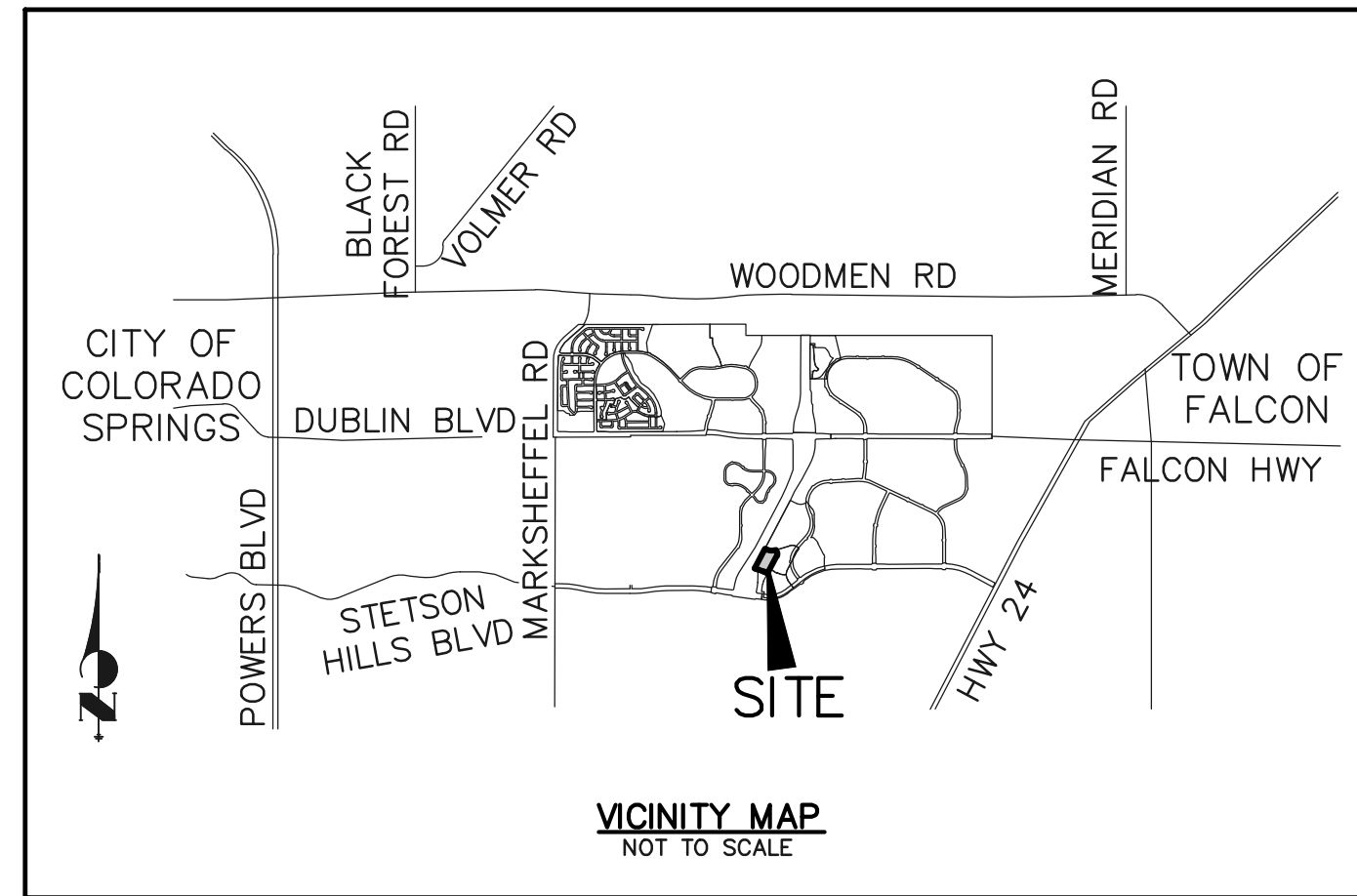


# BANNING LEWIS RANCH FILING NO. 54

A PORTION OF THE SOUTH HALF OF SECTION 15,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



**KNOW ALL MEN BY THESE PRESENTS:**

THAT H20 SUB BLR VILLAGE 4, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GMS INC. PLS 22095" AND AT THE WEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 2646.40 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE NORTHEASTERLY CORNER OF TOY RANCHES ESTATES NO. 2 RECORDED IN PLAT BOOK 0-2 AT PAGE 47, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777;

THENCE S27°24'49"E, A DISTANCE OF 4414.96 FEET TO THE SOUTHWESTERLY CORNER OF BANNING LEWIS RANCH FILING NO. 50 RECORDED UNDER RECEPTION NO. \_\_\_\_\_ BEING ALSO ON THE WESTERLY LINE OF VACATED BANNING LEWIS PARKWAY ORDINANCE NO. \_\_\_\_\_ RECORDED UNDER RECEPTION NO. \_\_\_\_\_ AND THE VACATION PLAT OF BANNING LEWIS RANCH FILING NO. 1 & FILING NO. 3 R.O.W. VACATION RECORDED UNDER RECEPTION NO. \_\_\_\_\_ SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 50 THE FOLLOWING THREE (3) COURSES:

1. S62°17'41"E, A DISTANCE OF 68.53 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 44°13'45", A RADIUS OF 363.50 FEET AND A DISTANCE OF 280.60 FEET TO A POINT OF TANGENT;
3. N73°28'34"E, A DISTANCE OF 66.00 FEET TO THE NORTHWESTERLY CORNER OF BANNING LEWIS RANCH FILING NO. 52 RECORDED UNDER RECEPTION NO. \_\_\_\_\_;

THENCE ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 52 THE FOLLOWING THREE (3) COURSES:

1. S16°31'26"E, A DISTANCE OF 103.85 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 44°13'45", A RADIUS OF 170.00 FEET AND A DISTANCE OF 131.23 FEET TO A POINT OF TANGENT;
3. S27°42'19"W, A DISTANCE OF 523.41 FEET TO THE NORTHWESTERLY CORNER OF BANNING LEWIS RANCH FILING NO. 51 RECORDED UNDER RECEPTION NO. \_\_\_\_\_;

THENCE CONTINUING S27°42'19"W, ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 51, A DISTANCE OF 166.66 FEET TO THE NORTHEASTERLY CORNER OF BANNING LEWIS RANCH FILING NO. 53 RECORDED UNDER RECEPTION NO. \_\_\_\_\_;

THENCE ON THE NORTHERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 53 THE FOLLOWING FIVE (5) COURSES:

1. N62°17'41"W, A DISTANCE OF 106.03 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°38'20", A RADIUS OF 430.00 FEET AND A DISTANCE OF 57.33 FEET TO A POINT OF TANGENT;
3. N69°56'01"W, A DISTANCE OF 173.44 FEET;
4. S20°03'59"W, A DISTANCE OF 8.44 FEET;
5. N69°56'01"W, A DISTANCE OF 157.15 FEET TO A POINT ON CURVE SAID POINT BEING ON THE WESTERLY LINE OF SAID VACATED BANNING LEWIS PARKWAY;

THENCE ON THE WESTERLY LINE OF SAID VACATED BANNING LEWIS PARKWAY THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S63°15'24"E, HAVING A DELTA OF 00°57'43", A RADIUS OF 1929.00 FEET AND A DISTANCE OF 32.39 FEET TO A POINT OF TANGENT;
2. N27°42'19"E, A DISTANCE OF 757.74 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 9.033 ACRES.

**DEDICATION:**

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, STREETS, TRACTS AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC STREETS 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 SUCH DEDICATED PUBLIC STREETS AND PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "BANNING LEWIS RANCH FILING NO. 54", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE.

**OWNER:**

THE AFOREMENTIONED, H20 SUB BLR VILLAGE 4, LLC, A COLORADO LIMITED LIABILITY COMPANY,

HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

AS: \_\_\_\_\_ OF H20 SUB BLR VILLAGE 4, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY \_\_\_\_\_ AS \_\_\_\_\_

H20 SUB BLR VILLAGE 4, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

**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.

**GENERAL NOTES:**

1. THE DATE OF PREPARATION IS FEBRUARY 4, 2021.
2. FLOODPLAIN STATEMENT: NO PORTION OF THIS SITE, BANNING LEWIS RANCH FILING NO. 54 IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 0804100545G, EFFECTIVE DECEMBER 7, 2018. (ZONE X)
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
4. THE ADDRESSES ( ) EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
5. 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 NO. 21212548 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.
6. 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 IN 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.
7. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT FILE NO. NCS-10070508-PHX1 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED DECEMBER 21, 2020 AT 5:00 P.M.
8. BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 8 IS RECORDED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 218143309 AND AS AMENDED.
9. PORTIONS OF THIS FILING LIE WITHIN BANNING LEWIS RANCH REGIONAL METROPOLITAN DISTRICT NO. 1 (FORMERLY BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 1 FORMERLY BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 6) IS RECORDED IN EL PASO COUNTY RECORDS UNDER RECEPTION NO. 205199132 AND AS AMENDED.
10. THE AREA INCLUDED IN THIS PLAT SHALL BE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS FOR THE BANNING LEWIS RANCH RECORDED UNDER RECEPTION NO. 207030103 AND THE SUPPLEMENTAL DECLARATIONS OF COVENANTS, CONDITIONS, AND AGE RESTRICTIONS FOR \_\_\_\_\_ AT BANNING LEWIS RANCH RECORDED UNDER RECEPTION NO. \_\_\_\_\_ AND AS AMENDED.
11. TRACTS A AND B ARE FOR PUBLIC TRAIL ACCESS, PUBLIC UTILITIES, SIGNAGE, PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES AND WILL BE OWNED AND MAINTAINED BY BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 8 AND ITS SUCCESSORS AND ASSIGNS, TO BE CONVEYED BY SEPARATE INSTRUMENT.
12. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY TERRACON, DATED JANUARY 6, 2020. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE: OPC PUP 20-00030 OF THE CITY OF COLORADO SPRINGS - PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, COLORADO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
13. THE PRIVATE STREETS PRIMERO POINT, TUNGSTEN HEIGHTS AND LYLE GROVE ARE PRIVATE STREETS AND ARE TO BE OWNED AND MAINTAINED BY THE BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 8.

**EASEMENTS:**

AS SHOWN WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE OF ALL OTHER PUBLIC IMPROVEMENT EASEMENTS SHOWN HEREON IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

**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 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 KNOWLEDGE AND BELIEF.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS, LLC

**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.

**CITY APPROVAL:**

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "BANNING LEWIS RANCH FILING NO. 54".

CITY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**CLERK AND RECORDER:**

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_  
DEPUTY

FEES: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

SCHOOL FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

PARK FEE: \_\_\_\_\_

DRAINAGE FEE: \_\_\_\_\_

FIRE PROTECTION FEE: \_\_\_\_\_ PER BUILDING PERMIT\*

POLICE SERVICE FEE: \_\_\_\_\_ PER BUILDING PERMIT\*

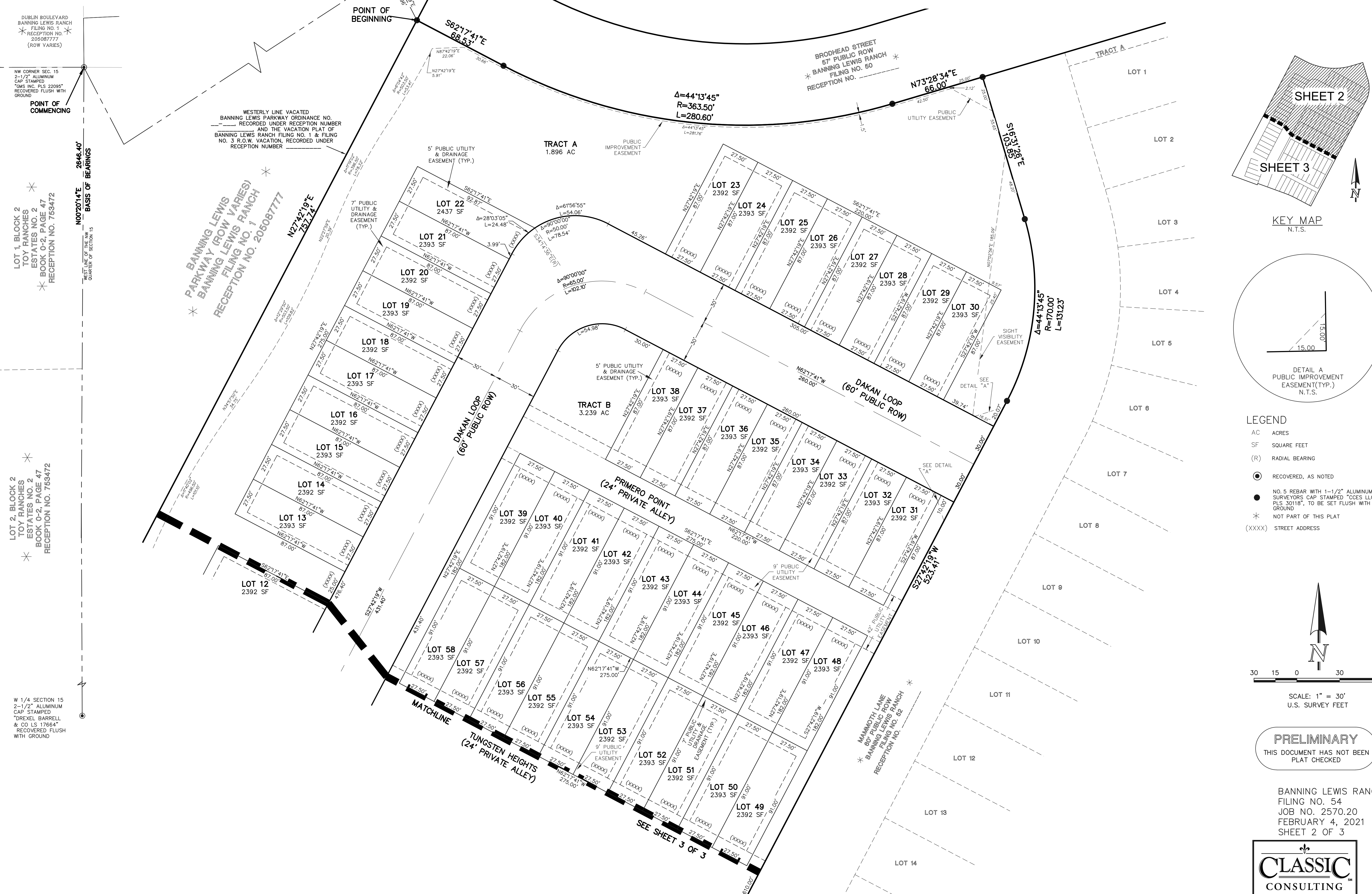
**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

\* PURSUANT TO THE AMENDED AND RESTATED BANNING LEWIS RANCH ANNEXATION AGREEMENT APPROVED BY CITY COUNCIL RESOLUTION 36-18-ON APRIL 24, 2018, UNLESS OTHERWISE PROVIDED BY CITY CODE, THE FIRE PROTECTION FEE AND THE POLICE SERVICE FEES AS STATED HEREIN ARE SUBJECT TO A YEARLY ESCALATION FACTOR EQUAL TO THE INCREASE IN THE COLORADO SPRINGS CONSTRUCTION INDEX, ADOPTED ANNUALLY BY THE COLORADO SPRINGS CITY COUNCIL. FEES TO BE COLLECTED AT THE ISSUANCE OF A BUILDING PERMIT UNLESS OTHERWISE PROVIDED BY CITY CODE.

BANNING LEWIS RANCH  
FILING NO. 54  
JOB NO. 2570.20  
FEBRUARY 4, 2021  
SHEET 1 OF 3



# BANNING LEWIS RANCH FILING NO. 54



DUBLIN BOULEVARD  
BANNING LEWIS RANCH  
FILING NO. 1  
RECEPTION NO.  
205087777  
(ROW VARIES)

NW CORNER SEC. 15  
2-1/2" ALUMINUM  
CAP STAMPED  
"ONS INC. PLS 22095"  
RECOVERED FLUSH WITH  
GROUND

POINT OF COMMENCING  
N00°20'14"E 2646.40'  
BASIS OF BEARINGS  
QUARTER OF SECTION 15

LOT 1, BLOCK 2  
TOY RANCHES  
ESTATES NO. 2  
BOOK 0-2, PAGE 47  
RECEPTION NO. 753472

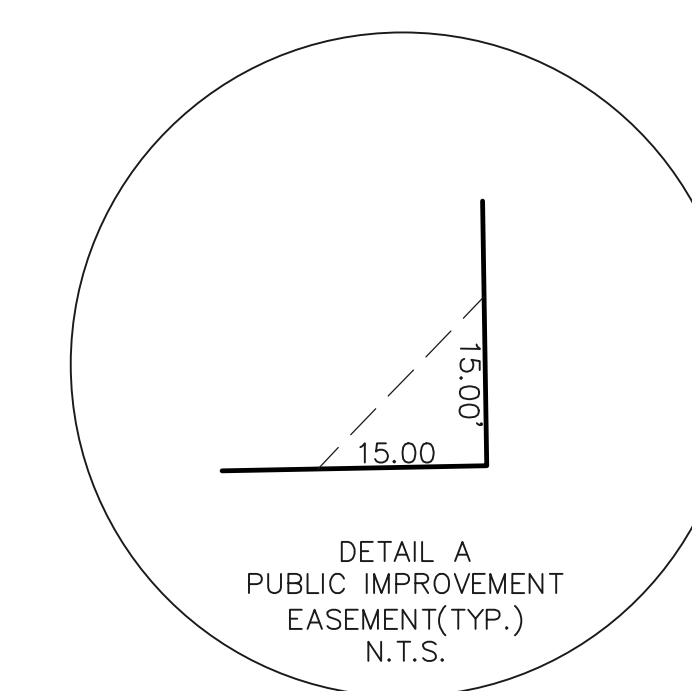
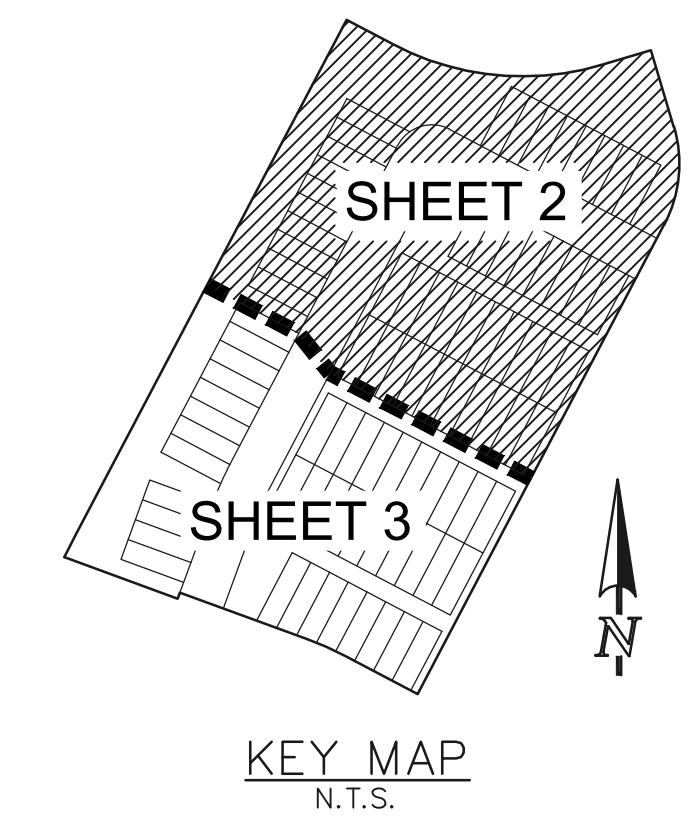
LOT 2, BLOCK 2  
TOY RANCHES  
ESTATES NO. 2  
BOOK 0-2, PAGE 47  
RECEPTION NO. 753472

W 1/4 SECTION 15  
2-1/2" ALUMINUM  
CAP STAMPED  
"DREXEL BARRELL  
& CO. LS 17664"  
RECOVERED FLUSH  
WITH GROUND

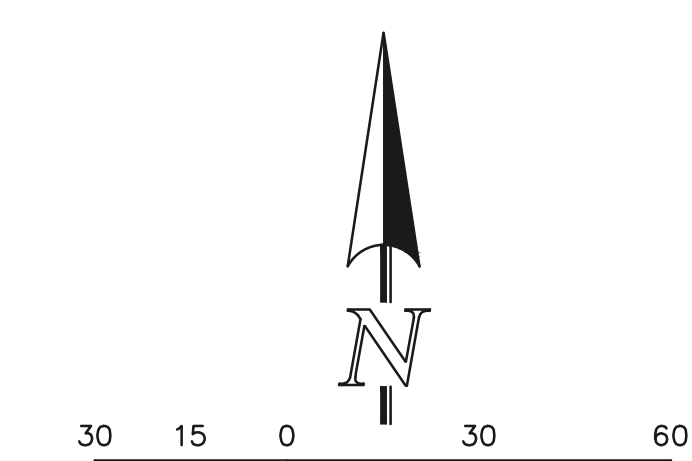
WESTERLY LINE VACATED  
BANNING LEWIS PARKWAY ORDINANCE NO.  
RECORDED UNDER RECEPTION NUMBER  
AND THE VACATION PLAT OF  
BANNING LEWIS RANCH FILING NO. 1 & FILING  
NO. 3 R.O.W. VACATION, RECORDED UNDER  
RECEPTION NUMBER

BANNING LEWIS  
PARKWAY (ROW VARIES)  
FILING NO. 1  
RECEPTION NO. 205087777

BRODHEAD STREET  
57' PUBLIC ROW  
BANNING LEWIS RANCH  
FILING NO. 60  
RECEPTION NO.



- LEGEND
- AC ACRES
  - SF SQUARE FEET
  - (R) RADIAL BEARING
  - RECOVERED, AS NOTED
  - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118", TO BE SET FLUSH WITH GROUND
  - \* NOT PART OF THIS PLAT
  - (XXXX) STREET ADDRESS



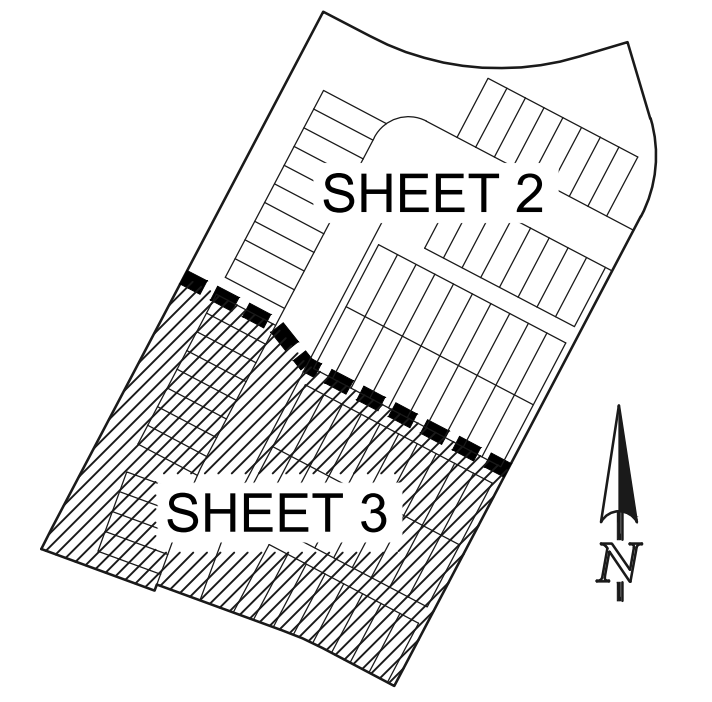
**PRELIMINARY**  
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PLAT CHECKED

BANNING LEWIS RANCH  
FILING NO. 54  
JOB NO. 2570.20  
FEBRUARY 4, 2021  
SHEET 2 OF 3



N:\257020\DRAWINGS\SUBREVIEW\BANNING LEWIS RANCH FILING NO. 54\257020-FIL54-P2-F5.dwg, 2/10/2021 12:11:26 PM, 1:1

# BANNING LEWIS RANCH FILING NO. 54



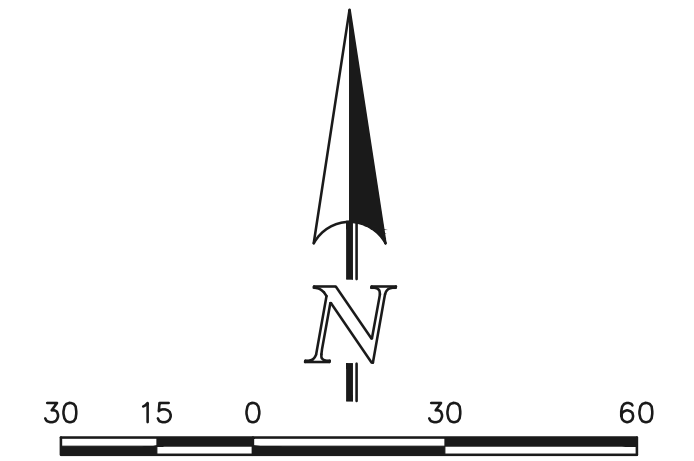
KEY MAP  
N.T.S.



WESTERLY LINE VACATED  
BANNING LEWIS PARKWAY ORDINANCE NO. 1  
RECORDED UNDER RECEPTION NUMBER  
AND THE VACATION PLAT OF  
BANNING LEWIS RANCH FILING NO. 1 & FILING  
NO. 3 R.O.W. VACATION, RECORDED UNDER  
RECEPTION NUMBER

**BANNING LEWIS  
PARKWAY (ROW VARIES)  
FILING NO. 1  
RECEPTION NO. 205087777**

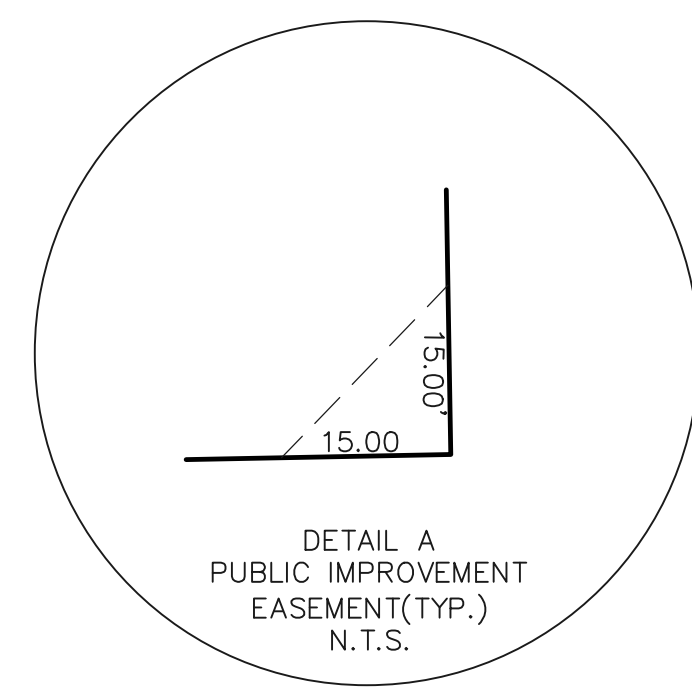
- LEGEND**
- AC ACRES
  - SF SQUARE FEET
  - (R) RADIAL BEARING
  - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118", TO BE SET FLUSH WITH GROUND
  - \* NOT PART OF THIS PLAT
  - (XXXX) STREET ADDRESS



SCALE: 1" = 30'  
U.S. SURVEY FEET

**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

BANNING LEWIS RANCH  
FILING NO. 54  
JOB NO. 2570.20  
FEBRUARY 4, 2021  
SHEET 3 OF 3



N:\257020\DRAWINGS\SURVEY\PLAT\FILE 54\257020-FIL54-F2-F3.dwg, 2/10/2021 12:11:44 PM, 1:1