

Future Subdivision
LatigoTrails Filing 10
 El Paso County Project Number
 SF-24-21

UNPLATTED

"POINT OF COMMENCEMENT"

Southwest Corner, Section 16,
 T12S, R64W, Sixth P.M.
 (Found a 3 1/4" aluminum cap,
 stamped PLS 24964)

20 17
 21 16

N 38°43'42" E
 3268.47'

Proposed
LOT 42

Proposed
LOT 43

"POINT OF BEGINNING"

IRISH HUNTER TRAIL

L=18.10'
 $\Delta=34^{\circ}33'32''$
 R=30.00'
 ChB=N 17°56'44" W
 ChD=17.82'

N 77°03'29" W
 61.70'

L=18.07'
 $\Delta=34^{\circ}30'43''$
 R=30.00'
 ChB=S 43°53'52" W
 ChD=17.80'

Proposed
LOT 2

**TEMPORARY
 TURNAROUND
 EASEMENT**

Area = 0.265 acres
 11,522 s.f. +/-

L=289.42'
 $\Delta=276^{\circ}22'44''$
 R=60.00'
 ChB=S 77°02'08" E
 ChD=80.00'

Proposed
LOT 1

UNPLATTED

(BASIS OF BEARINGS)
 S 89°26'11" E 5269.11'
 South line, Section 16

Southeast Corner, Section 16,
 T12S, R64W, Sixth P.M.
 (found a 3 1/4" aluminum
 cap, stamped PLS 30087)

21 16
 22 15



1"=80'

NOTE: THIS MAP IS NOT A LAND SURVEY
 PLAT OR AN IMPROVEMENT SURVEY PLAT.
 THE PURPOSE OF THIS MAP IS TO DEPICT
 THE ATTACHED LEGAL DESCRIPTION.

Sheet 1 of 2

**TEMPORARY TURNAROUND
 EASEMENT**

BEING A PART OF SECTION 16, TOWNSHIP 12 SOUTH,
 RANGE 64 WEST OF THE SIXTH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO

PREPARED BY: **Drexel, Barrell & Co.**
 Engineers/Surveyors 719-260-0087
 101 SAHWATCH STREET, SUITE #100
 COLORADO SPRINGS, COLORADO 80903

Revisions - Date	Date 12/19/2024	Drawn By MDM	Job No. 21820-06
	Scale 1"=80'	Checked By P.C.O.	Drawing No.

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

“COMMENCING” AT THE SOUTHWEST CORNER OF SAID SECTION 16 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 16 TO BEAR SOUTH 89°26’11” EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 38°43’42" EAST, A DISTANCE OF 3268.47 FEET TO A NON-TANGENT POINT OF CURVE ON THE NORTHEASTERLY LINE OF THAT PROPOSED LOT 43 OF THE FUTURE LATIGO TRAILS FILING 10 SUBDIVISION, EL PASO COUNTY PROJECT NUMBER SF-24-21, WHENCE THE RADIAL LINE BEARS SOUTH 89°20’02" WEST, SAID POINT BEING THE “POINT OF BEGINNING”; THENCE NORTHWESTERLY 18.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 34°33’32", A RADIUS OF 30.00 FEET AND A CHORD WHICH BEARS NORTH 17°56’44" WEST, A DISTANCE OF 17.82 FEET TO A POINT OF REVERSE CURVE; THENCE 289.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 276°22’44", A RADIUS OF 60.00 FEET AND CHORD WHICH BEARS SOUTH 77°02’08" EAST, A DISTANCE OF 80.00 FEET TO A POINT OF REVERSE CURVE; THENCE 18.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 34°30’43", A RADIUS OF 30.00 FEET AND CHORD WHICH BEARS SOUTH 43°53’52" WEST, A DISTANCE OF 17.80 FEET TO A NON-TANGENT POINT; THENCE NORTH 77°03’29" WEST, A DISTANCE OF 61.70 FEET TO THE “POINT OF BEGINNING”.

CONTAINING 11,522 SQUARE FEET OR 0.265 ACRES, MORE OR LESS.

I, PATRICK C. O’HEARN, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



PATRICK C. O’HEARN PLS No. 23515
FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.
101 SAHWATCH STREET,
COLORADO SPRINGS, CO. 80903
719-260-0087