeast corner of Tract A, Quail Brush Creek Filing No. 4 as recorded under Reception No. 217713915; thence the following three (3) courses along the North, West and South lines of said Tract A:

1) thence S 89°23'52" W, a distance of 96.42 feet;

2) thence S 00°35'33" E, a distance of 50.00 feet;

3) thence N 89°23'52" E, a distance of 95.81 feet to a point on the West line of the Southeast Quarter of said Section 8; thence S 00°06'23" W, a distance of 590.60 feet; to the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 8;

thence N 89°06'33" E along the South line of the Northwest Quarter of the Southeast Quarter of said Section 8, a distance of 500.15 feet to intersect the Southerly extension of the West line of the Ruth K. Adams Tract as recorded under Book 2088 at Page 738 of the records of the El Paso County Clerk and Recorders Office;

thence N 00°01'48" W along said Southerly extension of said West line, a distance of 897.10 feet to the Northwest corner of said Ruth K. Adams Tract, said corner also being the most Southerly corner of that parcel of land as described under the Quitclaim Deed as recorded under Reception No. 225004905;

thence the following three (3) courses along the West and North lines of said parcel:

1) N 00°41'29" W, a distance of 432.17 feet to a point on the North line of said Southeast Quarter of Section 8;

2) N 00°41'29" W, a distance of 38.00 feet;

3) N 89°09'21" E, parallel to said North line of the Southeast Quarter of Section 8, a distance of 205.51 feet;

thence N 00°10'20" E, a distance of 336.96 feet to the South line of the Lois Slocum Tract as recorded under Book 1537 at Page 546 of said records, said corner also being the Southeast corner of that parcel of land as described under the Quitclaim Deed as recorded under Reception No. 225004903;

thence the following three (3) courses along the East, North and West lines of said parcel:

1) N 00°10'20" E, a distance of 18.50 feet;

2) S 89°49'06" W, a distance of 697.41 feet to a point on the West line of the Northeast Quarter of said Section 8;

3) S 00°05'23" W, along said West line of the Northeast Quarter of Section 8, a distance of 18.50 feet to the Southwest corner of said Lois Slocum Tract;

thence continuing S 00°05'23" W along said West line of the Northeast Quarter of Section 8, a distance of 89.64 feet to a point on said West line;

thence S 73°59'25" W, a distance of 60.56 feet to a point on the West line of Tract H, Quail Brush Creek Filing No. 2 recorded under Reception No. 215713674;

thence S 00°23'45" E, a distance of 4.56 feet to a point on the north line of Tract A, of said Quail Brush Creek Filing No. 2;

thence the following three (3) courses along the North West and South lines of said Tract I:

1) S 89°39'39" W, a distance of 126.59 feet;

2) S 00°20'21" E, a distance of 50.00 feet;

2) N 89°39'39" E, a distance of 184.35 feet to a point on the West line of the Northeast Quarter of said Section 8;

thence S 00°05'23" W along said West line, a distance of 222.47 feet to the POINT OF BEGINNING.

Containing a calculated area of 945,759 square feet (21.712 acres) of land, more or less.

DEDICATION:

The undersigned has caused said tract of land to be platted into lots, tracts, public right-of-ways and easements as shown on the plat. The undersigned hereby dedicate, grant and convey to the City of Colorado Springs those public right-of-ways and public easements as shown on the plat; and further restricts the use of all public easements to the City of Colorado Springs and/or its assigns; provided, however, that the sole right and authority to vacate, release or quitclaim all or any dedicated public right-of-ways and public easements shall remain exclusively vested in the City of Colorado Springs. All public right-of-ways are hereby dedicated to the City of Colorado Springs for public use. This tract of land as herein platted shall be known as "MILLER DOWNS AT WYOMING LANE ADDITION No. 1", in the City of Colorado Springs, El Paso County, Colorado.

OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, M&A, LLC has executed this instrument this ____ day of _____, 20____, A.D.

Alexander Bogdanov, Manager
M&A LLC

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned instrument was acknowledged before me this ____ day of _____, 20____, A.D.

By: Alexander Bogdanov, Manager, M&A LLC

Witness my hand and seal:

My Commission expires _____

Notary Public _____

OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, Woodmen Heights Metropolitan District No. 2 has executed this instrument this ____ day of _____,

20____, A.D.

Name, Title
Woodmen Heights Metropolitan District No. 2

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned instrument was acknowledged before me this ____ day of _____, 20____, A.D.

By: Name, Title, Woodmen Heights Metropolitan District No. 2

Witness my hand and seal:

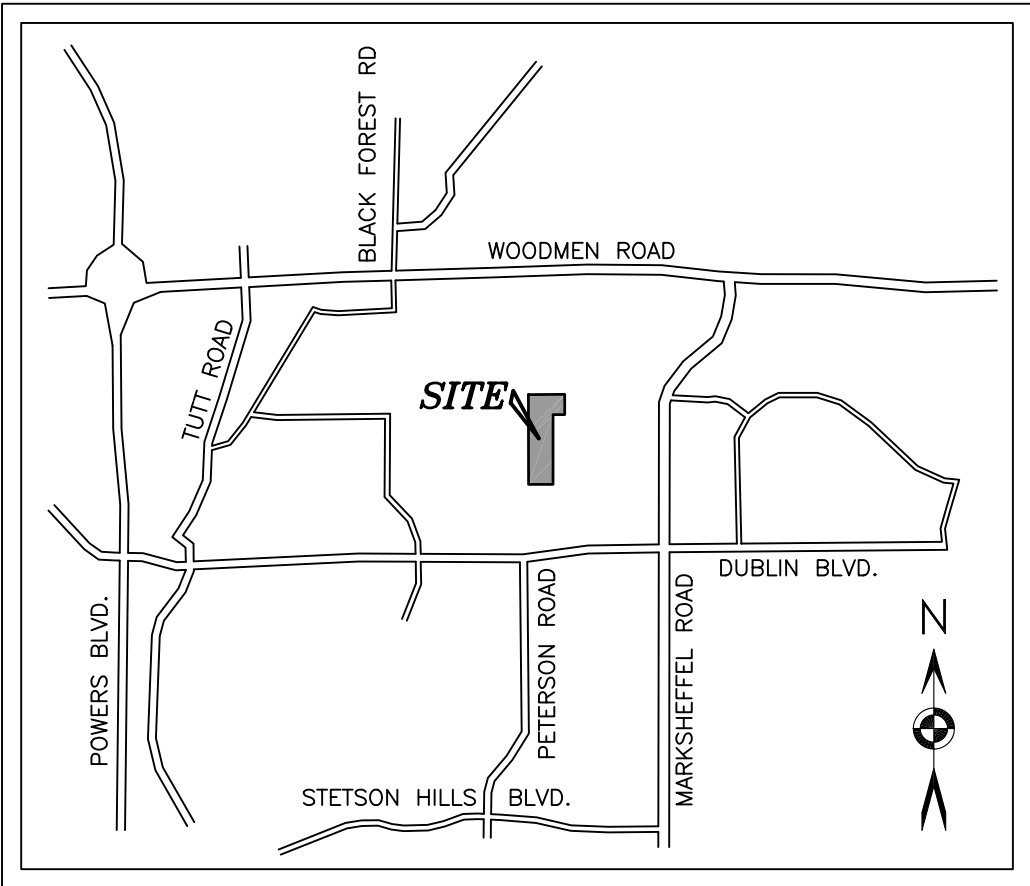
My Commission expires _____

Notary Public _____

OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, City of Colorado Springs has executed this instrument this ____ day of _____, 20____, A.D.

Name, Title
City of Colorado Springs



VICINITY MAP
(NOT TO SCALE)

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned instrument was acknowledged before me this ____ day of _____, 20____, A.D.

By: Name, Title, Colorado Springs

Witness my hand and seal:

My Commission expires _____

Notary Public _____

SURVEYOR'S NOTES:

- 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.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
- The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
- This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment Order Number ABD55117378-3, with an effective date of February 1, 2025 as provided by Old Republic National Title Insurance Company and Land Title Guarantee Company.
- This survey was performed in the field on May 22, 2025.
- All monuments found or set are flush with grade unless noted otherwise.
- The property being platted herein in its entirety is subject to an avigation easement for public avigation purposes. Said easement shall be considered a public easement and subject to those terms and conditions as specified on the instrument recorded at Reception Number 217069667 of the Records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.
- There shall be no direct vehicular access from any lot to Wyoming Lane.
- The approval of this Replat vacates all prior plats for the area described by this plat.
- This property is subject to the effects of the terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Easement for Right of Way recorded November 14, 1961 in Book 1889 at Page 399.
- This property is subject to the effects of the Right of Way over the Westerly 30 feet, for ingress and Egress purposes as conveyed and described in Deed recorded May 24, 1978, in Book 3042 at Page 499.
- This property is subject to the effects of inclusion of subject property in the Falcon Fire Protection District, as evidenced by instrument recorded February 17, 1981, in Book 3403 at Page 587.
- This property maybe subject to the effects of the terms, conditions, provisions, burdens and obligations as set forth in second amended and restated resolution concerning the facility platting fee recorded November 19, 2013 under Reception No. 213140364.
- This property maybe subject to the effects of the terms, conditions, provision, burdens and obligations as set forth in Memorandum to all Interested Parties, recorded February 04, 2022 under Reception No. 222017410.
- The Woodmen Heights Metropolitan District No. 2 will be signing for Tract K.
- The City of Colorado Springs will be signing for Tract L.

TRACT TABLE				
TRACT	AREA (SQ. FT.)	AREA (AC.)	USE	OWNED BY / MAINTAINED BY
TRACT A	16,125	0.370	OPEN SPACE & ACCESS	MILLER DOWNS METRO DISTRICT
TRACT B	42,329	0.972	OPEN SPACE	MILLER DOWNS METRO DISTRICT
TRACT C	1,995	0.046	OPEN SPACE & TRAIL	MILLER DOWNS METRO DISTRICT
TRACT D	109,558	2.515	OPEN SPACE	MILLER DOWNS METRO DISTRICT
TRACT E	8,388	0.192	OPEN SPACE	MILLER DOWNS METRO DISTRICT
TRACT F	4,944	0.113	FUTURE ACCESS RIGHT OF WAY	MILLER DOWNS METRO DISTRICT
TRACT G	1,809	0.042	UTILITY	MILLER DOWNS METRO DISTRICT
TRACT H	2,764	0.063	FUTURE ACCESS RIGHT OF WAY	MILLER DOWNS METRO DISTRICT
TRACT I	2,689	0.062	OPEN SPACE	MILLER DOWNS METRO DISTRICT
TRACT J	2,507	0.058	OPEN SPACE	MILLER DOWNS METRO DISTRICT
TRACT K	740	0.017	RIGHT OF WAY	CITY OF COLORADO SPRINGS
TRACT L	9,227	0.212	RIGHT OF WAY	CITY OF COLORADO SPRINGS
TRACT M	4,806	0.110	RIGHT OF WAY	CITY OF COLORADO SPRINGS
TOTAL	207,881	4.772		

EASEMENT STATEMENT:

Unless shown greater in width, both sides of all side lot lines are hereby platted with a five (5) foot easement for public utilities; all rear lot lines are hereby platted with a seven (7) foot easement for public utilities and drainage purposes, with the sole responsibility for maintenance being vested with the individual property owners. All utility easements that are dedicated herein 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 or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

AVIGATION EASEMENT:

The avigation easement dedicated herein for public avigation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at Reception No. 217069667 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

FLOOD PLAIN CERTIFICATION

The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0537G, effective date December 7, 2018, indicates that the subject parcel is located in Zone X (Areas determined outside the 500-year floodplain), with a portion of Zone-X shaded (areas determined to be within the 500-year floodplain and outside the 100-year floodplain), and Flood Zone AE (base flood elevations determined), with a portion of Zone AE being a designated floodway. The limits of these zones are shown approximately hereon. Additional hydrologic studies may be needed to determine the exact flood zone limits on the subject parcel.

NOTICE IS HEREBY GIVEN:

That the area included in the plat described herein is subject to the code of the City of Colorado Springs, 2001, as amended.

No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or alternatively until acceptable assurances including but not limited to letters of credit, cash subdivision bonds or combinations thereof guaranteeing the completion of all required public improvements including but not limited to drainage, street and erosion control have been placed on file with the City of Colorado Springs.

SURVEYOR'S STATEMENT:

The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the accompanying plat was surveyed and drawn under his/her responsible charge and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his/her knowledge and belief.

This certification is neither a warranty nor guarantee, either expressed or implied.

Spencer J. Barron
Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of "MILLER DOWNS AT WYOMING LANE ADDITION No. 1".

City Planning Director Date

City Engineer Date

City Clerk Date

RECORDING

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record at my office at ____ o'clock ____ this ____ day of _____,

20____ A.D., and is duly recorded under Reception Number _____ of the records of El Paso County,

Colorado.

Fee: _____

Surcharge: _____

Steve Schleiker, Recorder

BY: _____
Deputy

FEES:

School Fee: _____

Bridge Fee: _____

Park Fee: _____

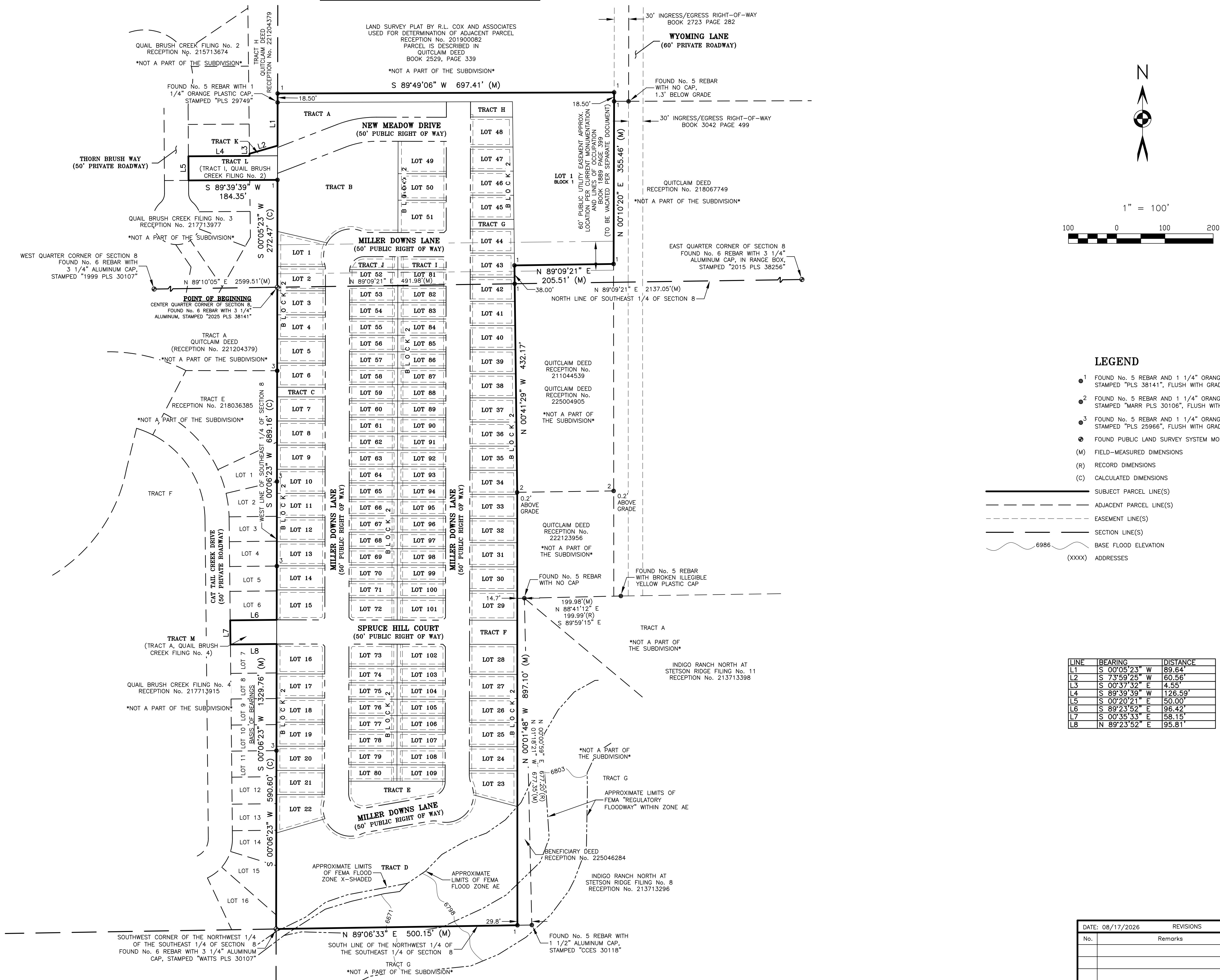
Drainage Fee: _____

CITY No. AR FP XX-XXXXX

DATE: 08/17/2026 REVISIONS			
No.	Remarks	Date	By
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION. 2790 N. Academy Blvd., Suite 311 P: 719.360.6827 Colorado Springs, CO 80917 F: 719.466.6527 www.BARRONLAND.com			
PROJECT No.: 20-020 SHEET 1 OF 6			

FINAL PLAT
MILLER DOWNS AT WYOMING LANE ADDITION No. 1
A PORTION OF THE EAST HALF AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 8,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

OVERALL PLATTED BOUNDARY DETAIL



LINE	BEARING	DISTANCE
L1	S 00°05'23" W	89.64'
L2	S 73°59'25" W	60.56'
L3	S 00°37'32" E	4.55'
L4	S 89°39'39" W	126.59'
L5	S 00°20'21" E	50.00'
L6	S 89°23'52" E	96.42'
L7	S 00°35'33" E	58.15'
L8	N 89°23'52" E	95.81'

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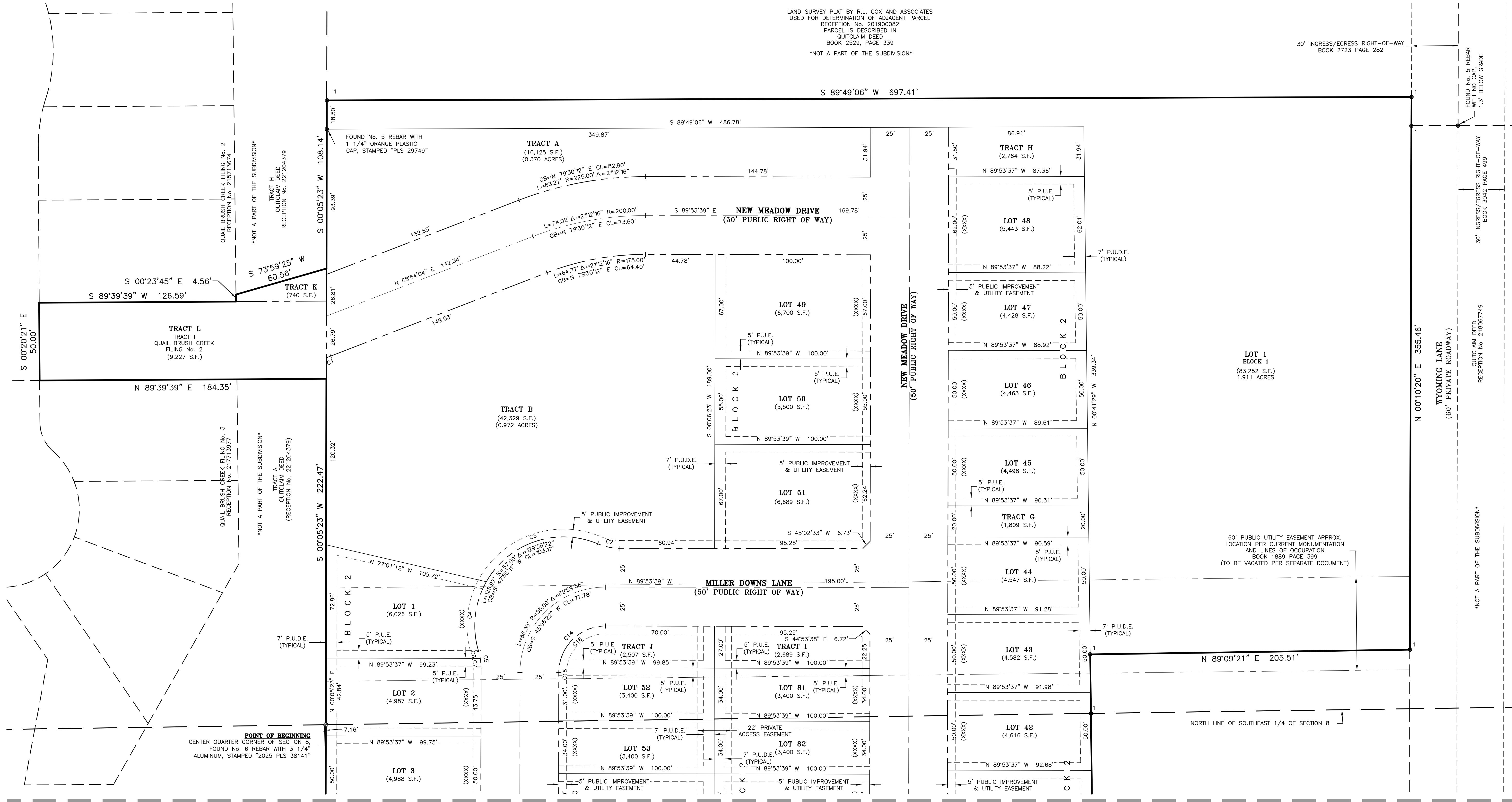
LAND SURVEY PLAT BY R.L. COX AND ASSOCIATES
USED FOR DETERMINATION OF ADJACENT PARCEL
RECEPTION No. 201900082
PARCEL IS DESCRIBED IN
QUITCLAIM DEED
BOOK 2529, PAGE 339
NOT A PART OF THE SUBDIVISION

30' INGRESS/EGRESS RIGHT-OF-WAY
BOOK 2723 PAGE 282

FOUND No. 5 REBAR
WITH NO CAP
1.3' BELOW GRADE

QUITCLAIM DEED
RECEPTION No. 218067749

NOT A PART OF THE SUBDIVISION



MATCH LINE - SEE SHEET 4

LEGEND

- FOUND No. 5 REBAR AND 1 1/4" ORANGE PLASTIC CAP STAMPED "PLS 38141", FLUSH WITH GRADE, UNLESS OTHERWISE NOTED
- FOUND No. 5 REBAR AND 1 1/4" ORANGE PLASTIC CAP STAMPED "MARR PLS 30106", FLUSH WITH GRADE, UNLESS OTHERWISE NOTED
- FOUND No. 5 REBAR AND 1 1/4" ORANGE PLASTIC CAP STAMPED "PLS 25966", FLUSH WITH GRADE, UNLESS OTHERWISE NOTED
- FOUND PUBLIC LAND SURVEY SYSTEM MONUMENTS AS NOTED HEREON
- (M) FIELD-MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- (C) CALCULATED DIMENSIONS

LEGEND

- SUBJECT PARCEL LINE(S)
- ADJACENT PARCEL LINE(S)
- EASEMENT LINE(S)
- SECTION LINE(S)
- BASE FLOOD ELEVATION
- (XXXX) ADDRESSES
- P.U.E. PUBLIC UTILITY EASEMENT
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT



1" = 30'



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3.00'	225.00'	0°45'48"	N 69°16'55" E	3.00'
C2	14.62'	37.00'	22°38'01"	N 78°34'39" W	14.52'
C3	82.70'	57.00'	85°07'55"	N 71°10'25" E	75.64'
C4	46.27'	57.00'	46°30'27"	N 06°21'14" E	45.01'
C5	10.98'	37.00'	17°00'22"	S 08°23'48" E	10.94'
C6	4.70'	37.00'	7°16'28"	S 13°15'46" E	4.69'
C7	6.28'	37.00'	9°43'55"	S 04°45'35" E	6.28'
C8	11.05'	47.00'	13°28'29"	S 06°50'38" W	11.03'
C9	11.53'	47.00'	14°03'13"	N 72°57'09" E	11.50'
C10	19.62'	47.00'	23°54'55"	S 87°56'30" E	19.48'
C11	19.46'	47.00'	23°43'21"	S 11°45'17" E	19.32'
C12	103.39'	57.00'	103°55'30"	S 52°03'13" W	89.79'
C13	23.58'	57.00'	23°42'25"	S 11°45'45" E	23.42'
C14	47.12'	30.00'	89°59'59"	N 45°06'22" E	42.43'
C15	3.00'	30.00'	84°44'20"	N 07°58'53" F	3.00'
C16	44.12'	30.00'	84°15'39"	N 47°58'32" E	40.25'
C17	41.89'	30.00'	80°00'00"	S 40°06'23" W	38.57'
C18	52.36'	30.00'	100°00'00"	N 49°53'37" W	45.96'
C19	34.67'	57.00'	35°03'18"	N 03°56'47" W	34.33'
C20	92.12'	57.00'	92°36'02"	N 67°46'27" W	82.42'

DATE: 08/17/2026		REVISIONS	
No.	Remarks	Date	By

CITY No. AR FP XX-XXXXX

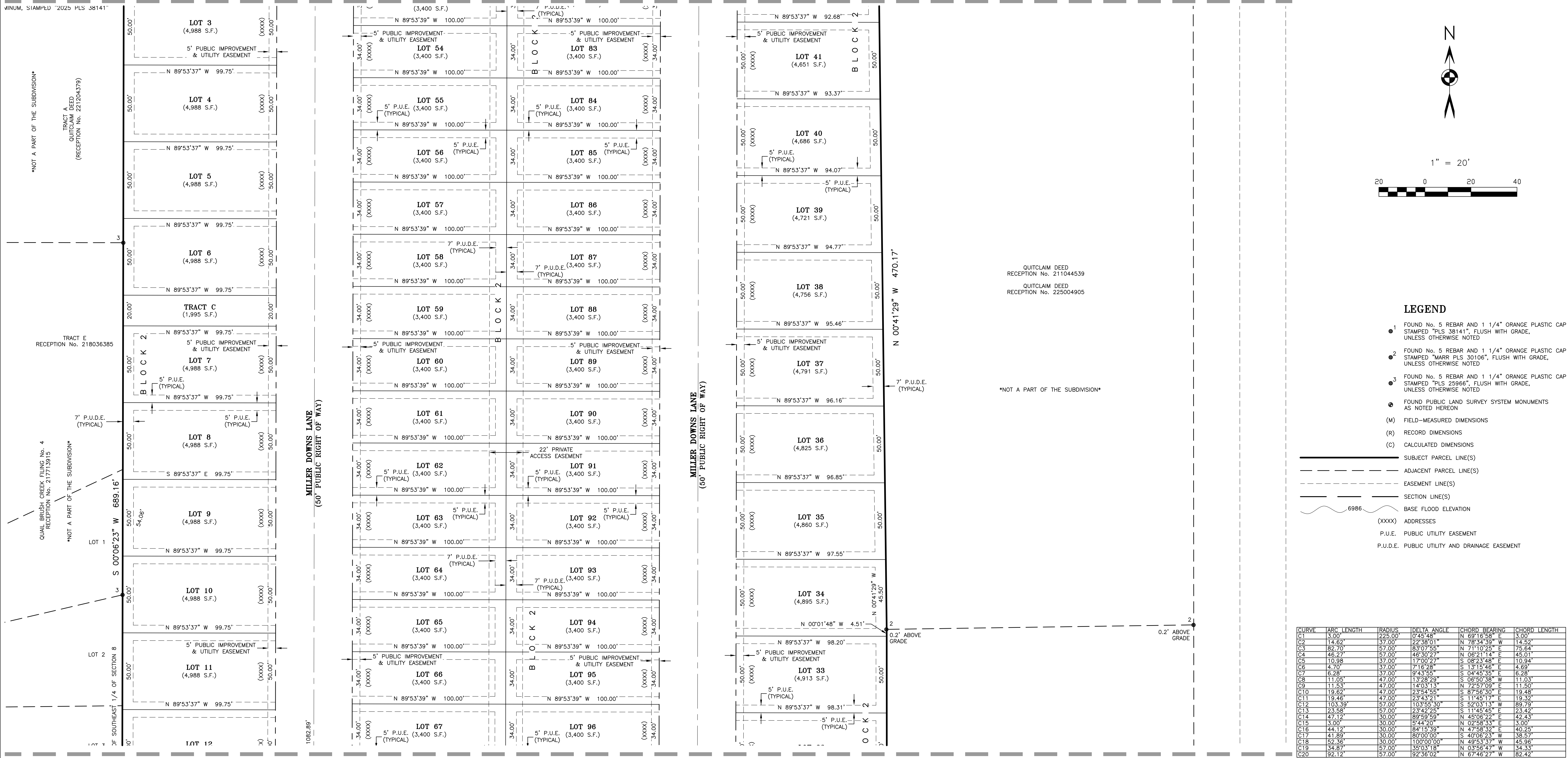
BARRON & LAND

BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
2790 N. Academy Blvd., Suite 311 P: 719.360.6827
Colorado Springs, CO 80917 F: 719.466.6527
www.BARRONLAND.com

PROJECT No.: 20-020 SHEET 3 OF 6

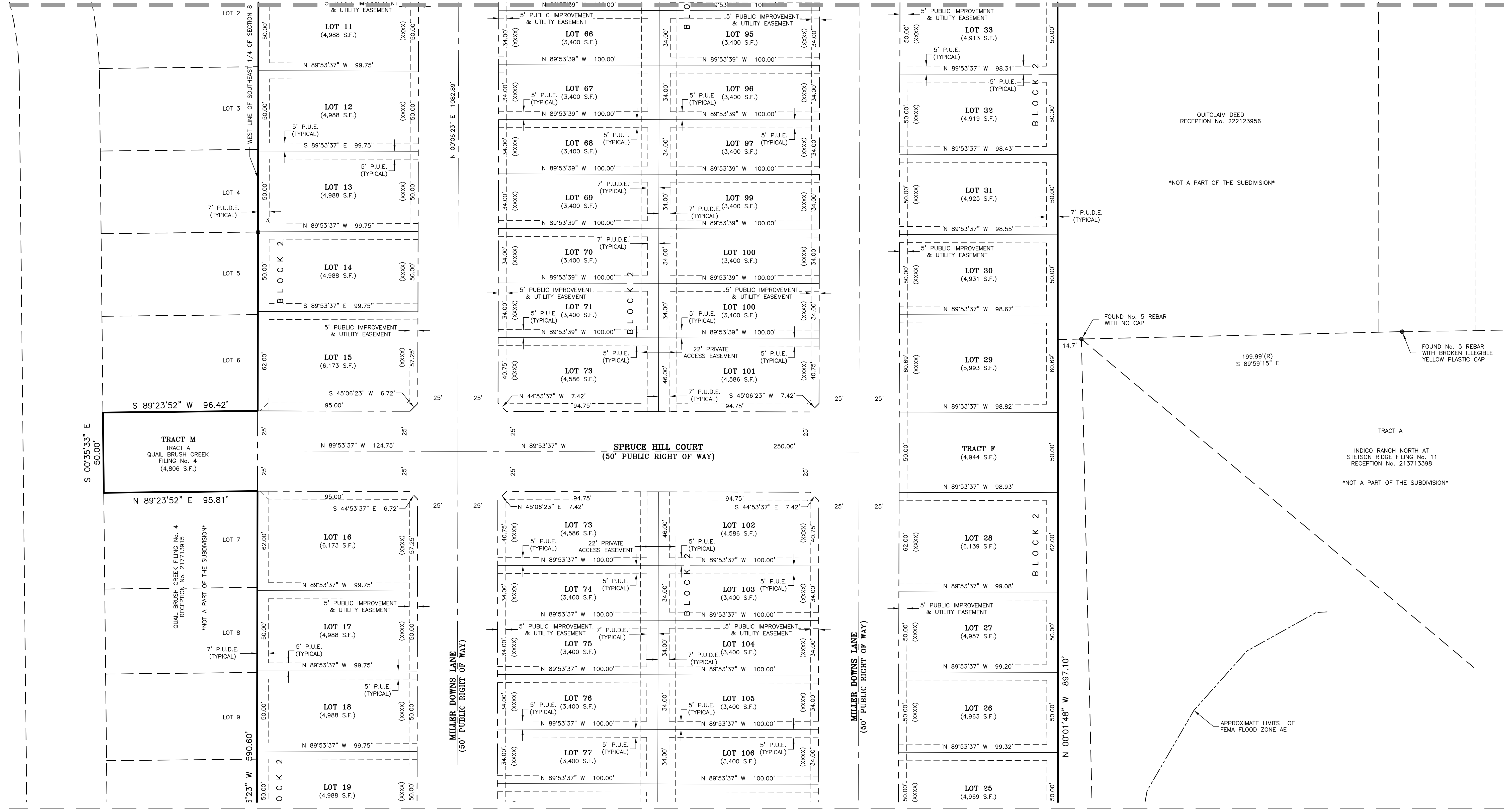
FINAL PLAT
MILLER DOWNS AT WYOMING LANE ADDITION No. 1
A PORTION OF THE EAST HALF AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 8,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

MATCH LINE - SEE SHEET 3



FINAL PLAT
MILLER DOWNS AT WYOMING LANE ADDITION No. 1
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TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

MATCH LINE - SEE SHEET 4



MATCH LINE - SEE SHEET 6

LEGEND

- FOUND No. 5 REBAR AND 1 1/4" ORANGE PLASTIC CAP STAMPED "PLS 38141", FLUSH WITH GRADE, UNLESS OTHERWISE NOTED
- FOUND No. 5 REBAR AND 1 1/4" ORANGE PLASTIC CAP STAMPED "MARR PLS 30106", FLUSH WITH GRADE, UNLESS OTHERWISE NOTED
- FOUND No. 5 REBAR AND 1 1/4" ORANGE PLASTIC CAP STAMPED "PLS 25966", FLUSH WITH GRADE, UNLESS OTHERWISE NOTED
- FOUND PUBLIC LAND SURVEY SYSTEM MONUMENTS AS NOTED HEREON
- FIELD-MEASURED DIMENSIONS
- RECORD DIMENSIONS
- CALCULATED DIMENSIONS

LEGEND

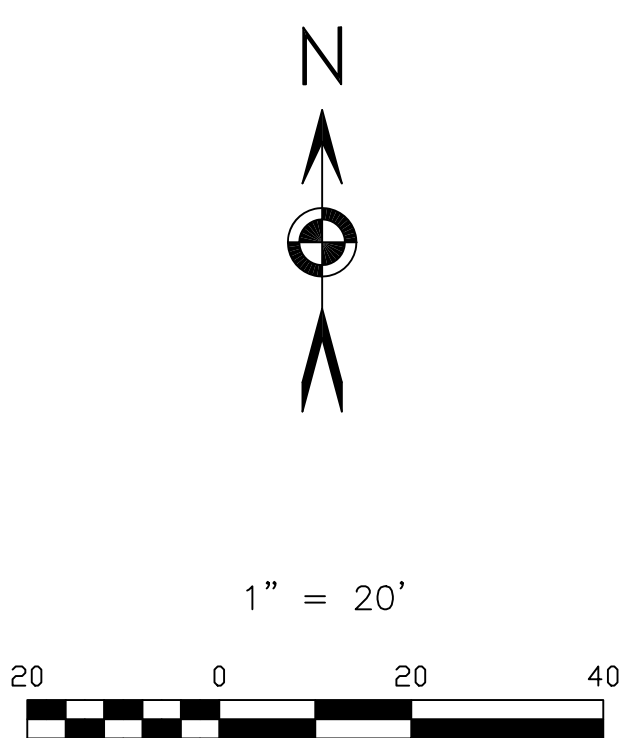
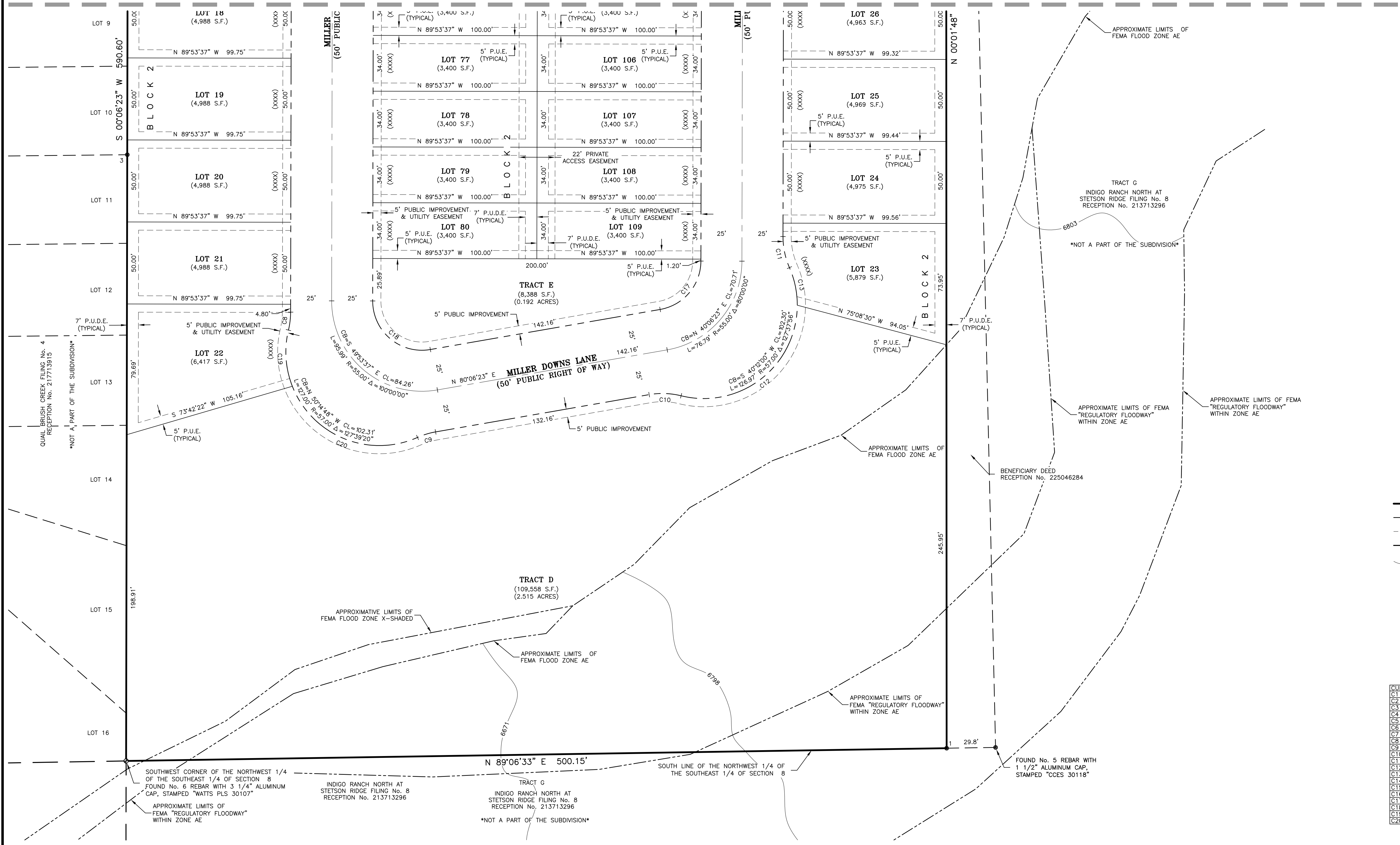
- SUBJECT PARCEL LINE(S)
- ADJACENT PARCEL LINE(S)
- EASEMENT LINE(S)
- SECTION LINE(S)
- 6986 BASE FLOOD ELEVATION
- (XXXX) ADDRESSES
- P.U.E. PUBLIC UTILITY EASEMENT
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3.00	225.00	0°45'48"	N 69°16'55" E	3.00
C2	14.62	37.00	22°38'01"	N 78°34'39" W	14.52
C3	82.70	57.00	85°07'55"	N 71°10'25" E	75.64
C4	46.27	57.00	46°30'27"	N 06°21'14" E	45.01
C5	10.98	37.00	17°00'27"	S 08°23'48" E	10.94
C6	4.70	37.00	7°16'28"	S 13°15'46" E	4.69
C7	6.28	37.00	9°43'55"	S 04°45'35" E	6.28
C8	11.05	47.00	13°28'29"	N 05°50'38" W	11.03
C9	11.53	47.00	14°03'13"	N 72°57'09" E	11.50
C10	19.62	47.00	23°54'55"	S 87°56'30" E	19.48
C11	19.46	47.00	23°43'21"	S 11°45'17" E	19.32
C12	103.39	57.00	103°55'30"	S 52°03'13" W	89.79
C13	23.58	57.00	23°42'25"	S 11°45'45" E	23.42
C14	47.12	30.00	89°59'59"	N 45°06'22" E	42.43
C15	3.00	30.00	5°44'20"	N 02°58'53" E	3.00
C16	44.12	30.00	84°15'39"	N 47°58'32" E	40.25
C17	41.89	30.00	80°00'00"	S 40°06'23" W	38.57
C18	52.36	30.00	100°00'00"	N 49°53'37" W	45.96
C19	34.87	57.00	35°03'18"	N 03°56'47" W	34.33
C20	92.12	57.00	92°36'02"	N 67°46'27" W	82.42

CITY No. AR FP XX-XXXXX			
BARRON & LAND			
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION 2790 N. Academy Blvd., Suite 311 P: 719.360.8827 Colorado Springs, CO 80917 F: 719.466.6527 www.BARRONLAND.com			
PROJECT No.: 20-020 SHEET 5 OF 6			

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CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

MATCH LINE - SEE SHEET 5



LEGEND

- 1 FOUND No. 5 REBAR AND 1 1/4" ORANGE PLASTIC CAP STAMPED "PLS 381411", FLUSH WITH GRADE, UNLESS OTHERWISE NOTED
- 2 FOUND No. 5 REBAR AND 1 1/4" ORANGE PLASTIC CAP STAMPED "MARR. PLS 30106", FLUSH WITH GRADE, UNLESS OTHERWISE NOTED
- 3 FOUND No. 5 REBAR AND 1 1/4" ORANGE PLASTIC CAP STAMPED "PLS 25966", FLUSH WITH GRADE, UNLESS OTHERWISE NOTED
- 4 FOUND PUBLIC LAND SURVEY SYSTEM MONUMENTS AS NOTED HEREON
- (M) FIELD-MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- (C) CALCULATED DIMENSIONS
- SUBJECT PARCEL LINE(S)
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- BASE FLOOD ELEVATION
- (XXXX) ADDRESSES
- P.U.E. PUBLIC UTILITY EASEMENT
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3.00'	225.00'	0°45'48"	N 69°16'58" E	3.00'
C2	14.62'	37.00'	22°38'01"	N 78°34'39" W	14.62'
C3	82.70'	57.00'	83°07'55"	N 71°10'25" E	75.64'
C4	46.27'	57.00'	46°30'27"	N 06°21'14" E	45.01'
C5	10.98'	37.00'	17°00'27"	S 08°23'48" E	10.94'
C6	4.70'	37.00'	7°15'28"	S 13°15'46" E	4.69'
C7	6.28'	37.00'	9°43'55"	S 04°45'35" E	6.28'
C8	11.05'	47.00'	13°28'29"	S 06°50'38" W	11.03'
C9	11.53'	47.00'	14°03'13"	N 72°57'09" E	11.50'
C10	19.62'	47.00'	23°54'55"	S 87°56'30" E	19.48'
C11	19.46'	47.00'	23°43'21"	S 11°45'17" E	19.32'
C12	103.39'	57.00'	103°55'30"	S 52°03'13" W	89.79'
C13	23.58'	57.00'	23°42'25"	S 11°45'45" E	23.42'
C14	47.12'	30.00'	89°59'59"	N 45°06'22" E	42.43'
C15	3.00'	30.00'	5°44'20"	N 02°58'33" E	3.00'
C16	44.12'	30.00'	84°15'39"	N 47°58'32" E	40.25'
C17	41.89'	30.00'	80°00'00"	S 40°06'23" W	38.57'
C18	52.36'	30.00'	100°00'00"	N 49°53'37" W	45.96'
C19	34.87'	57.00'	35°03'18"	N 03°56'47" W	34.33'
C20	92.12'	57.00'	92°36'02"	N 67°46'27" W	82.42'