11/16/98 098900233

WEST 1/2 SEC 7 TOWNSHIP 14 SOUTH RANGE 64 WEST 6TH P.M. &
EAST 1/2 SEC 12 TOWNSHIP 14 SOUTH RANGE 65 WEST 6TH P.M.

THE BEARINGS IN THESE DESCRIPTIONS ARE BASED UPON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12 BEING N 00°00'07" E. (SAID LINE ALSO BEING THE WEST LINE OF THE SW 1/4 OF SAID SECTION 7.)

PARCEL W

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST AND IN THE EAST 1/2 OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN I., THE COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE S 00°00'07" W ALONG THE WEST LINE OF SAID SECTION 7, 267.82 FEET TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2862 AT PAGE 872 AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE S 89°42'00" E PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 7, 671.21 FEET; THENCE N 00°00'08" W PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, 819.09 FEET TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2422 PAGE 493; THENCE N 89°42'00" W ALONG THE NORTH LINE OF SAID BOOK 2422 PAGE 493 BEING PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, 671.18 FEET TO THE INTERSECTION OF THE EAST LINE OF CORRAL VALLEY ROAD AND THE WEST LINE OF THE NW 1/4 OF SAID SECTION 7; THENCE ALONG THE EAST LINE OF CORRAL VALLEY ROAD AND THE THROUGH A CENTRAL ANGLE OF 25°00'38" (THE CHORD OF WHICH BEARS S 27°29'34" W) AN ARC LENGTH OF 384.87 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING ALONG THE EAST LINE OF CORRAL VALLEY ROAD ON A CURVE TO THE LEFT HAVING A RADIUS OF 881.68 FEET THROUGH A CENTRAL ANGLE OF 40°00'00" (THE CHORD OF WHICH BEARS S 19°59'54" W) AN ARC LENGTH OF 523.91 FEET; THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID CORRAL VALLEY ROAD S 00°31'52" W 401.28 FEET; THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID CORRAL VALLEY ROAD S 00°31'11" E 1907.22 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 94 (PROJECT NO. S 0020 (3)); THENCE S 89°32'19" E ALONG SAID NORTH RIGHT OF WAY LINE 355.55 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE N 00°00'07" E ALONG SAID EAST LINE 106.93 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE N 00°00'07" E ALONG SAID SECTION LINE 1052.11 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 36.288 ACRES MORE OR LESS.

PARCEL X

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE S 00°00'07" W ALONG THE WEST LINE OF SAID SECTION 7, 267.82 FEET TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2862 AT PAGE 872; THENCE S 89°42'00" E PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 7, 671.21 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE N 00°00'08" W PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, 819.09 FEET TO THE NORTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2422 AT PAGE 493; THENCE N 89°42'00" W ALONG THE NORTH LINE OF SAID 2422 AT PAGE 493 BEING PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, 671.18 FEET TO THE INTERSECTION OF THE EAST LINE OF CORRAL VALLEY ROAD AND THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE ALONG THE EAST LINE OF CORRAL VALLEY ROAD ON A CURVE TO THE LEFT HAVING A RADIUS OF 881.68 FEET THROUGH A CENTRAL ANGLE OF 14°59'22", THE CHORD OF WHICH BEARS N 07°29'34" E, AN ARC LENGTH OF 230.66 FEET TO A POINT 30.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE N 00°00'08" W PARALLEL WITH SAID WEST LINE, 287.83 FEET TO THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 3500 AT PAGE 703; THENCE S 89°39'59" E ALONG SAID SOUTH LINE BEING PARALLEL WITH AND 252.71 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, 1571.11 FEET; THENCE S 00°27'14" W PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SECTION 7, 1332.35 FEET TO A POINT 267.82 FEET SOUTH OF THE EAST-WEST CENTERLINE OF SECTION 7; THENCE N 89°42'00" W PARALLEL WITH SAID EAST-WEST CENTERLINE, 919.31 FEET TO THE POINT OF BEGINNING. CONTAINING 35.892 ACRES THEREIN.

PARCEL Y

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE S 00°00'07" W ALONG THE WEST LINE OF SAID SECTION 7 267.82 FEET; THENCE S 89°42'00" E PARALLEL WITH AND 267.82 FEET SOUTH OF THE EAST-WEST CENTERLINE OF SAID SECTION 7, 1590.52 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE N 00°27'14" E PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SECTION 7, 1322.35 FEET TO THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 3500 AT PAGE 703; THENCE S 89°35'59" E ALONG SAID SOUTH LINE BEING PARALLEL WITH AND 252.71 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, 1050.00 FEET TO THE NORTH-SOUTH CENTERLINE OF SECTION 7; THENCE S 00°27'14" W ALONG SAID NORTH-SOUTH CENTERLINE, 1062.69 FEET TO THE CENTER 1/4 CORNER OF SECTION 7; THENCE CONTINUING ALONG SAID NORTH-SOUTH CENTERLINE S 00°27'14" W, 477.82 FEET; THENCE N 89°42'00" W PARALLEL WITH THE EAST-WEST CENTERLINE OF SECTION 7, 1050.00 FEET; THENCE N 00°27'14" E PARALLEL WITH SAID NORTH-SOUTH CENTERLINE, 210.00 FEET TO THE POINT OF BEGINNING. CONTAINING 37.156 ACRES THEREIN.

PARCEL Z

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE S 00°00'07" W ALONG THE WEST LINE OF SECTION 7, 267.82 FEET; THENCE S 89°42'00" E PARALLEL WITH AND 267.82 FEET SOUTH OF THE EAST-WEST CENTERLINE OF SECTION 7, 1590.52 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE S 00°27'14" W PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SECTION 7, 210.00 FEET; THENCE S 89°42'00" E PARALLEL WITH THE EAST-WEST CENTERLINE OF SECTION 7, 1050.00 FEET TO THE NORTH-SOUTH CENTERLINE OF SECTION 7; THENCE S 00°27'14" W ALONG SAID NORTH-SOUTH CENTERLINE, 837.53 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7; THENCE N 89°47'58" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, 1815.23 FEET TO A POINT ON THE EAST LINE OF A TRACT DESCRIBED IN BOOK 6513 AT PAGE 219; THENCE ALONG SAID EAST LINE, N 00°00'07" E PARALLEL WITH THE WEST LINE OF SECTION 7, 1050.69 FEET TO A POINT 267.82 FEET SOUTH OF THE EAST-WEST CENTERLINE OF SECTION 7; THENCE S 89°42'00" E PARALLEL WITH SAID EAST-WEST CENTERLINE, 773.51 FEET TO THE POINT OF BEGINNING. CONTAINING 38.756 ACRES THEREIN.

CERTIFICATION

I, RICHARD A. GOSSETT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO GEORGE L. BEARDSLEY AND LAND TITLE GUARANTEE COMPANY THAT ON JULY 3, 1997, AND AGAIN ON OCTOBER 15, 1998, THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND STAKED UNDER MY SUPERVISION AS SHOWN ON THIS PLAT, AND THAT THE DIMENSIONS ACCURATELY REPRESENT SAID SURVEY.

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.

NOTICE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BELL SURVEYING COMPANY TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OWNERSHIP OR EASEMENTS OF RECORD.

CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

RICHARD A. GOSSETT L.S. #7361

RICHARD A. GOSSETT 7361 REGISTERED LAND SURVEYOR STATE OF COLORADO

OUTLOT 1

A PARCEL OF LAND LYING EAST OF THE NORTH-SOUTH CENTERLINE OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, THENCE N 00°27'14" E ALONG SAID NORTH-SOUTH CENTERLINE OF SECTION 7, (WITH ALL BEARINGS HEREIN RELATIVE THERETO) A DISTANCE OF 534.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 89°42'00" E PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 7, A DISTANCE OF 318.20 FEET TO THE CORNER OF PARCEL "A" AS DESCRIBED IN BOOK 2801 PAGE 128; THENCE N 00°27'14" E PARALLEL WITH SAID NORTH-SOUTH CENTERLINE AND ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 513.42 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE N 89°42'00" W PARALLEL WITH SAID EAST-WEST CENTERLINE A DISTANCE OF 318.20 FEET TO A POINT ON SAID NORTH-SOUTH CENTERLINE; THENCE S 00°27'14" W ALONG SAID NORTH-SOUTH CENTERLINE A DISTANCE OF 513.42 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 3.75 ACRES MORE OR LESS.

NOTE: BOUNDARY LINES AND DESCRIPTIONS SET FORTH HEREON ARE BASED UPON A SECTION BREAKDOWN OF SECTIONS 7 AND 12 BY THE UNDERSIGNED ACCORDING TO THE MANUAL OF INSTRUCTIONS TO PROPORTIONAL DISTANCES. THE UNDERSIGNED BELIEVES A RE-SURVEY RECORDED IN PLAT BOOK H2 AT PAGE 10 OF THE EL PASO COUNTY RECORDS IS NULL & VOID BECAUSE IT WAS IMPROPERLY PROPORTIONED TO THE ORIGINAL G.L.O. SURVEY OF 1866 AND 1867.

TRACT 1 (PROPOSED DEDICATION FOR ROADWAY PURPOSES – CORRAL VALLEY ROAD)

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE N 00°00'07" E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12 A DISTANCE OF 13.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 94 (PROJECT NO. S0020 (3)); THENCE N 89°32'19" W ALONG SAID NORTH RIGHT OF WAY LINE 518.74 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N 89°32'19" W ALONG SAID NORTH RIGHT OF WAY LINE 72.64 FEET; THENCE N 34°46'38" E 163.80 FEET TO A POINT OF TANGENT CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 441.47 FEET, A CENTRAL ANGLE OF 35°17'50", A DISTANCE OF 271.97 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF CORRAL VALLEY ROAD DEDICATED IN BOOK 2226 AT PAGE 609; THENCE S 00°31'11" E ALONG SAID WEST RIGHT OF WAY LINE 237.88 FEET TO A POINT OF NON-TANGENT CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 501.47 FEET (THE CHORD OF WHICH BEARS S 31°17'42" W) A CENTRAL ANGLE OF 08°58'55", A DISTANCE OF 61.11 FEET TO A POINT OF TANGENCY; THENCE S 34°46'38" W 122.84 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 94 (PROJECT NO. S 0020 (3)) AND THE TRUE POINT OF BEGINNING. CONTAINING 0.376 ACRE MORE OR LESS.

TRACT 2 (CORRAL VALLEY ROAD PROPOSED VACATION)

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE N 00°00'07" E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12 A DISTANCE OF 13.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 94, (PROJECT NO. S 0020 (3)); THENCE N 89°32'19" W ALONG SAID NORTH RIGHT OF WAY LINE 355.55 FEET TO ITS POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF CORRAL VALLEY ROAD DEDICATED IN BOOK 2226 AT PAGE 609 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING N 89°32'19" W ALONG SAID NORTH RIGHT OF WAY LINE 60.01 FEET TO ITS INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SAID CORRAL VALLEY ROAD; THENCE N 00°31'11" W ALONG SAID WEST RIGHT OF WAY LINE 153.83 FEET TO A POINT OF NON-TANGENT CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 501.47 FEET, (THE CHORD OF WHICH BEARS N 13°38'17" E) A CENTRAL ANGLE OF 28°18'55", A DISTANCE OF 247.82 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF CORRAL VALLEY ROAD; THENCE S 00°31'11" E ALONG SAID EAST RIGHT OF WAY LINE 392.81 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF SAID COLORADO STATE HIGHWAY NO. 94 (PROJECT NO. S 0020 (3)) AND THE TRUE POINT OF BEGINNING. CONTAINING 0.319 ACRE MORE OR LESS.

Proposed rezoning request applies to Parcel X only.

PARCEL X
35.938 AC.

Existing zoning: RR-5 (Residential Rural)

Proposed zoning: A-35 (Agricultural)

PARCEL Y
37.156 AC.

PARCEL W
36.288 AC.

PARCEL Z
38.756 AC.

OUTLOT 1
3.75 ACRES

GRAPHIC SCALE
200 0 100 200 400 600
(IN FEET)
1 inch = 200 ft.

ALIQUOT CORNERS OF SECTION
SET 5/8" REBAR W/CAP, L.S. 7361
FENCE

NORTHWEST CORNER OF SEC. 7, T. 14 S. R. 64 W. FOUND 2" PIPE W/2 1/2" CAP
NW COR. S 1/2 NW 1/4 SEC. 7, T. 14 S. R. 64 W. FOUND NO. 4 REBAR W/CAP RESET 3/4" REBAR W/3 1/4" CAP
NORTH 1/4 CORNER OF SEC. 7, T. 14 S. R. 64 W.
NE COR. S 1/2 NW 1/4 SEC. 7, T. 14 S. R. 64 W. FOUND NO. 4 REBAR W/CAP RESET 3/4" REBAR W/3 1/4" CAP
NORTHEAST CORNER OF SEC. 7, T. 14 S. R. 64 W. FOUND 2" PIPE W/2 1/2" CAP
N 89°35'59" W 2653.12' NORTH LINE S 1/2 NW 1/4
N 00°00'06" W 1320.06'
N 00°27'14" E 1315.40'
252.71'
SOUTH LINE OF BK. 3500 PG. 703
S 89°35'59" E 2621.11'
N 89°35'59" W 1571.11'
S 89°35'59" E 1050.00'
9.5'
96.2'
287.83'
S 00°00'06" E
Δ = 14°59'22" R = 881.68' L = 230.66'
N 07°29'34" E 230.00'
N 89°42'00" W 671.18'
Δ = 40°00'00" R = 881.68' L = 615.53'
Δ = 25°00'38" R = 881.68' L = 384.87'
S 27°29'34" W 301.92'
CORRAL VALLEY ROAD
Δ = 40°00'00" R = 821.68' L = 573.64'
S 19°59'54" W 560.08'
1352.55'
1342.55'
1062.69'
N 00°27'14" E
S 00°27'14" W
N 00°00'07" W 1320.06'
N 00°00'00" E 1320.06'
N 00°00'07" W 1306.93'
CENTER 1/4 CORNER SEC. 7, T. 14 S. R. 64 W. SET 1" REBAR W/3 1/4" CAP
EAST 1/4 CORNER SEC. 7, T. 14 S. R. 64 W. SET 1" REBAR W/3 1/4" CAP
S 89°42'00" E 2498.79'
WEST 1/4 CORNER SEC. 7, T. 14 S. R. 64 W. FOUND 3/4" PIPE RESET 1" REBAR W/3 1/4" CAP (NW COR. BK. 2862 PG. 872)
POINT OF BEGINNING PARCEL W
POINT OF BEGINNING PARCEL X
NORTH LINE BK. 6513 PG. 219
POINT OF BEGINNING PARCEL Y AND PARCEL Z
EAST - WEST CENTERLINE
88.6'
N 89°42'00" W 2642.63'
60.00'
267.82'
30.00'
671.21'
S 89°42'00" E 919.31'
10.1'
817.01'
30' INGRESS & EGRESS EASEMENT BOOK 2862 PAGE 872
60' INGRESS & EGRESS EASEMENT
210.00'
N 89°42'00" W 1050.00'
N 89°42'00" W 318.20'
NE COR. PARCEL A BK. 2801 PG. 128
SE COR. PARCEL A BK. 2801 PG. 128
EAST LINE PARCEL A BK. 2801 PG. 128
513.42'
OUTLOT 1 3.75 ACRES
513.42'
N 00°27'14" E
S 89°42'00" E 318.20'
81.9'
TRUE POINT OF BEGINNING OUTLOT 1
534.10'
S 00°27'14" W
EAST LINE PARCEL B BK. 2801 PG. 128
76.9'
SE COR. N 1/2 SW 1/4 SEC. 7, T. 14 S. R. 64 W. SET 3/4" REBAR W/3 1/4" CAP
SW COR. N 1/2 SW 1/4 SEC. 7, T. 14 S. R. 64 W. SET 3/4" REBAR W/3 1/4" CAP
817.00'
12.2'
SOUTH LINE PARCEL B BK. 2801 PG. 128
N 89°47'58" W 1815.23' SOUTH LINE N 1/2 SW 1/4
EAST LINE BK. 6513 PG. 219
N 00°00'07" E 1050.69'
S 00°00'07" W 1052.11'
N 00°31'11" W 1907.22'
BK. 2226 PG. 609
WEST LANE
401.28'
N 00°37'52" E
SEC. 12
SEC. 7
SEE DETAIL
N 89°32'19" W 355.55'
N 89°32'19" W 122.84'
NORTH R.O.W. LINE STATE HIGHWAY NO. 94, PROJECT NO. S 0020 (3)
9.0'
N 00°00'07" E 13.00'
SOUTHEAST CORNER SECTION 12, T. 14 S. R. 65 W. 6TH P.M. FOUND 3/4" REBAR W/2 1/2" CAP
S 89°53'59" E 262'.85'
65.5'
S 89°54'06" E 2484.67'
SOUTH 1/4 CORNER OF SEC. 7, T. 14 S. R. 64 W. FOUND 3" REBAR W/2" CAP
SOUTHEAST CORNER OF SEC. 7, T. 14 S. R. 64 W. FOUND 1" PIPE RESET 3/4" REBAR W/3 1/4" CAP
N 00°27'14" E 2630.70'

COUNTY SURVEYORS CERTIFICATE
DEPOSITED THIS 16th DAY OF November 1998 AT 8:00 AM IN BOOK ____ OF THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT OF WAY PLAT/PLAT RECORDS AT PAGE 10 OF SAID RECORDS RECEPTION NUMBER 098900233
J. Peter Hilla Linda Zakrzewski
COUNTY SURVEYOR DEPUTY COUNTY SURVEYOR
Clerk & Recorder Clerk

SOUTH 1/4 CORNER OF SEC. 12, T. 14 S. R. 65 W. FOUND NO. 4 REBAR RESET 3/4" REBAR W/3" CAP
FENCE
± PROP. LINE

(PROPOSED) DEDICATION DETAIL TRACT 1
Δ = 35°17'50" R = 441.47' L = 271.97'
EDGE OF EXISTING ROAD
DEDICATION
VACATION
Δ = 08°58'55" R = 501.47' L = 61.11'
N 34°46'38" E 163.80'
S 34°46'38" W 122.84'
NORTH R.O.W. LINE HIGHWAY 94
72.64'
N 89°32'19" W 518.74'
N 00°00'07" E 13.00'
POINT OF BEGINNING TRACT 1
SOUTHEAST CORNER SECTION 12, T. 14 S. R. 65 W. 6TH P.M.

(PROPOSED) VACATION DETAIL TRACT 2
Δ = 28°18'55" R = 501.47' L = 247.82'
EDGE OF EXISTING ROAD
DEDICATION
VACATION
N 00°31'11" W 153.83'
S 00°31'11" E 392.81'
NORTH R.O.W. LINE HIGHWAY 94
60.01'
N 89°32'19" W 355.55'
N 00°00'07" E 13.00'
POINT OF BEGINNING TRACT 2
SOUTHEAST CORNER SECTION 12, T. 14 S. R. 65 W. 6TH P.M.

MONUMENTED LAND SURVEY

ORDERED BY: KIRK BEARDSLEY
2 INVERNESS DRIVE EAST
ENGLEWOOD, CO. 80112

REVISION: DRAWN ACDD

BELL SURVEYING COMPANY
500 KALAMATH STREET
DENVER, COLORADO 80204
303-629-0165 FAX 629-7709

SCALE: 1" = 200'
DATE: 10/16/98
DRAWING NO.: 9810-110