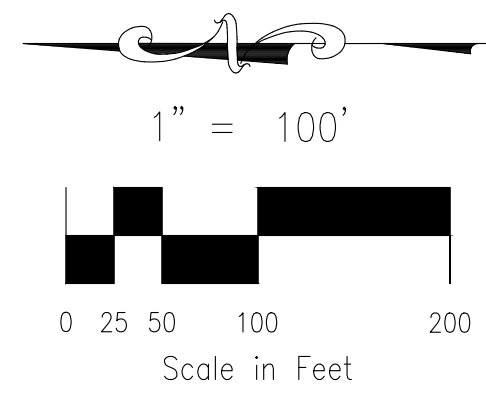
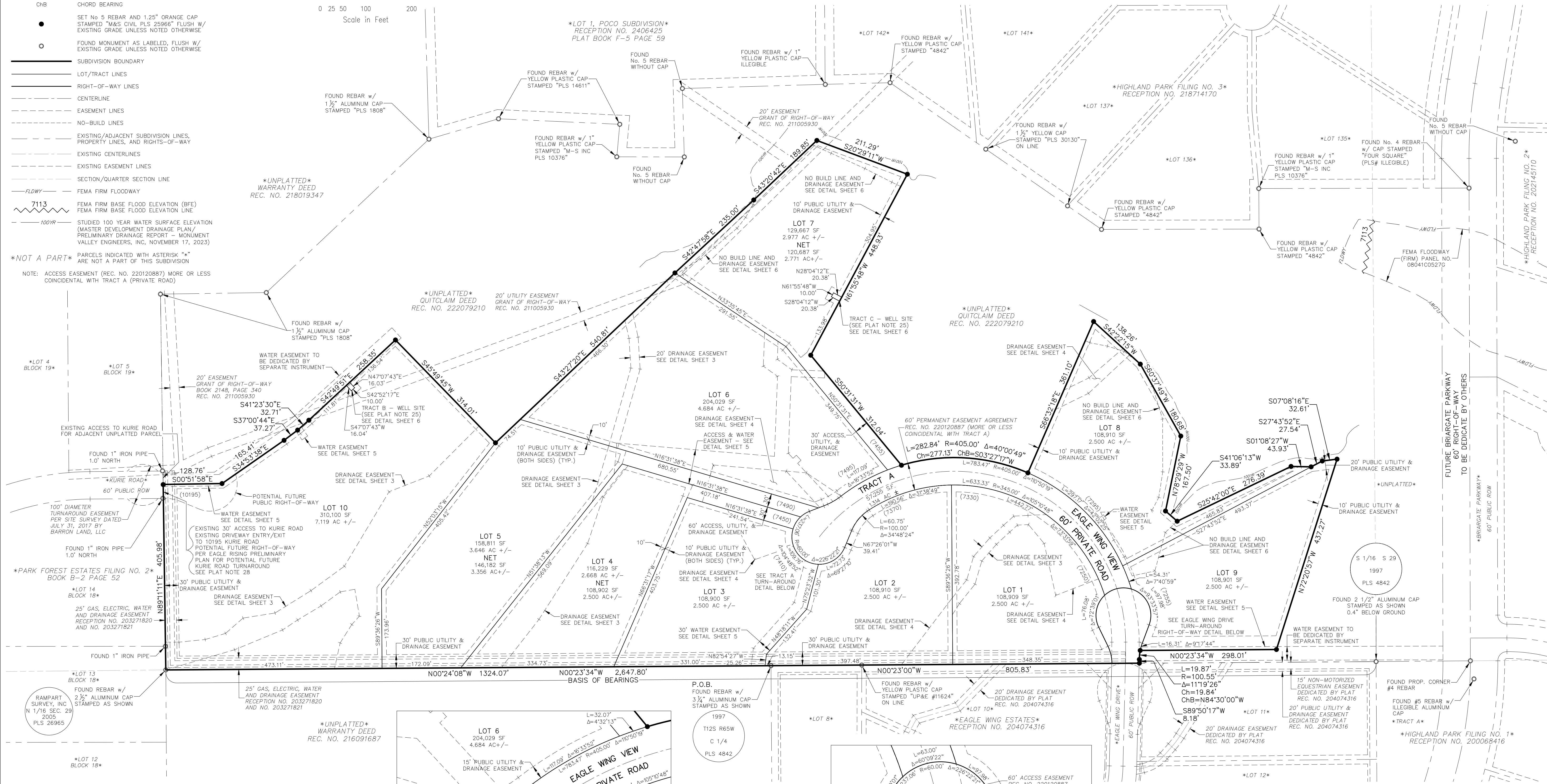


LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (0000) ADDRESS
- Ch CHORD
- ChB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- SUBDIVISION BOUNDARY
- LOT/TRACT LINES
- RIGHT-OF-WAY LINES
- CENTERLINE
- EASEMENT LINES
- NO-BUILD LINES
- EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
- EXISTING CENTERLINES
- EXISTING EASEMENT LINES
- SECTION/QUARTER SECTION LINE
- FLDWY FEMA FIRM FLOODWAY
- 7113 FEMA FIRM BASE FLOOD ELEVATION (BFE)
- 100YR STUDIED 100 YEAR WATER SURFACE ELEVATION (MASTER DEVELOPMENT DRAINAGE PLAN/ PRELIMINARY DRAINAGE REPORT - MONUMENT VALLEY ENGINEERS, INC, NOVEMBER 17, 2023)

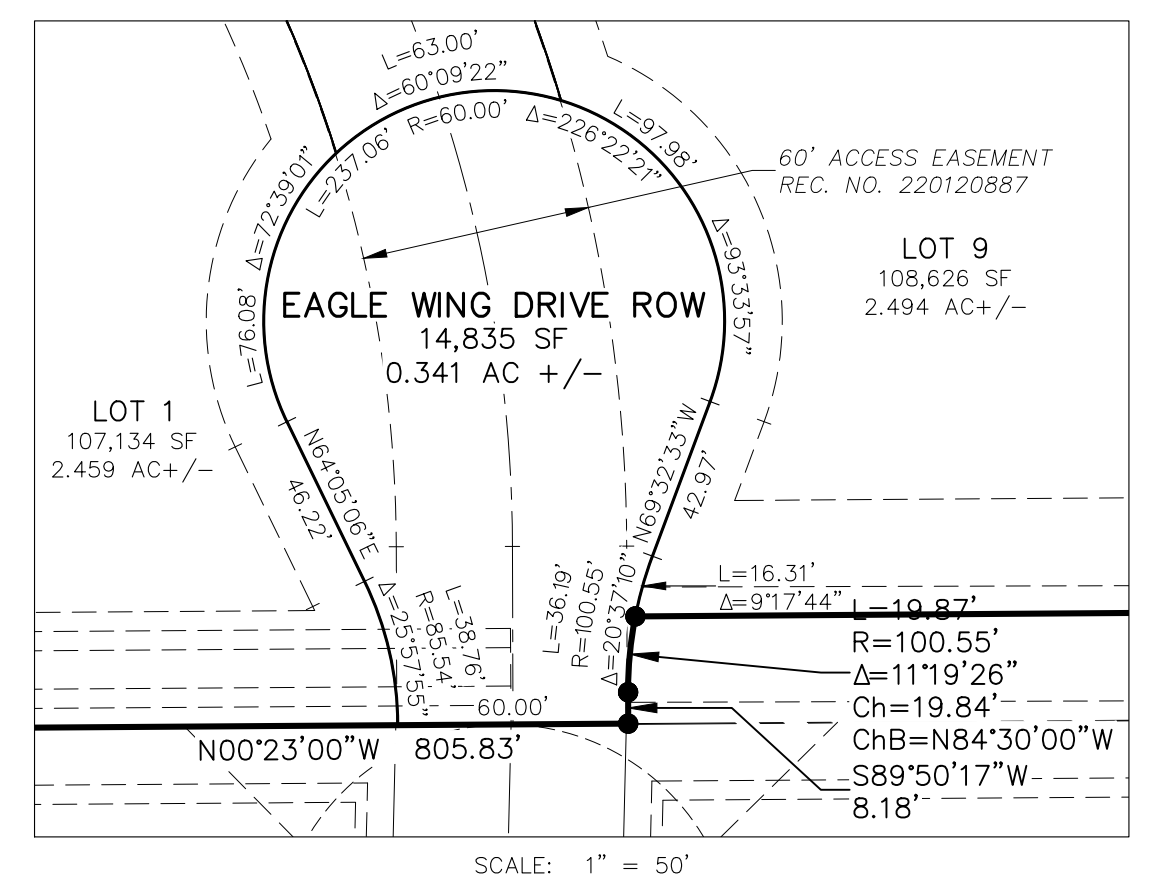
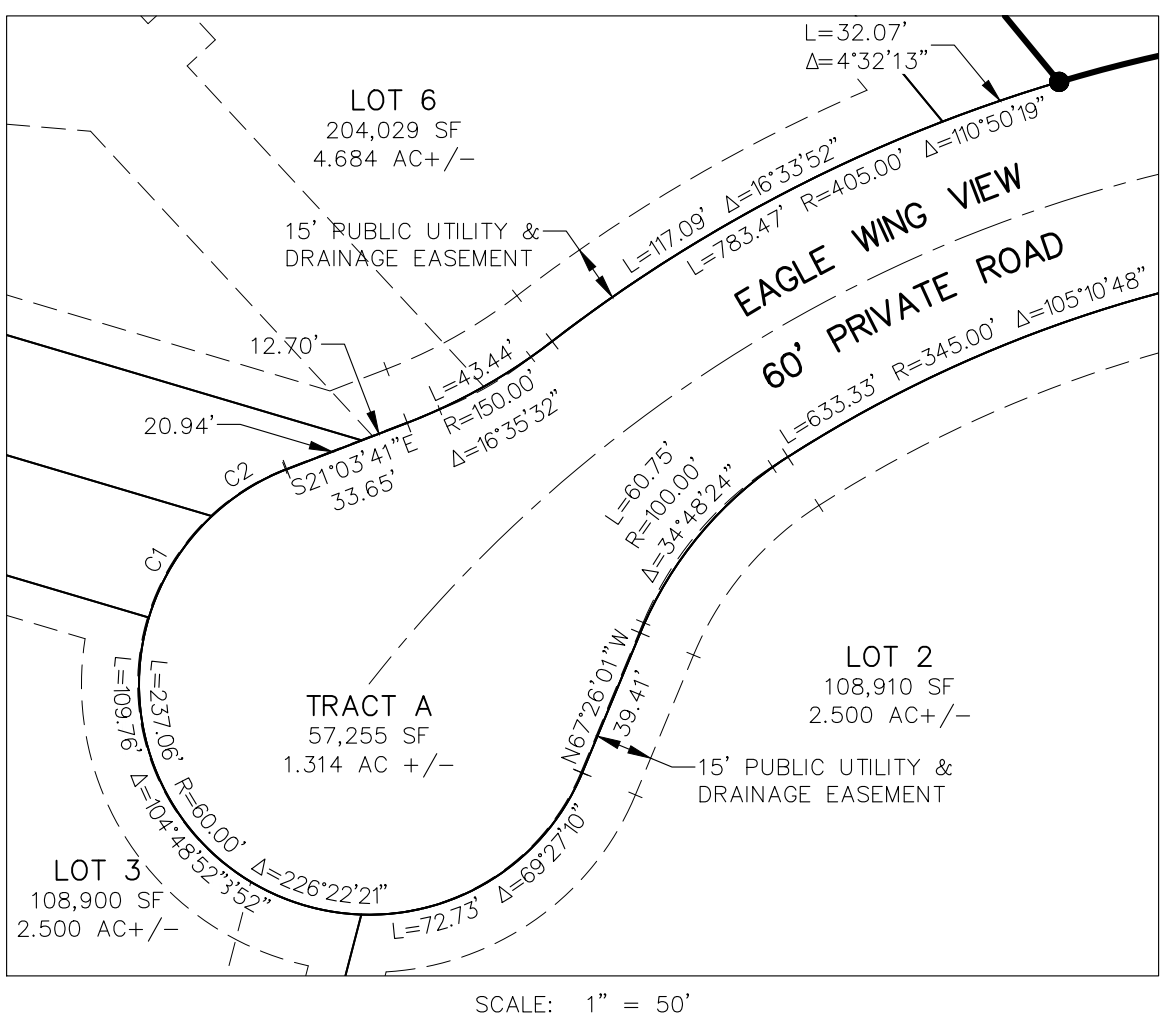


EAGLE RISING FILING NO. 1
 A PORTION OF THE EAST HALF (E 1/2) OF SECTION 29, TOWNSHIP 12 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
 NOTE: ACCESS EASEMENT (REC. NO. 220120887) MORE OR LESS COINCIDENTAL WITH TRACT A (PRIVATE ROAD)

LOT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	31.47	60.00	30°02'53"
C2	23.10	60.00	22°03'26"



ADDRESSES FOR LOTS 1 AND 9 ARE ON EAGLE WING DRIVE.
 ADDRESSES FOR LOTS 2 THROUGH 8 ARE ON EAGLE WING VIEW.
 ADDRESS FOR LOT 10 IS ON KURIE DRIVE.

EAGLE RISING FILING NO. 1
 FINAL PLAT
 JOB NO. 43-043
 DATE PREPARED: 06/30/2022
 DATE REVISION: 01/31/2023
 DATE REVISION: 03/14/2023
 DATE REVISION: 07/17/2023
 DATE REVISION: 08/28/2023
 DATE REVISION: 11/20/2023
 PCD FIL. NO. SF-22-25

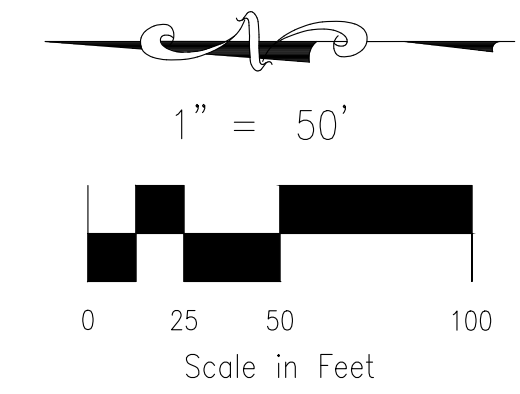
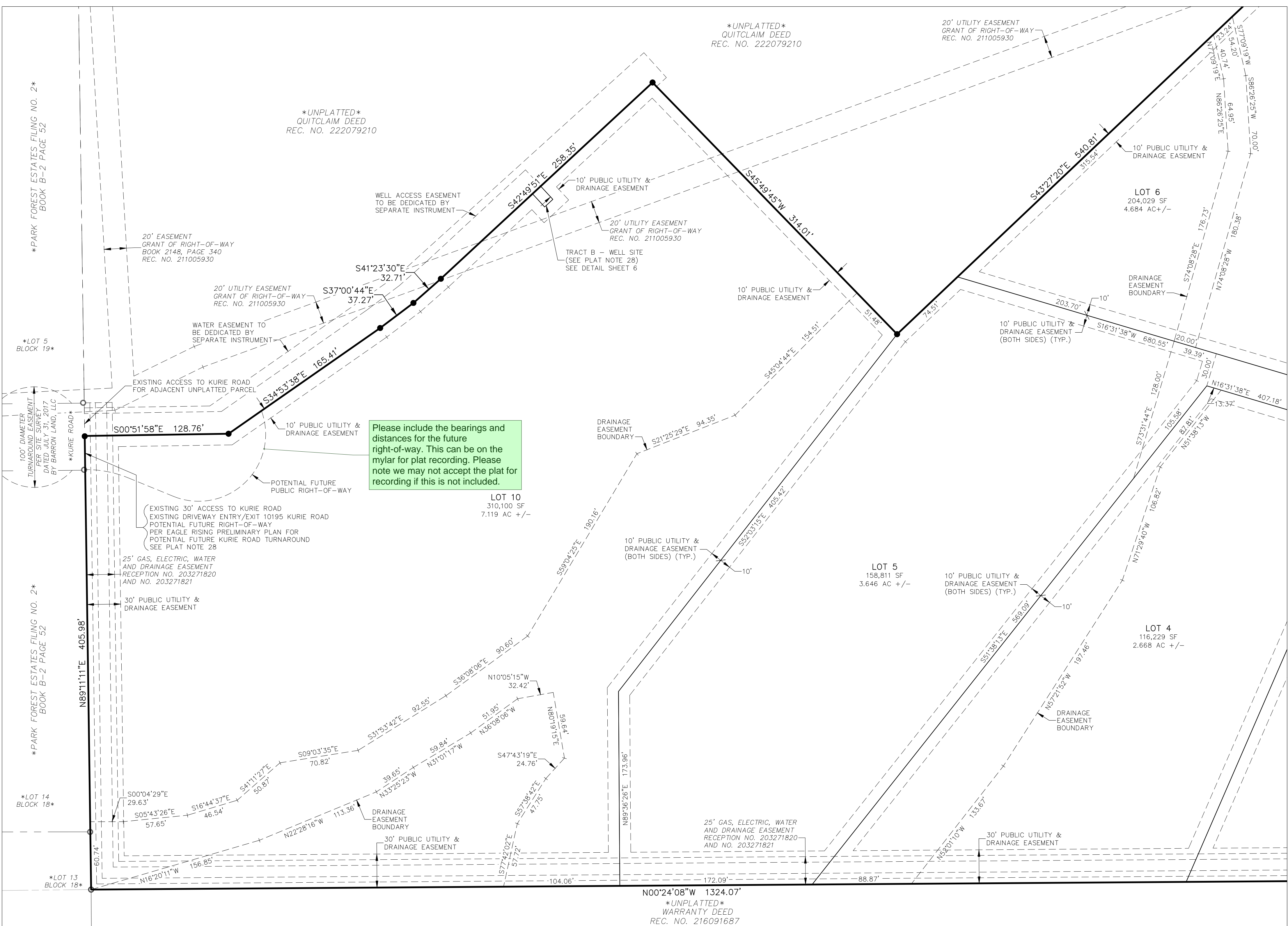
212 N. WAHSATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.
 SHEET 2 OF 6

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EAGLE RISING FILING NO. 1
 A PORTION OF THE EAST HALF (E 1/2) OF SECTION 29, TOWNSHIP 12 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
DRAINAGE EASEMENTS DETAILS
 WATER EASEMENTS (SEE SHEET 5) AND NO-BUILD LINES (SEE SHEET 6)
 NOT SHOWN FOR CLARITY

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (0000) ADDRESS
 - Ch CHORD
 - ChB CHORD BEARING
 - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - SUBDIVISION BOUNDARY
 - LOT/TRACT LINES
 - RIGHT-OF-WAY LINES
 - CENTERLINE
 - EASEMENT LINES
 - EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
 - EXISTING EASEMENT LINES
 - SECTION/QUARTER SECTION LINE
- PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- NOTE: ACCESS EASEMENT (REC. NO. 220120887) MORE OR LESS COINCIDENTAL WITH TRACT A (PRIVATE ROAD)



Please include the bearings and distances for the future right-of-way. This can be on the mylar for plat recording. Please note we may not accept the plat for recording if this is not included.

DRAINAGE EASEMENT DETAILS
 LOTS 4, 5, 6, & 10
 SCALE: 1" = 50'

EAGLE RISING FILING NO. 1
 FINAL PLAT
 JOB NO. 43-043
 DATE PREPARED: 06/30/2022 DATE REVISED: 05/17/2024
 DATE REVISED: 01/31/2023 DATE REVISED: 07/30/2024
 DATE REVISED: 03/14/2023 DATE REVISED: 09/06/2024
 DATE REVISED: 07/17/2023 DATE REVISED: 09/18/2024
 DATE REVISED: 08/28/2023 DATE REVISED: 10/17/2024
 DATE REVISED: 11/20/2023 DATE REVISED: 11/21/2024
 PCD FIL. NO. SF-22-25

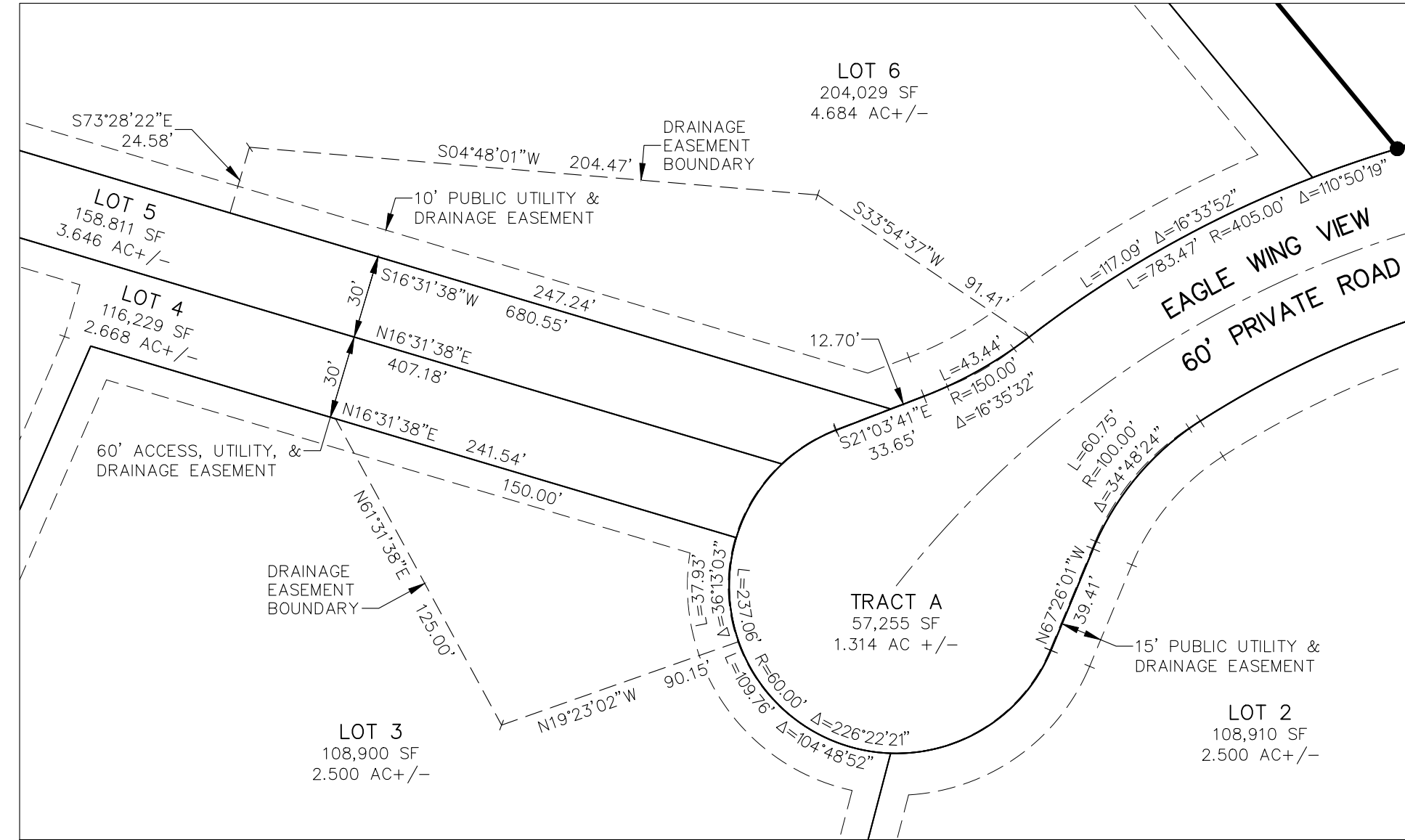
212 N. WAHSATCH AVE., STE. 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

SHEET 3 OF 6

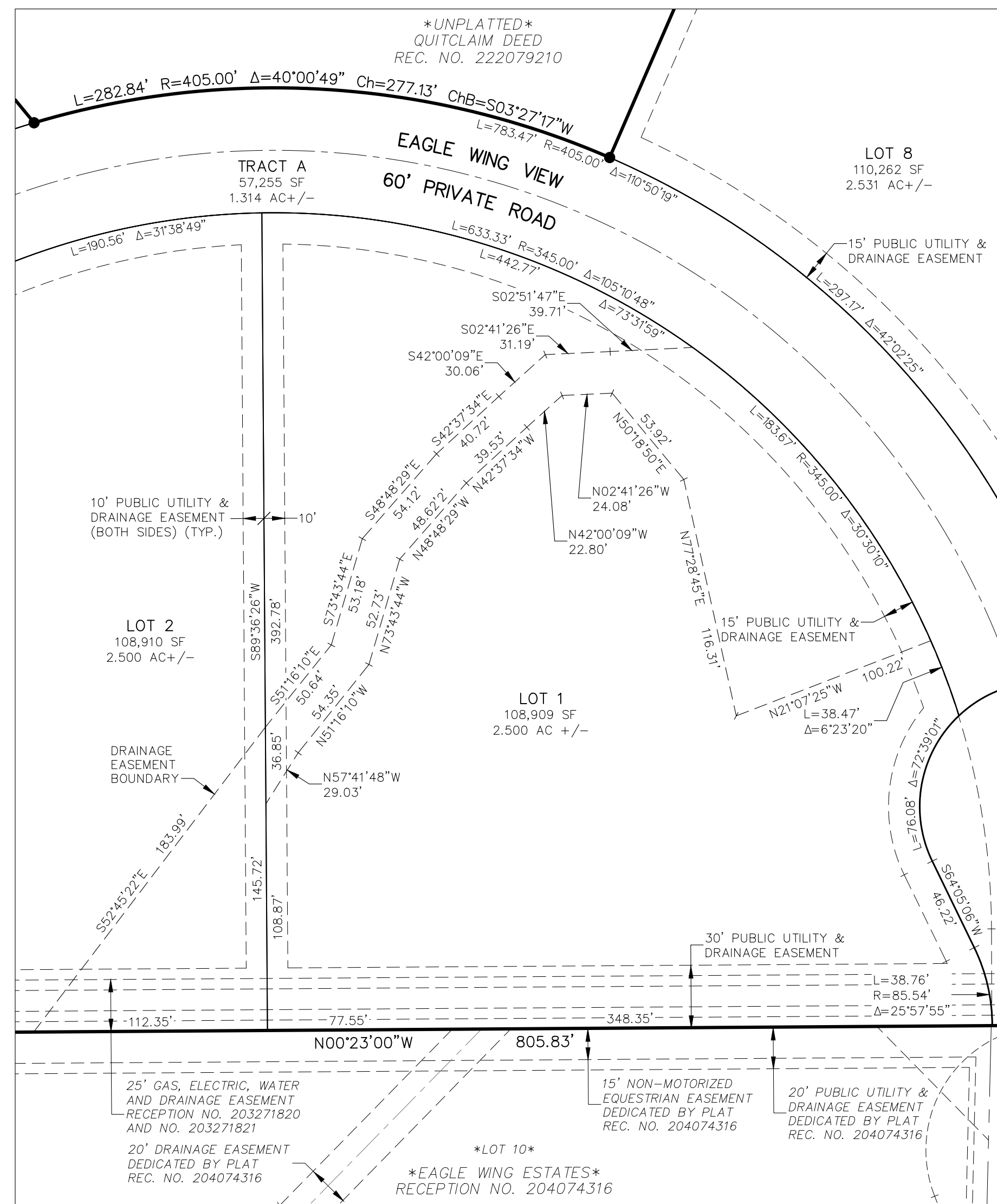
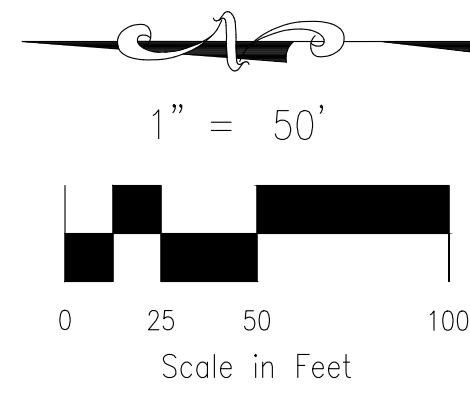
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EAGLE RISING FILING NO. 1
 A PORTION OF THE EAST HALF (E1/2) OF SECTION 29, TOWNSHIP 12 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
DRAINAGE EASEMENTS DETAILS
 WATER EASEMENTS (SEE SHEET 5) AND NO-BUILD LINES (SEE SHEET 6)
 NOT SHOWN FOR CLARITY

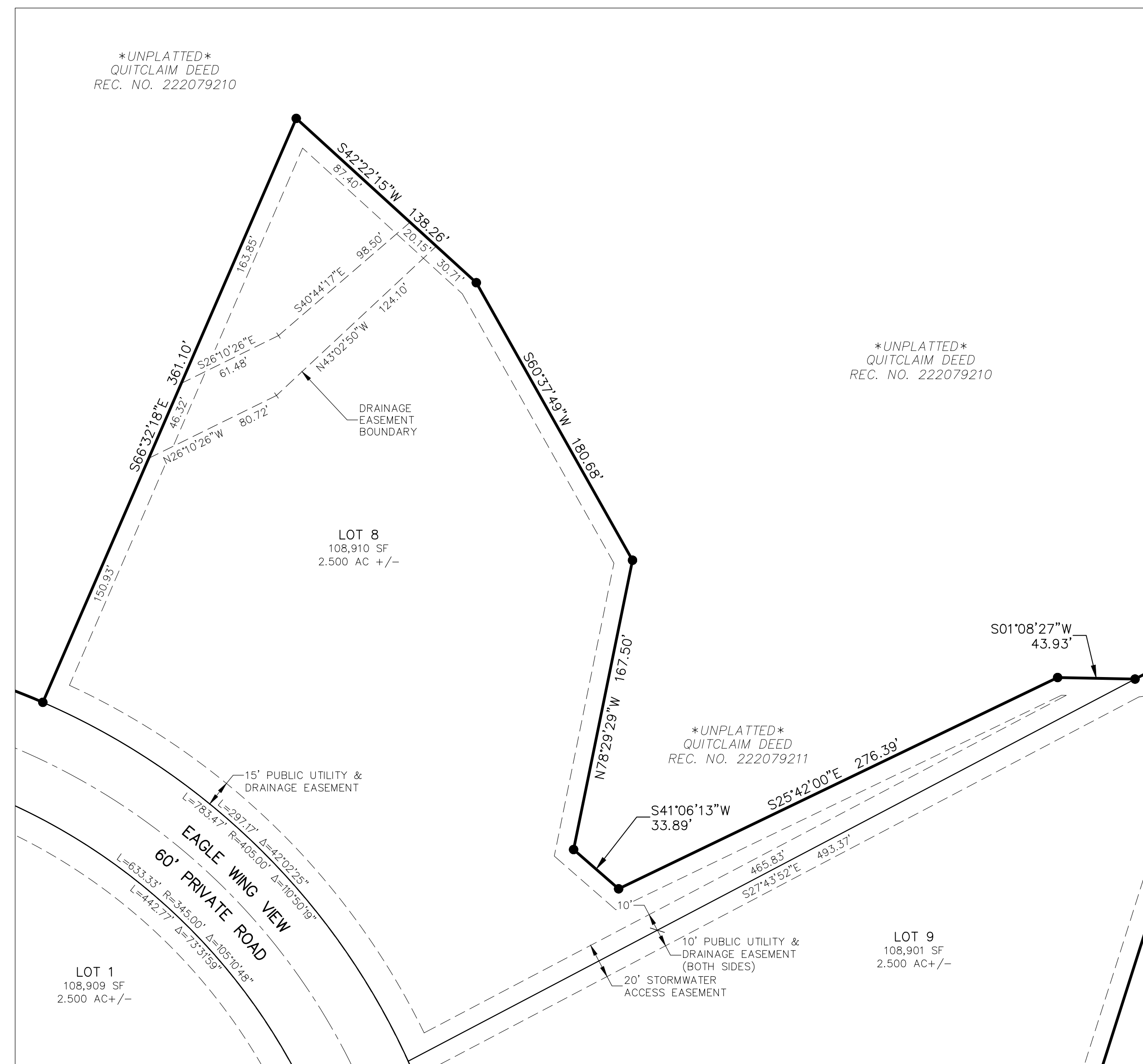
- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (0000) ADDRESS
 - Ch CHORD
 - ChB CHORD BEARING
 - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - SUBDIVISION BOUNDARY
 - LOT/TRACT LINES
 - RIGHT-OF-WAY LINES
 - CENTERLINE
 - EASEMENT LINES
 - EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
 - EXISTING CENTERLINES
 - EXISTING EASEMENT LINES
 - SECTION/QUARTER SECTION LINE
 - PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- NOTE: ACCESS EASEMENT (REC. NO. 220120887) MORE OR LESS COINCIDENTAL WITH TRACT A (PRIVATE ROAD)



DRAINAGE EASEMENT DETAILS
 LOTS 3 & 6
 SCALE: 1" = 50'



DRAINAGE EASEMENT DETAIL
 LOTS 1 & 2
 SCALE: 1" = 50'

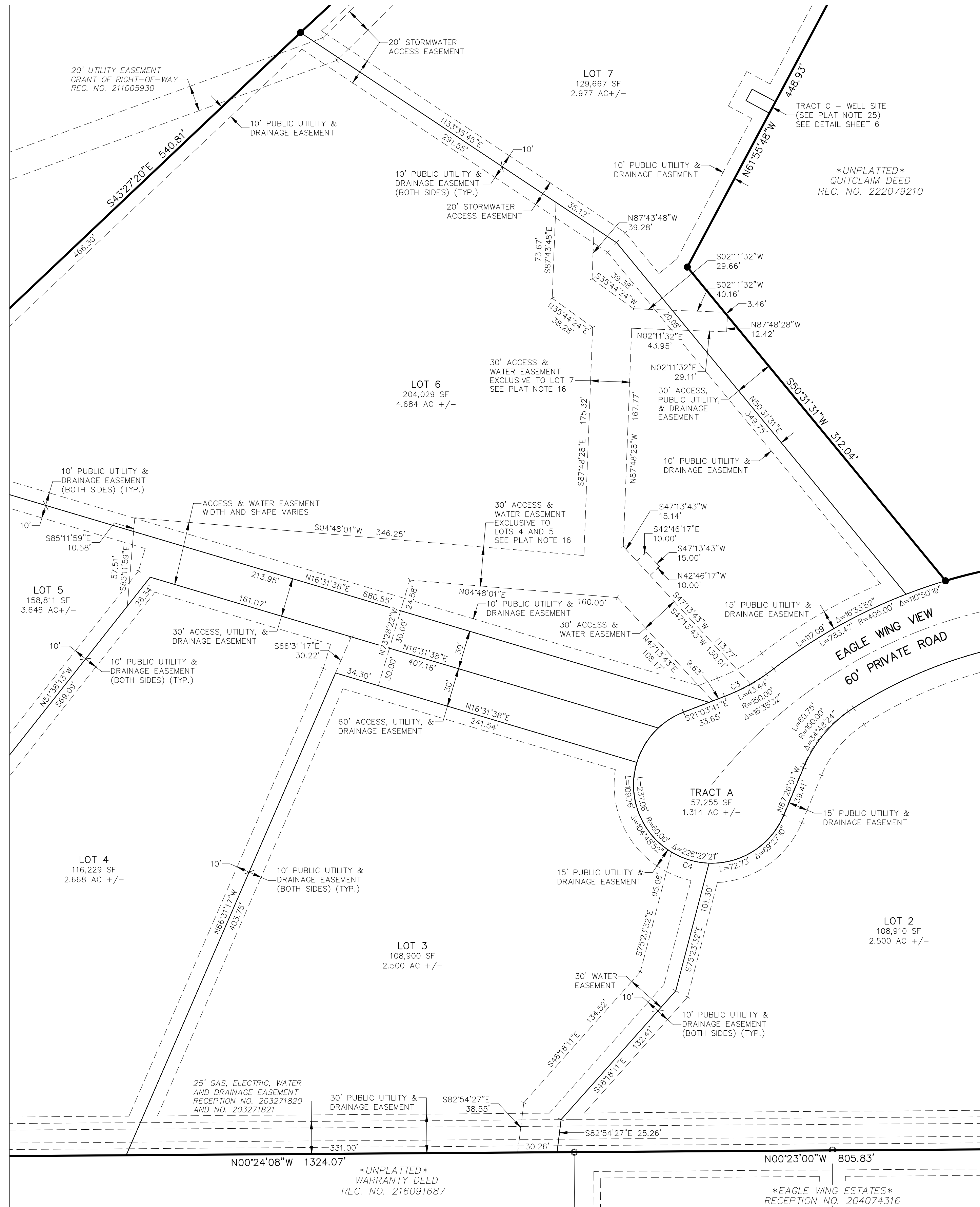
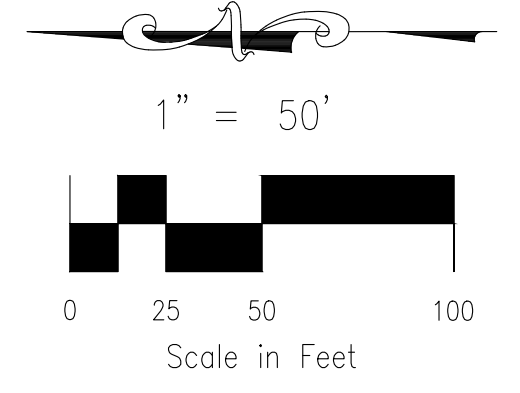


DRAINAGE EASEMENT DETAILS
 LOT 8
 SCALE: 1" = 50'

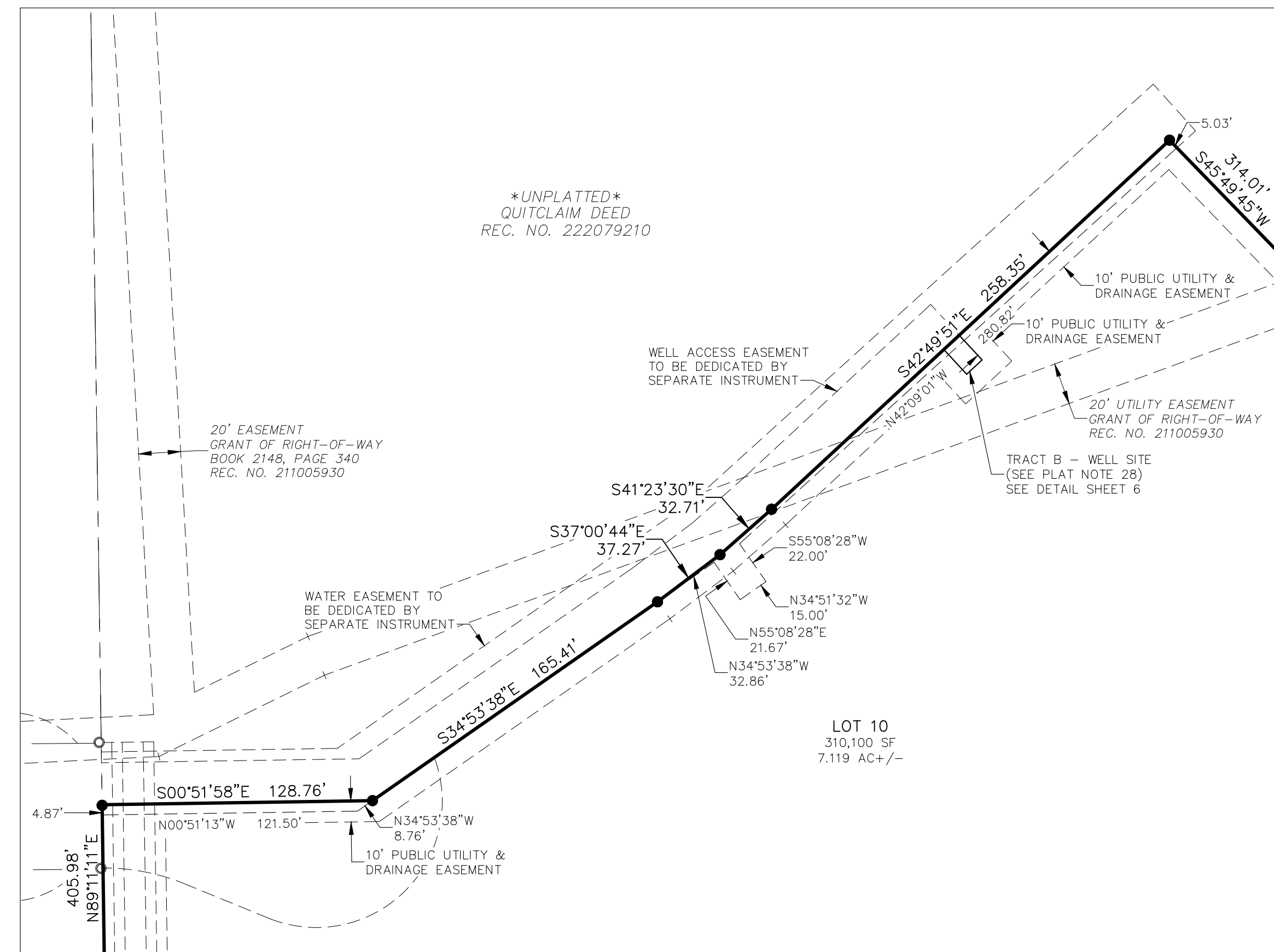
EAGLE RISING FILING NO. 1
 FINAL PLAT
 JOB NO. 43-043
 DATE PREPARED: 06/30/2022 DATE REVISED: 05/17/2024
 DATE REVISED: 01/31/2023 DATE REVISED: 07/30/2024
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 DATE REVISED: 08/28/2023 DATE REVISED: 10/17/2024
 DATE REVISED: 11/20/2023 DATE REVISED: 11/21/2024
 PCD FIL. NO. SF-22-25

EAGLE RISING FILING NO. 1
 A PORTION OF THE EAST HALF (E1/2) OF SECTION 29, TOWNSHIP 12 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
WATER EASEMENTS DETAILS
 DRAINAGE EASEMENTS (SEE SHEETS 3 & 4) AND NO-BUILD LINES (SEE SHEET 6)
 NOT SHOWN FOR CLARITY

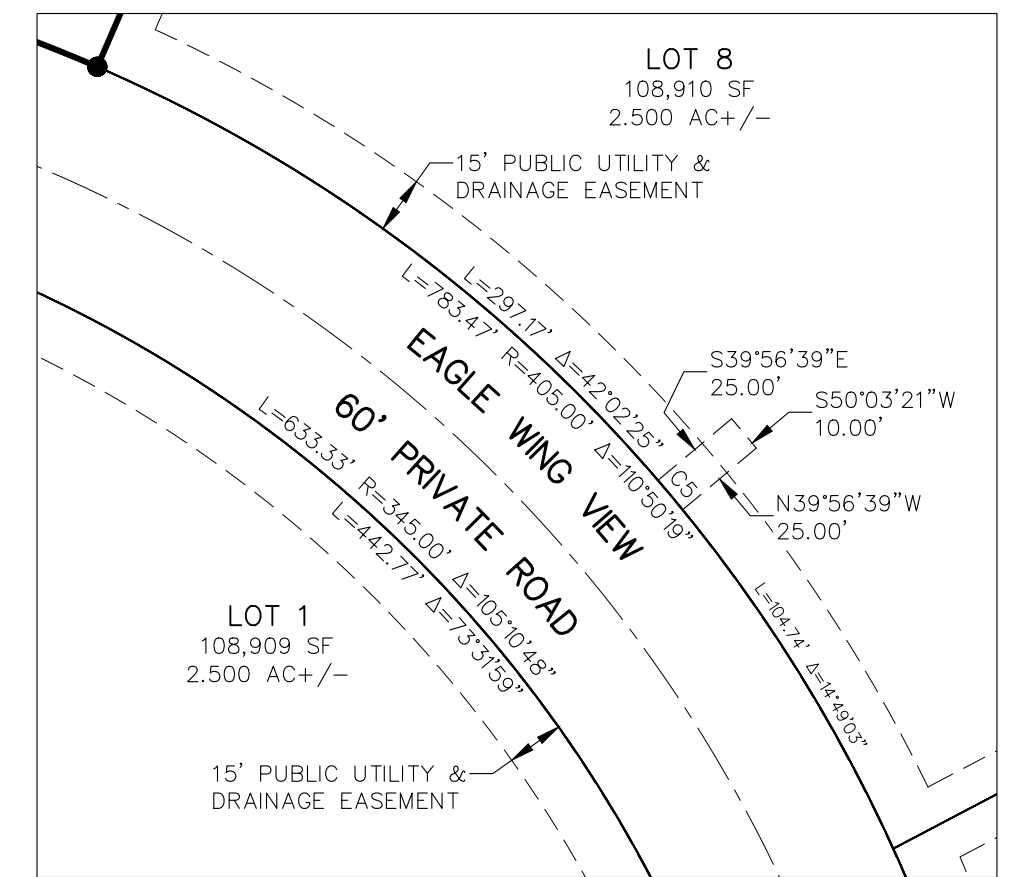
- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (0000) ADDRESS
 - Ch CHORD
 - ChB CHORD BEARING
 - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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 - SUBDIVISION BOUNDARY
 - LOT/TRACT LINES
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 - EXISTING CENTERLINES
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 - SECTION/QUARTER SECTION LINE
 - PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- NOTE: ACCESS EASEMENT (REC. NO. 220120887) MORE OR LESS COINCIDENTAL WITH TRACT A (PRIVATE ROAD)



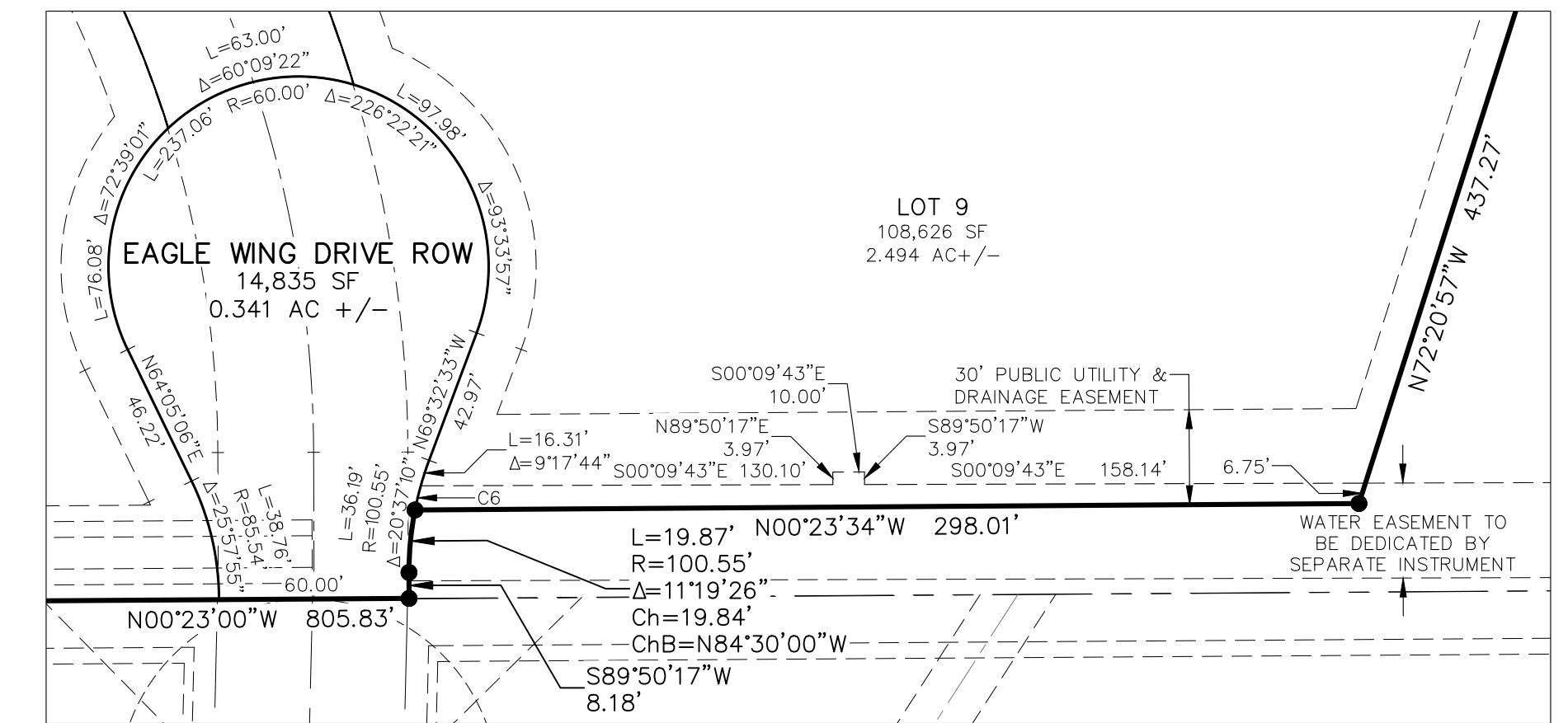
ACCESS & WATER EASEMENT DETAILS
 LOTS 3, 5, 6, & 7
 SCALE: 1" = 50'



WATER EASEMENT DETAILS
 LOT 10
 SCALE: 1" = 50'



WATER EASEMENT DETAIL
 LOT 8
 SCALE: 1" = 50'



WATER EASEMENT DETAIL
 LOT 9
 SCALE: 1" = 50'

EASEMENT CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C3	22.09	150.00	8°26'15"	22.07	N25°16'48"W
C4	30.34	59.50	29°13'14"	30.02	S16°30'17"W
C5	10.00	405.00	1°24'53"	10.00	N50°03'21"E
C6	7.85	100.55	4°28'27"	7.85	S76°36'04"E

EAGLE RISING FILING NO. 1
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 DATE REVISION: 11/20/2023 DATE REVISION: 11/21/2024
 PCD FIL. NO. SF-22-25

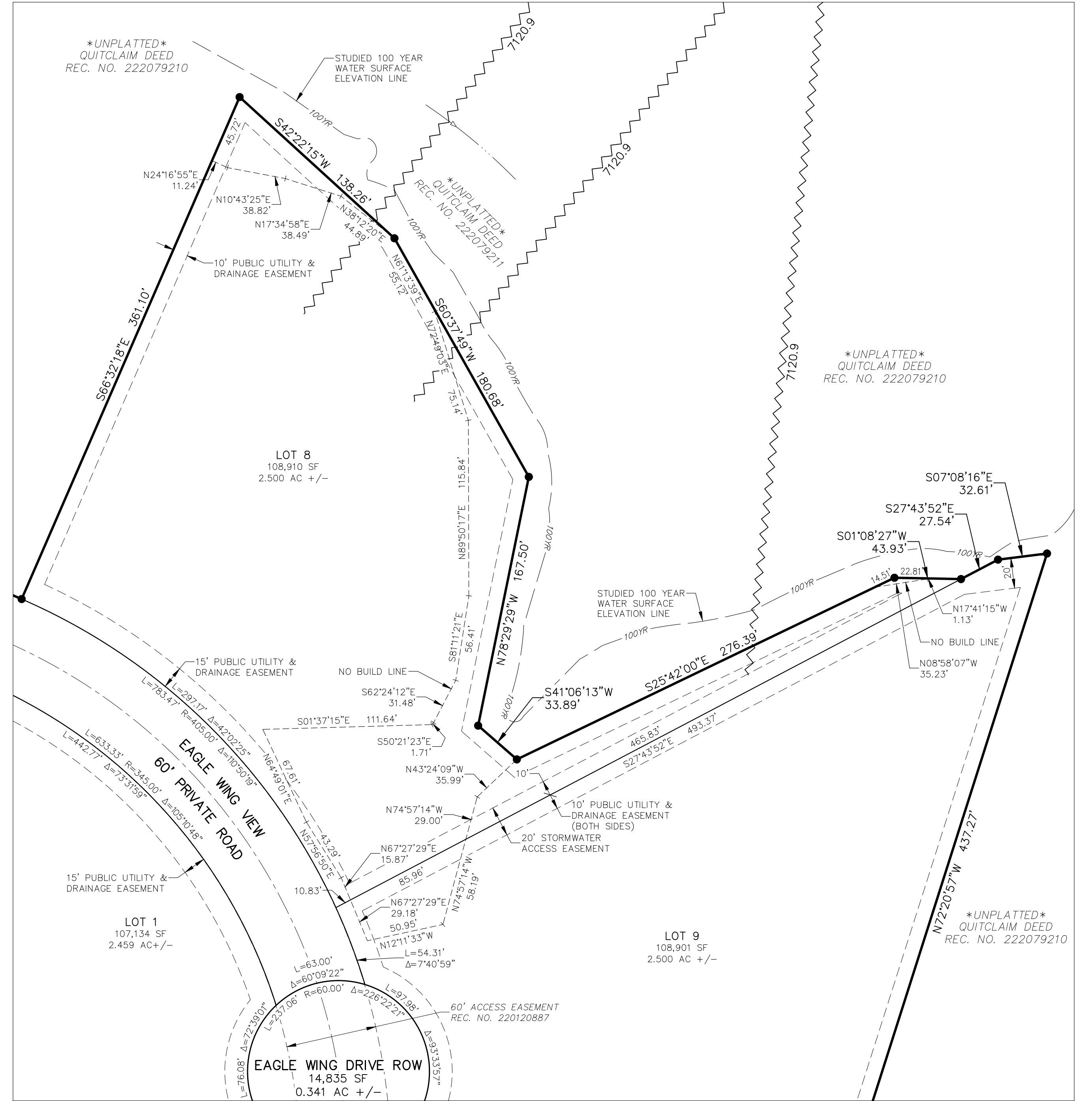
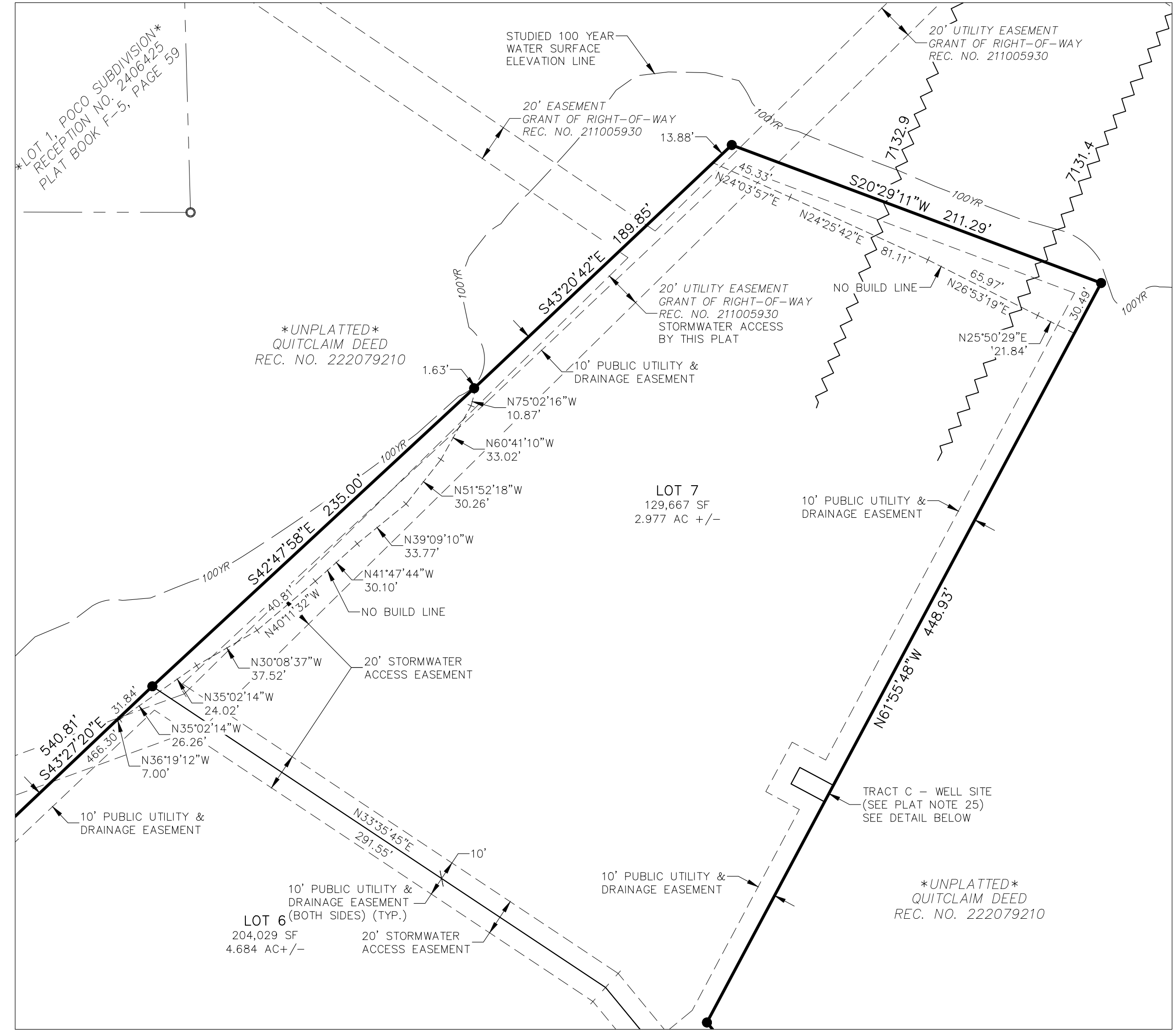
212 N. WAHSATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

SHEET 5 OF 6

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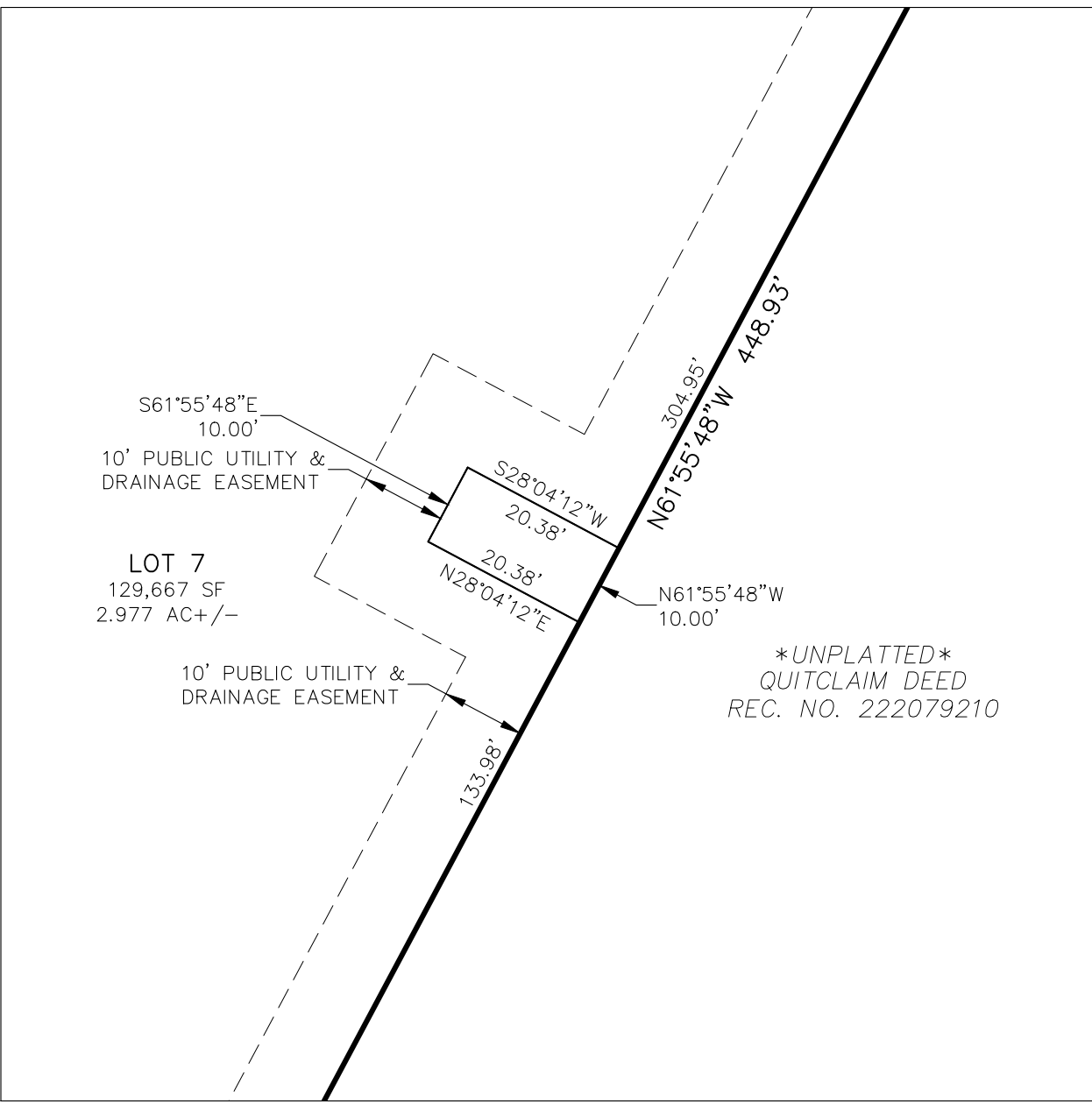
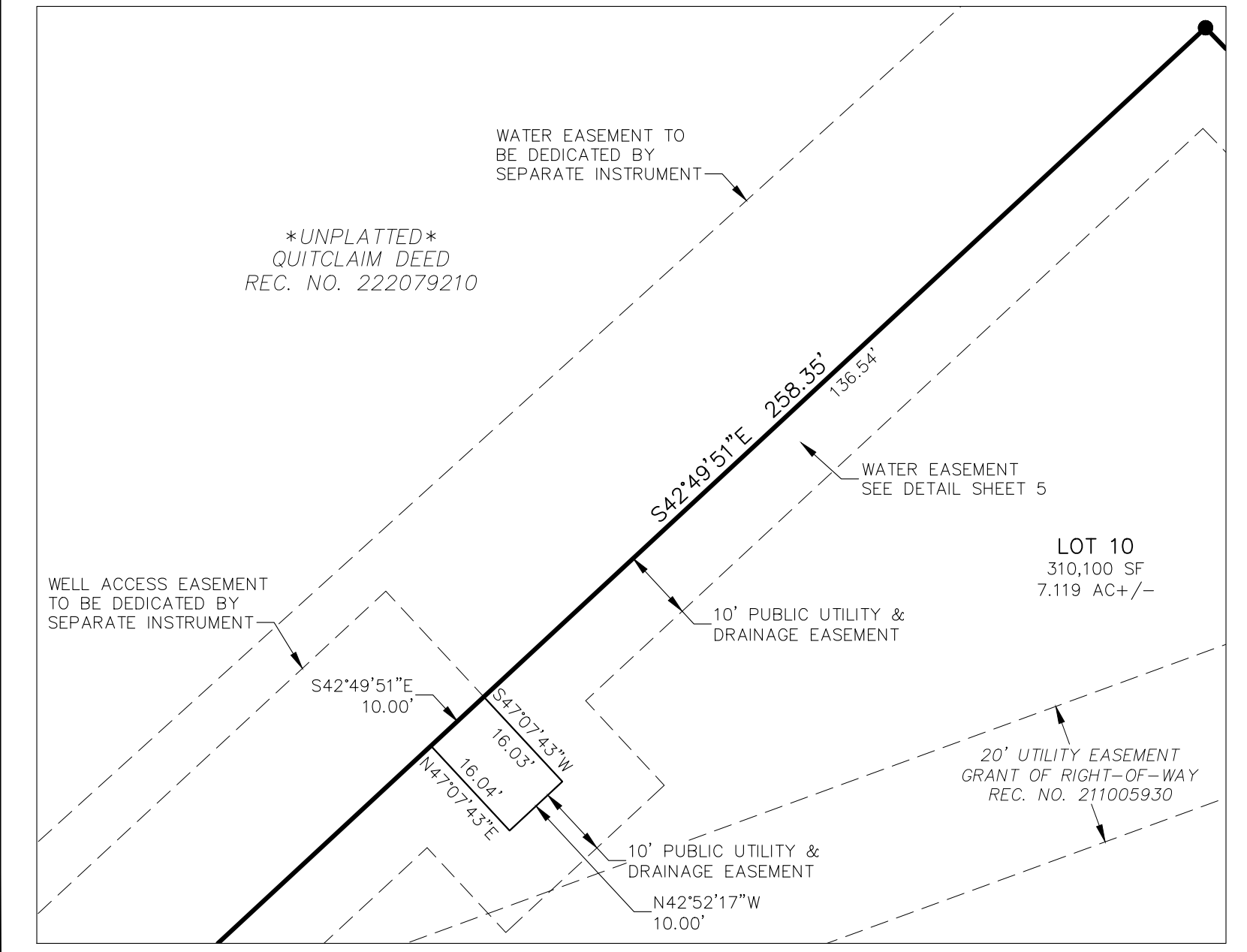
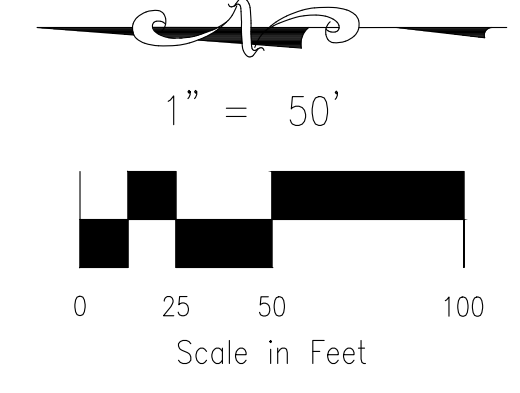
EAGLE RISING FILING NO. 1
 A PORTION OF THE EAST HALF (E 1/2) OF SECTION 29, TOWNSHIP 12 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
NO-BUILD LINES / DRAINAGE EASEMENTS
TRACT B AND C DETAILS
 WATER EASEMENTS (SEE SHEET 5) NOT SHOWN FOR CLARITY

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (0000) ADDRESS
 - Ch CHORD
 - ChB CHORD BEARING
 - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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 - - - EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
 - - - EXISTING CENTERLINES
 - - - EXISTING EASEMENT LINES
 - - - SECTION/QUARTER SECTION LINE
 - - - STUDIED 100 YEAR WATER SURFACE ELEVATION (MASTER DEVELOPMENT DRAINAGE PLAN/ PRELIMINARY DRAINAGE REPORT - MONUMENT VALLEY ENGINEERS, INC, NOVEMBER 17, 2023)
 - ~ 7121.4 STUDIED BASE FLOOD ELEVATION (BFE) STUDIED BASE FLOOD ELEVATION LINE
 - PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- NOTE: ACCESS EASEMENT (REC. NO. 220120887) MORE OR LESS COINCIDENTAL WITH TRACT A (PRIVATE ROAD)



**STUDIED 100 YEAR WATER SURFACE ELEVATIONS
 NO-BUILD LINE AND DRAINAGE EASEMENT DETAIL**
 LOTS 6 & 7
 SCALE: 1" = 50'

**STUDIED 100 YEAR WATER SURFACE ELEVATIONS
 NO-BUILD LINE AND DRAINAGE EASEMENT DETAIL**
 LOTS 8 & 9
 SCALE: 1" = 50'



EAGLE RISING FILING NO. 1
 FINAL PLAT
 JOB NO. 43-043
 DATE PREPARED: 06/30/2022 DATE REVISED: 05/17/2024
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M&S CIVIL CONSULTANTS, INC.
 212 N. WAHSATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485
 SHEET 6 OF 6

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