

Chuck Broerman  
08/27/2021 09:49:53 AM  
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Rec \$93.00

El Paso County, CO



9  
Pages 221714809

### SUBDIVISION/CONDOMINIUM PLAT

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Reception Number                      Date                      Time

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Reception Fee                      Number of Pages                      File Number

*Willow Springs Ranch Filing No. 1*

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Name of Plat

*Willow Springs Ranch LLC*

---

Owner's Name

Subdivision

Condominium



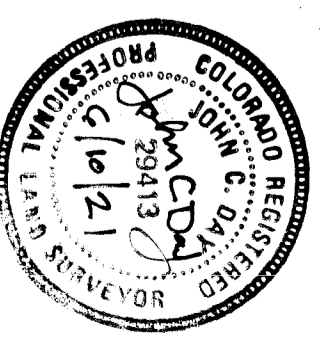
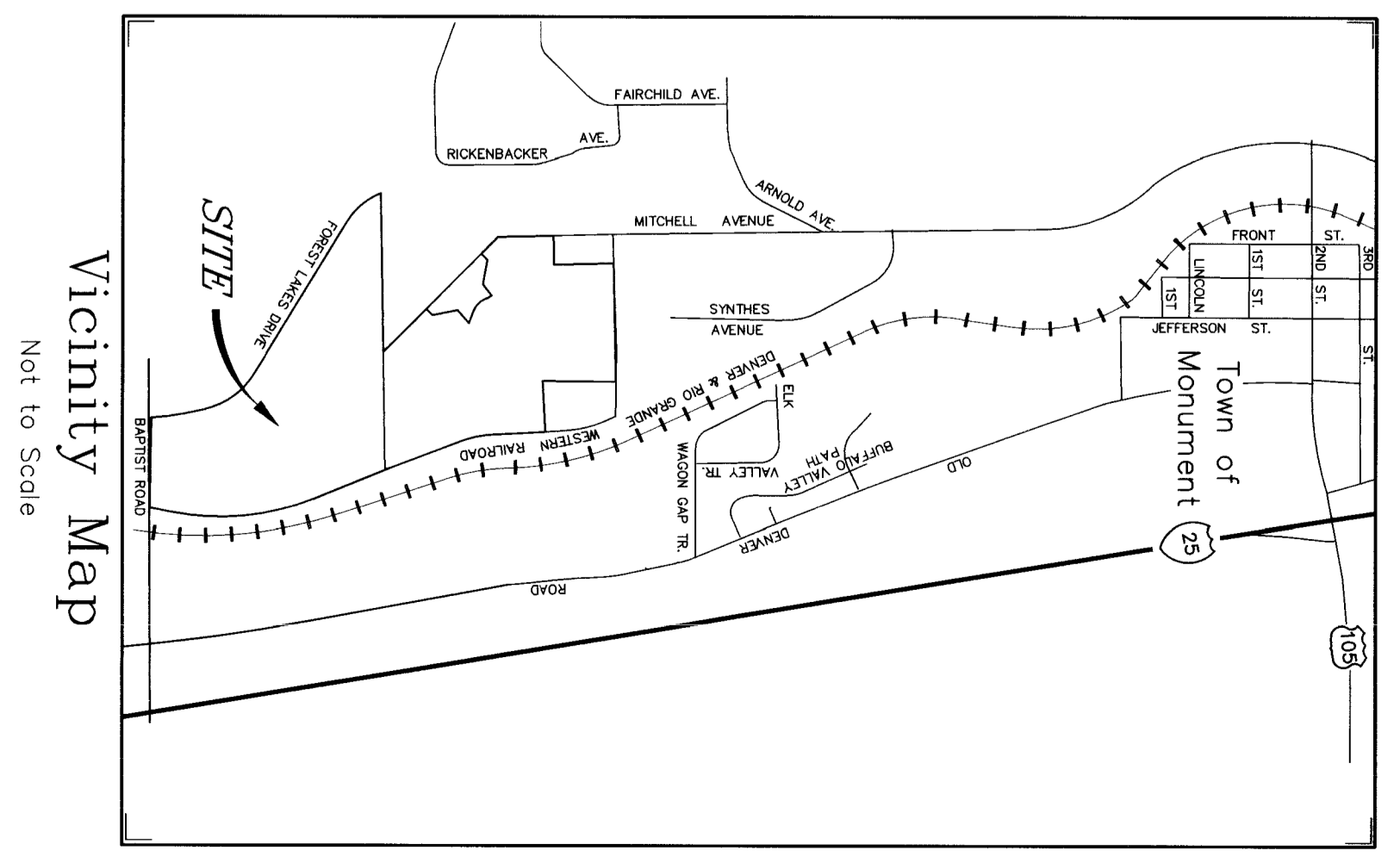
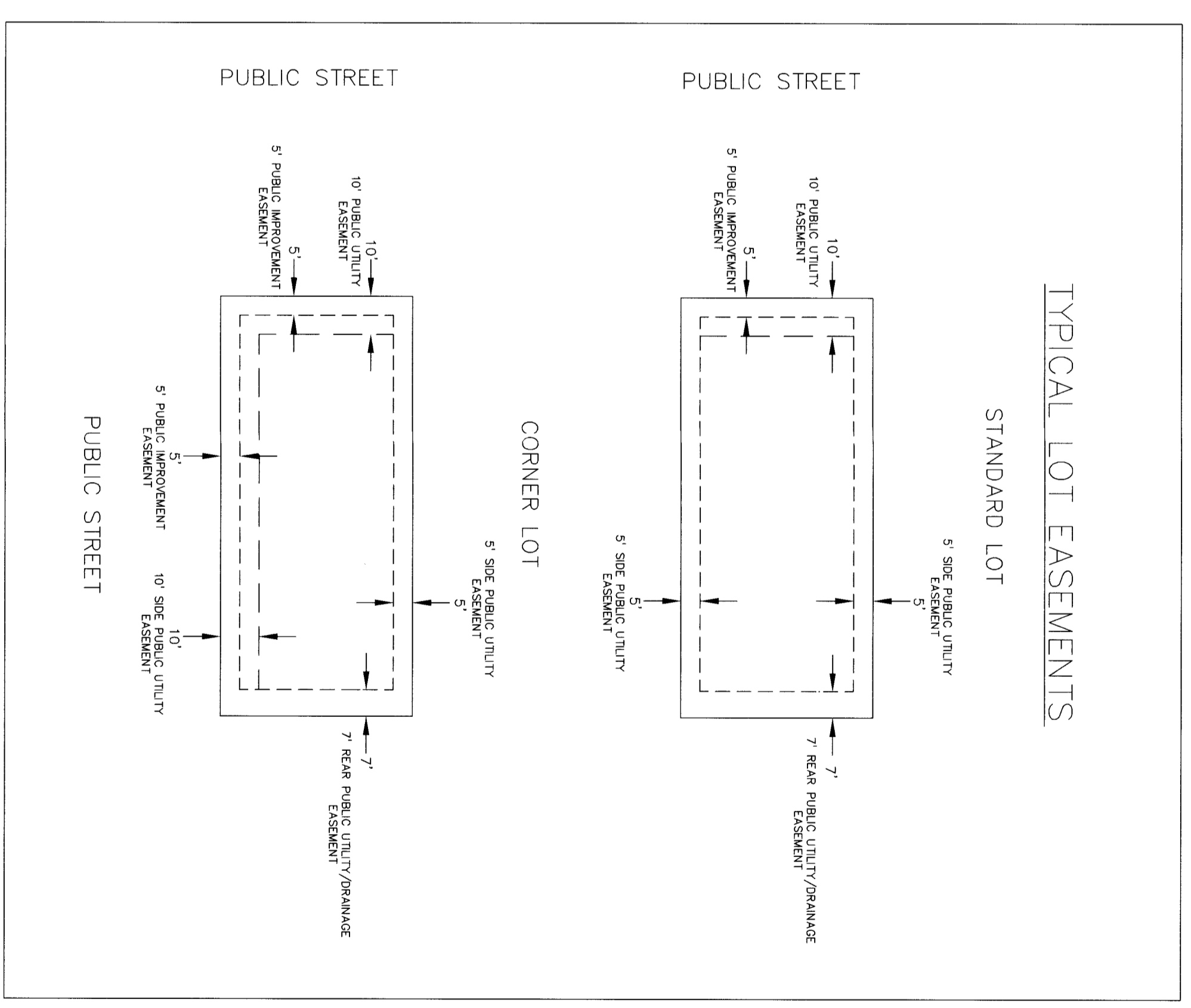
**WILLOW SPRINGS RANCH FILING NO. 1**  
 BEING A PORTION OF SECTIONS 22, 26 & 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO  
 TOTAL PLATTED AREA = 109.520 ACRES ±

**14809**

TRACT DESIGNATION AND USE TABLE

NAME	AREA (SQUARE FEET)	PARK	LANDSCAPE OPEN SPACE, TRAIL	TRACT USE					PUBLIC/ PRIVATE OWNERSHIP AND MAINTENANCE
				PARKING	SPACE FENCES, WALLS	PUBLIC/ PRIVATE DRAINAGE	MAIL BOX KIOSK	PUBLIC IMPROVEMENTS	
TRACT A	86,892	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT B	3,313	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT C	11,319	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT D	3,508	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT E	3,428	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT F	3,725	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT G	3,548	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT H	5,759	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT I	3,589	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT J	23,618	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT K	37,440	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT L	3,100	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT M	2,220	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT N	2,220	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT O	2,220	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT P	2,444	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT Q	10,838	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT R	2,300	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT S	4,423	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT T	2,230	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT U	3,587	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT V	1,882	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT W	3,628	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT X	3,628	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT Y	1,974	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT Z	68,464	YES	YES	YES	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT AA	14,386	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT AB	3,360	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT AC	5,073	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT AD	2,286	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT AE	8,874	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT AF	2,220	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT AG	20,913	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT AH	4,985	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT AI	25,343	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT AJ	9,513	YES	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT AK	8,032	NO	YES	NO	NO	YES	NO	YES	MONUMENT SANITATION DISTRICT
TRACT AL	6,158	NO	YES	NO	NO	YES	NO	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT

\* SEE PLAT NOTE 10 FOR ADDITIONAL TRACT N USE

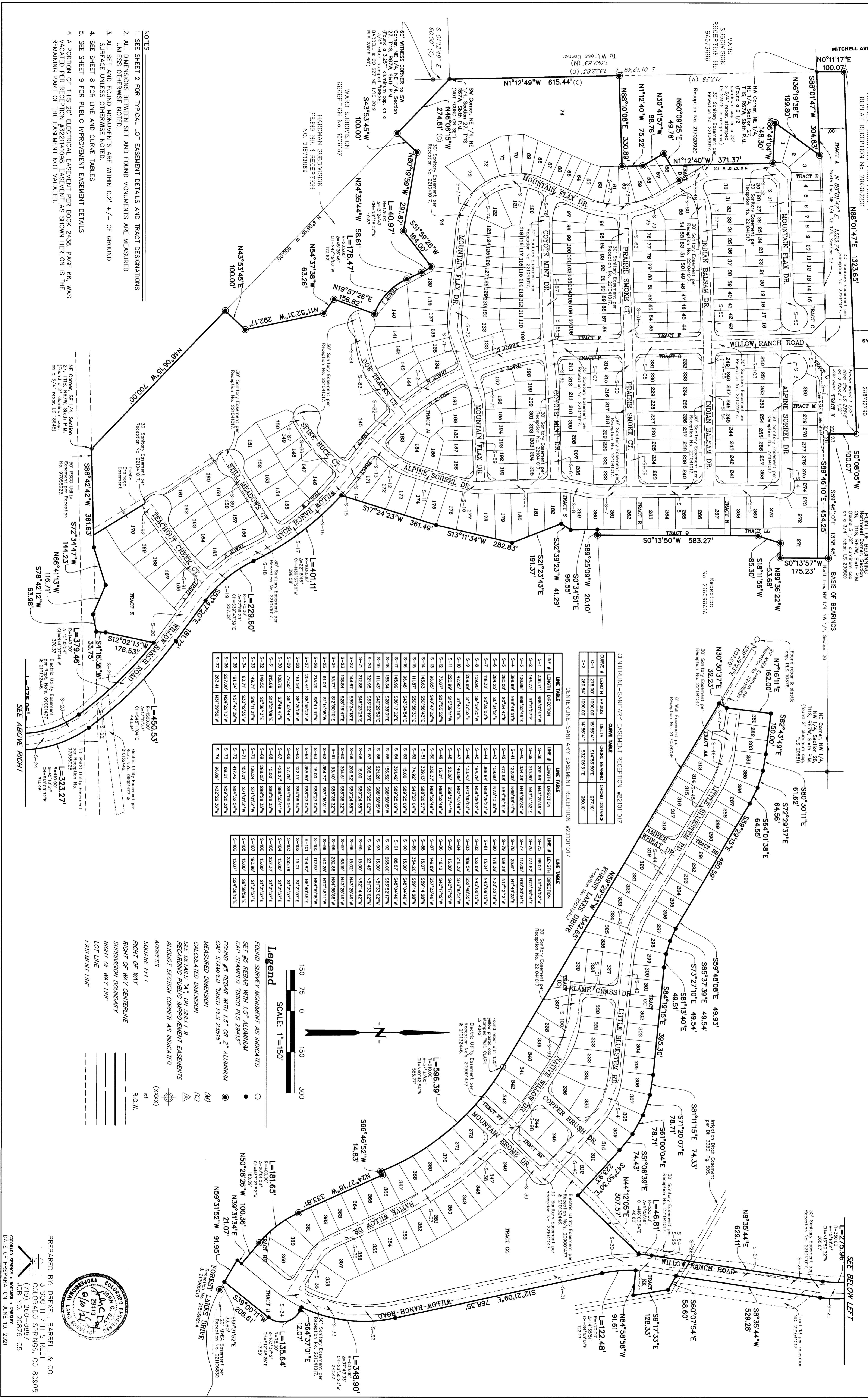


PREPARED BY: DREXEL, BARRELL & CO.  
 3 SOUTH 7TH STREET  
 COLORADO SPRINGS, CO 80905  
 (719) 260-0887  
 JOB NO. 20876-05  
 COLORADO SPRINGS • BOUTLOR • GREENER  
 DATE OF PREPARATION: JUNE 10, 2021

# WILLOW SPRINGS RANCH FILING NO. 1

BEING A PORTION OF SECTIONS 22, 26 & 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO

TOTAL PLATTED AREA = 109.520 ACRES ±

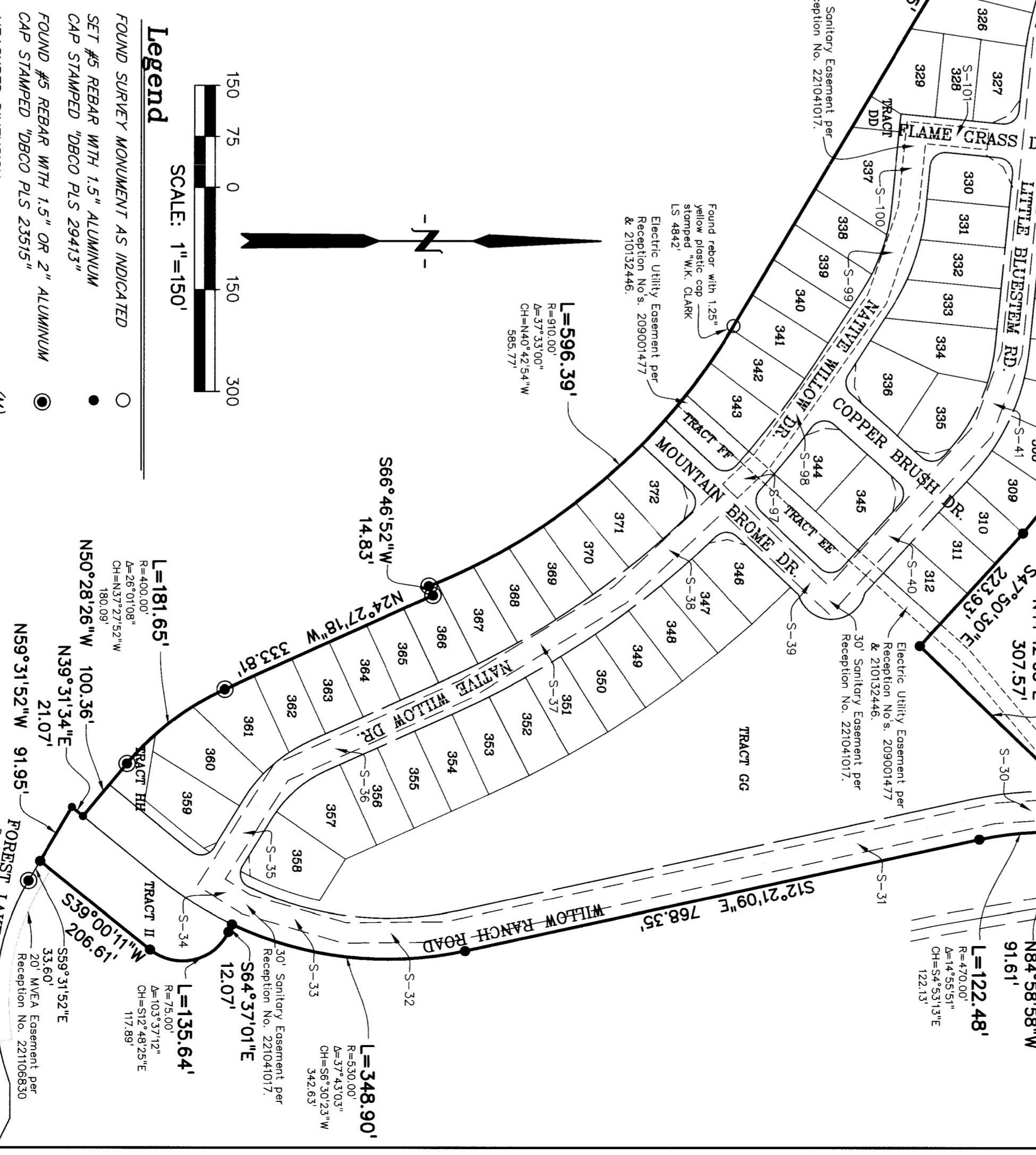


CENTRELINE-SANITARY EASEMENT RECEPTION #22101017

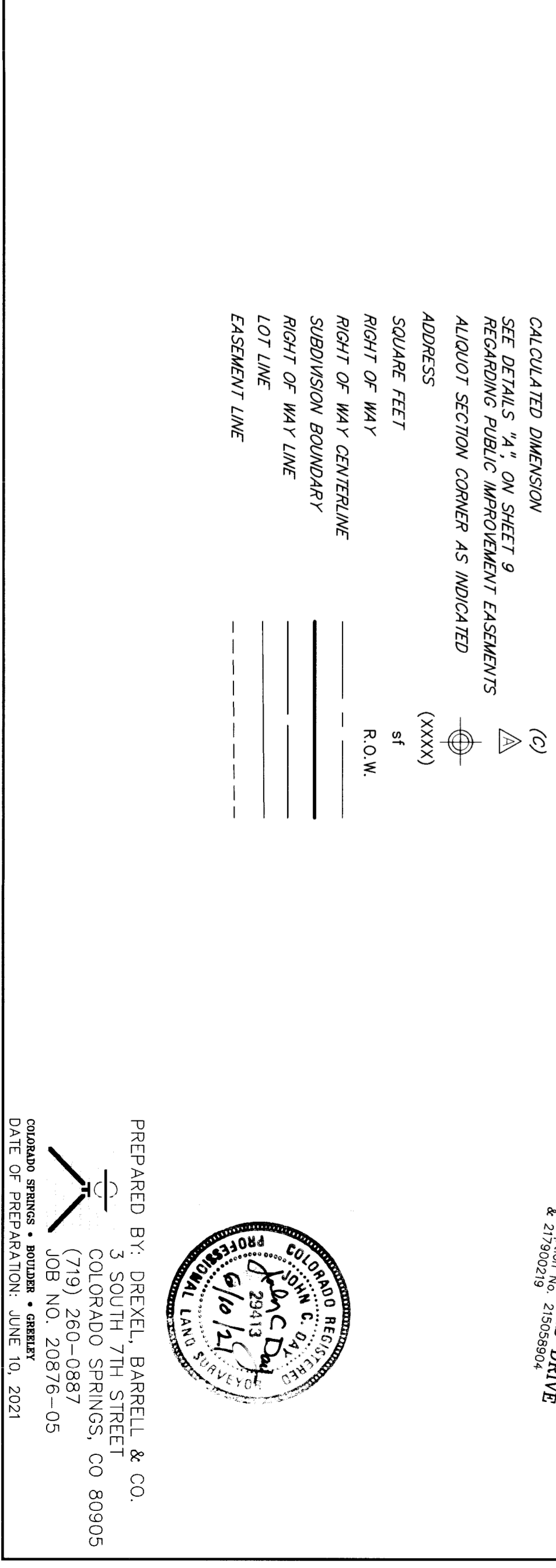
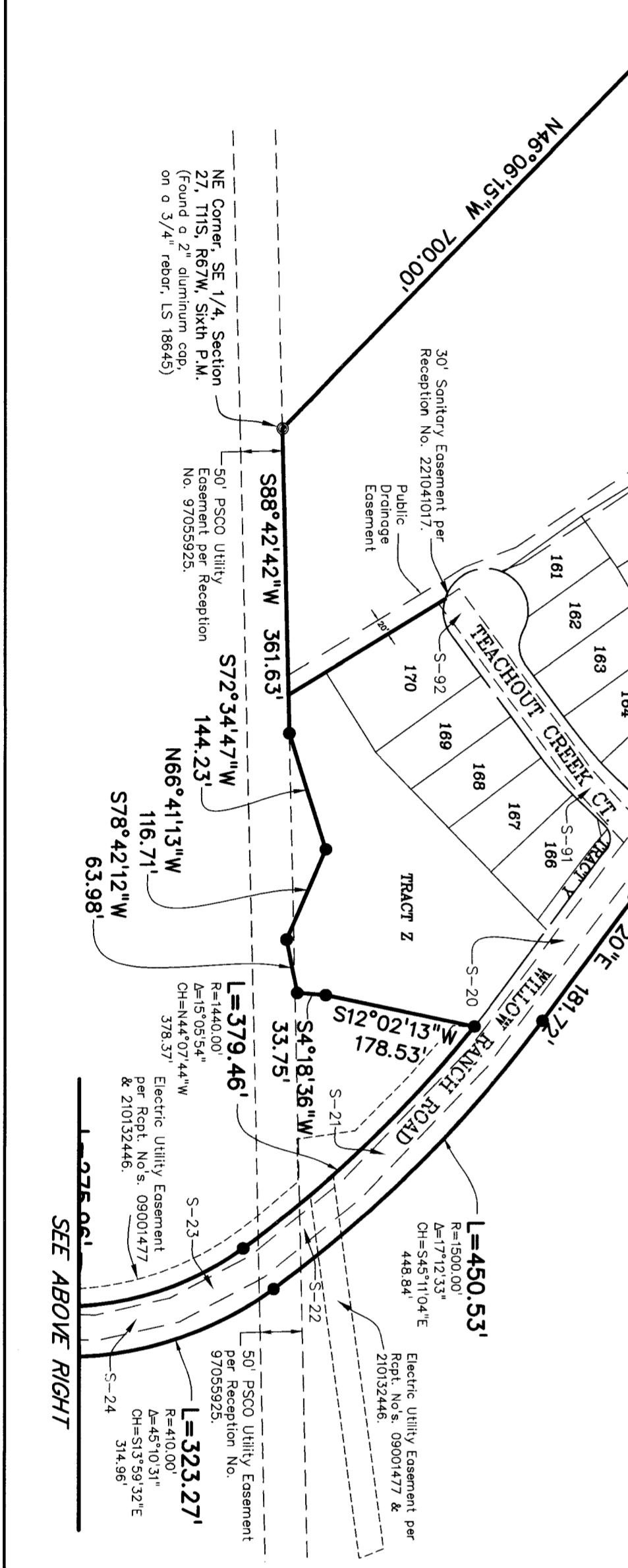
LINE #	LENGTH	DIRECTION
S-1	336.27	S89°01'41"W
S-2	144.37	S71°51'57"E
S-3	136.88	S89°52'48"E
S-4	399.99	N89°46'51"W
S-5	280.00	S73°51'57"E
S-6	264.23	S73°51'57"E
S-7	185.32	S73°51'57"E
S-8	193.89	S73°51'57"E
S-9	269.89	S73°51'57"E
S-10	42.85	S71°47'18"E
S-11	220.39	S73°51'57"E
S-12	76.67	S73°51'57"E
S-13	96.65	S40°47'02"W
S-14	143.63	S50°56'30"E
S-15	111.87	S50°56'30"E
S-16	96.48	S43°54'54"E
S-17	145.99	S38°17'02"E
S-18	108.34	S28°48'31"E
S-19	114.43	S40°27'39"E
S-20	321.95	S53°22'52"W
S-21	212.88	S46°23'26"E
S-22	144.61	S39°24'18"E
S-23	108.84	S28°16'47"E
S-24	83.27	S72°50'01"E
S-25	81.03	S71°41'08"W
S-26	213.89	S54°33'31"W
S-27	205.44	S59°52'19"W
S-28	79.80	S97°26'18"W
S-29	181.56	S97°26'18"W
S-30	108.79	S74°42'47"E
S-31	816.81	S72°10'08"E
S-32	148.30	S73°51'57"E
S-33	148.30	S73°51'57"E
S-34	60.71	S71°01'31"W
S-35	191.04	N67°47'39"E
S-36	297.00	N42°29'31"W
S-37	283.41	N37°18'52"W

LINE #	LENGTH	DIRECTION
S-38	205.96	N43°22'48"W
S-39	216.82	N43°22'48"W
S-40	334.38	N48°00'32"E
S-41	399.99	N89°46'51"W
S-42	473.89	N84°18'15"W
S-43	108.60	N73°02'32"W
S-44	306.64	N59°29'02"W
S-45	194.78	N70°00'03"W
S-46	134.45	S52°48'35"W
S-47	269.89	S73°51'57"E
S-48	146.89	N62°43'49"W
S-49	22.06	S59°22'41"W
S-50	208.37	N69°52'48"W
S-51	319.13	S43°27'04"W
S-52	74.92	N43°27'04"W
S-53	145.07	S48°28'09"W
S-54	381.42	S89°24'09"W
S-55	106.62	S89°24'09"W
S-56	221.26	S89°24'09"W
S-57	309.75	S89°24'09"W
S-58	15.00	N61°33'02"W
S-59	23.45	N61°33'02"W
S-60	15.00	N62°14'42"W
S-61	15.00	N43°28'48"W
S-62	15.00	N43°28'48"W
S-63	304.51	S89°16'32"W
S-64	381.42	S89°16'32"W
S-65	140.32	N70°48'11"W
S-66	104.82	N54°00'45"E
S-67	15.07	S71°21'97"E
S-68	15.07	S71°21'97"E
S-69	15.07	S71°21'97"E
S-70	126.24	S71°01'31"W
S-71	157.00	S71°01'31"W
S-72	417.42	N67°47'39"E
S-73	89.01	N59°28'38"W
S-74	98.88	N37°18'52"W



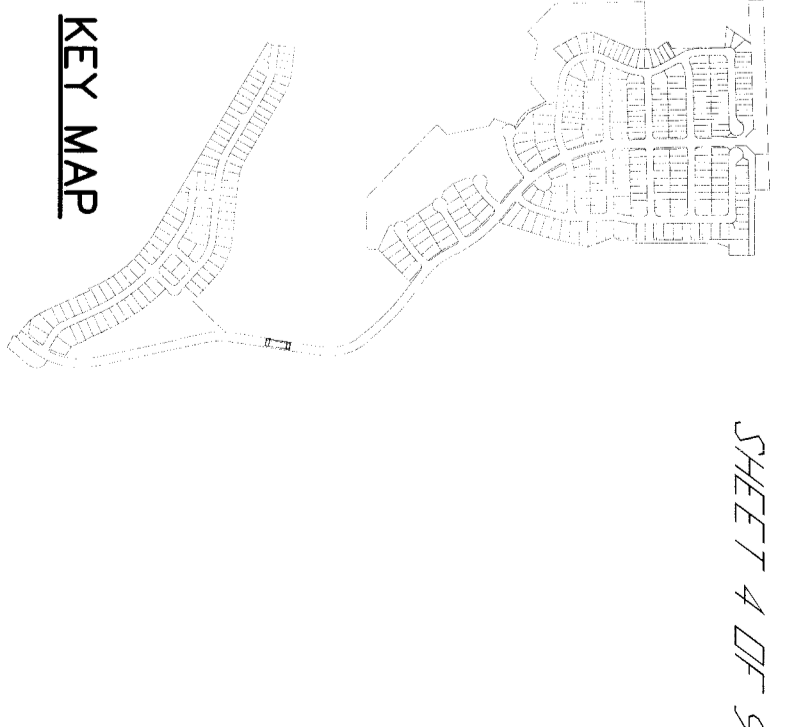
- NOTES:
- SEE SHEET 2 FOR TYPICAL LOT EASEMENT DETAILS AND TRACT DESIGNATIONS
  - ALL DIMENSIONS BETWEEN SET AND FOUND MONUMENTS ARE MEASURED UNLESS OTHERWISE NOTED.
  - ALL SET AND FOUND MONUMENTS ARE WITHIN 0.2' +/- OF GROUND SURFACE UNLESS OTHERWISE NOTED.
  - SEE SHEET 8 FOR LINE AND CURVE TABLES
  - SEE SHEET 9 FOR PUBLIC IMPROVEMENT EASEMENT DETAILS
  - A PORTION OF THIS 20' ELECTRICAL EASEMENT PER BOOK 2438, PAGE 66, WAS VACATED PER RECEPTION #221014098. EASEMENT AS SHOWN HEREON IS THE REMAINING PART OF THE EASEMENT NOT VACATED.



PREPARED BY: DREXEL, BARRELL & CO.  
 3 SOUTH 7TH STREET  
 COLORADO SPRINGS, CO 80905  
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 JOB NO. 20876-05  
 COLORADO SPRINGS • BOULDER • GREELEY  
 DATE OF PREPARATION: JUNE 10, 2023

14809

WILLOW SPRINGS RANCH FILING NO. 1  
TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO  
TOTAL PLATTED AREA = 109.520 ACRES ±



MITCHELL AVE

NW Corner, NE 1/4, NE 1/4, Section 27, T11S, R67W, Sixth P.M.  
(Found a 2 1/2" aluminum cap on a 30" x 3/4" rebar, LS 23515)

MONUMENT INDUSTRIAL PARK PHASE 1  
REPLAT RECEPTION NO. 264082231

MONUMENT INDUSTRIAL PARK PHASE 2  
FILING PLAT RECEPTION NO. 208712730

KEY MAP

POINT OF BEGINNING  
Northwest Corner, Section 26, T11S, R67W,  
South P.M. 1/2" aluminum cap on a 3/4" rebar, LS 23502)

BASIS OF BEARINGS  
NORTH LINE OF THE NW 1/4,  
NE 1/4 SECTION 26  
S89°46'10"E 1338.45'

20' Electric Easement per  
Reception No. 9139366.  
See Note 6 on this sheet.  
Rebar, LS 23502)

20' Electric Easement per  
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See Note 6 on this sheet.  
Rebar, LS 23502)

20' Electric Easement per  
Reception No. 221041017.  
See Note 6 on this sheet.

30' Sanitary Easement per  
Reception No. 221041017.  
See Note 6 on this sheet.

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30' Sanitary Easement per  
Reception No. 221041017.  
See Note 6 on this sheet.

NORTH LINE OF THE NE 1/4,  
NE 1/4 SECTION 27  
S88°01'47"W 304.83'

N36°19'36"E 199.80'  
S74°04'24"E 167.41'  
S74°04'24"E 167.41'  
S74°04'24"E 167.41'  
S74°04'24"E 167.41'

N36°19'36"E 199.80'  
S74°04'24"E 167.41'  
S74°04'24"E 167.41'  
S74°04'24"E 167.41'  
S74°04'24"E 167.41'

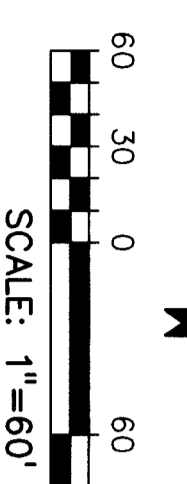
N36°19'36"E 199.80'  
S74°04'24"E 167.41'  
S74°04'24"E 167.41'  
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N36°19'36"E 199.80'  
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S74°04'24"E 167.41'  
S74°04'24"E 167.41'

N36°19'36"E 199.80'  
S74°04'24"E 167.41'  
S74°04'24"E 167.41'  
S74°04'24"E 167.41'  
S74°04'24"E 167.41'

N36°19'36"E 199.80'  
S74°04'24"E 167.41'  
S74°04'24"E 167.41'  
S74°04'24"E 167.41'  
S74°04'24"E 167.41'

ZONE "AE"  
FLOOD PLAIN  
LIMIT



SCALE: 1"=60'

Legend

- FOUND SURVEY MONUMENT AS INDICATED
- SET REBAR & CAP OR NAIL & STEEL
- DISC "DBCO" PLS 29413"
- SET AS REBAR WITH 1.5" ALUMINUM CAP
- STAMPED "DBCO PLS 29413"
- MEASURED DIMENSION
- SEE DETAIL'S "A" ON SHEET 9
- RECALCULATED DIMENSION
- RECALCULATED DIMENSION
- ALLOT SECTION CORNER AS INDICATED
- ADDRESS
- SQUARE FEET
- RIGHT OF WAY
- SUBDIVISION BOUNDARY
- RIGHT OF WAY CENTRALINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- FLOOD LINE

NOTES:  
1. SEE SHEET 2 FOR TYPICAL LOT EASEMENT DETAILS AND TRACT DESIGNATIONS  
2. ALL DIMENSIONS BETWEEN SET AND FOUND MONUMENTS ARE MEASURED UNLESS OTHERWISE NOTED.  
3. ALL SET AND FOUND MONUMENTS ARE WITHIN 0.2' +/- OF GROUND SURFACE UNLESS OTHERWISE NOTED.  
4. SEE SHEET 8 FOR LINE AND CURVE TABLES  
5. SEE SHEET 9 FOR PUBLIC IMPROVEMENT EASEMENT DETAILS  
6. A PORTION OF THIS 20' ELECTRICAL EASEMENT PER BOOK 2438, PAGE 66, WAS VACATED PER RECEPTION #322141098, EASEMENT AS SHOWN HEREON IS THE REMAINING PART OF THE EASEMENT NOT VACATED.



Continued on  
Sheet 5



PREPARED BY: DREXEL, BARRELL & CO.  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, CO 80905  
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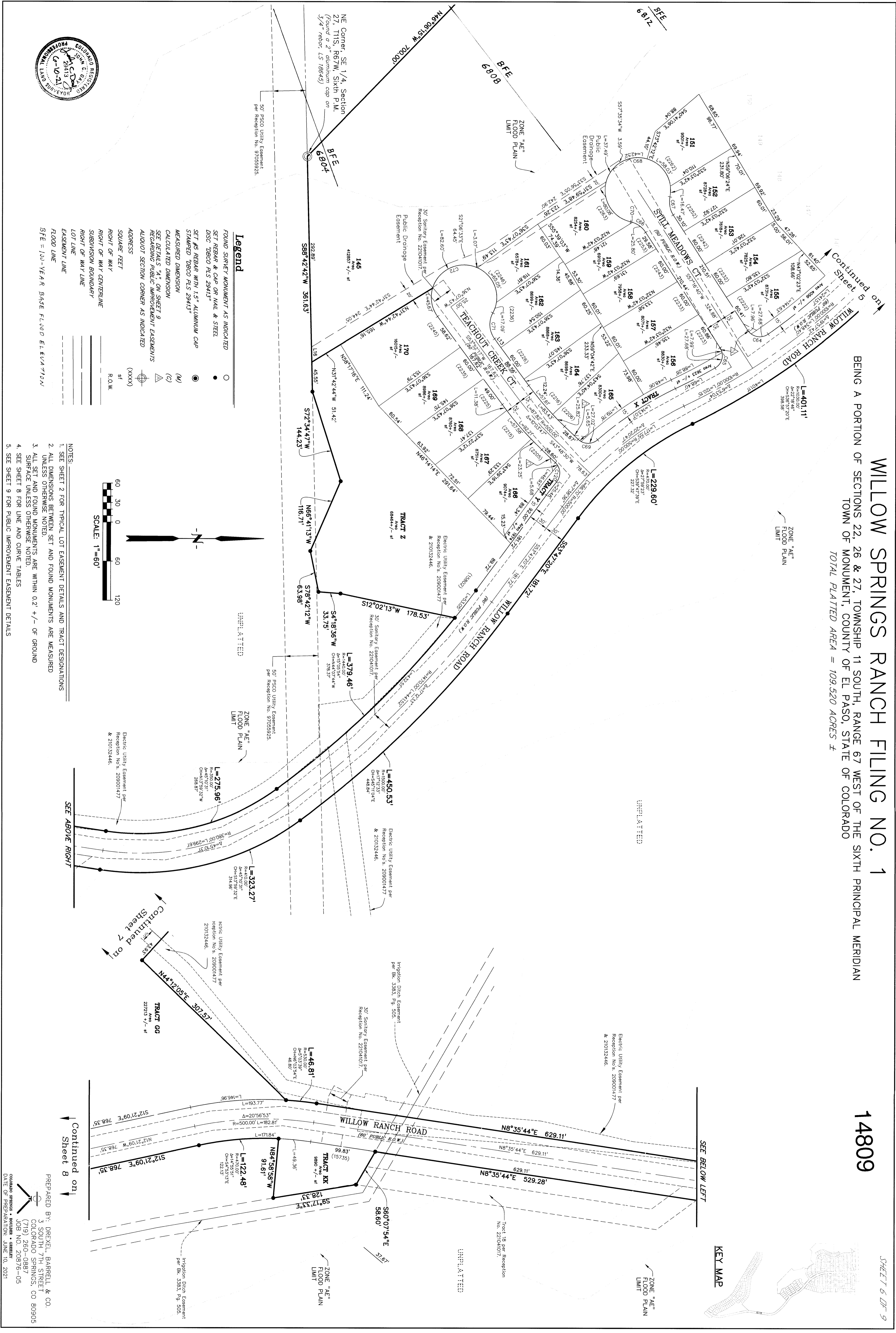
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BING A PORTION OF SECTIONS 22, 26 & 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN

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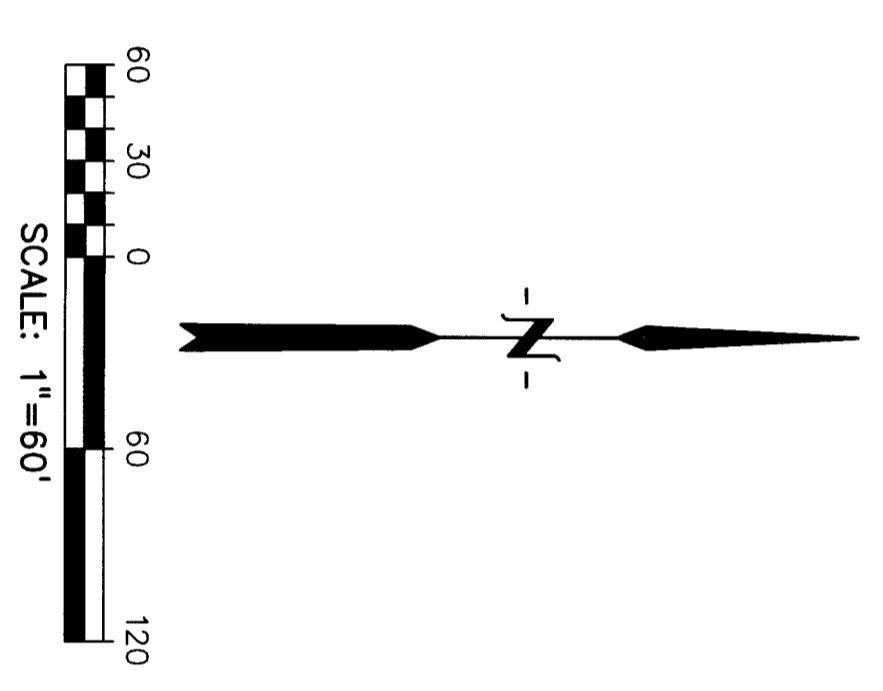
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### Legend

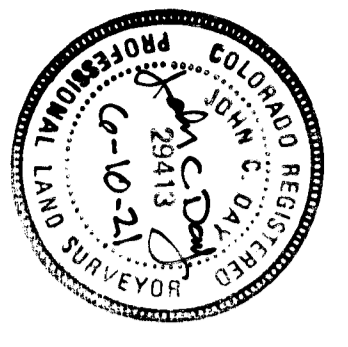
- FOUND SURVEY MONUMENT AS INDICATED
- SET REBAR & CAP OR NAIL & STEEL
- DISC "DECO PLS 29413"
- SET #5 REBAR WITH 1.5" ALUMINUM CAP
- MEASURED DIMENSION
- CALCULATED DIMENSION
- SEE DETAILS "A", "B" ON SHEET 9 REGARDING PUBLIC IMPROVEMENT EASEMENTS ALIQUOT SECTION CORNER AS INDICATED
- ADDRESS
- SQUARE FEET
- RIGHT OF WAY
- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- FLOOD LINE

BFE = 100-YEAR BASE FLOOD ELEVATION



### NOTES:

1. SEE SHEET 2 FOR TYPICAL LOT EASEMENT DETAILS AND TRACT DESIGNATIONS
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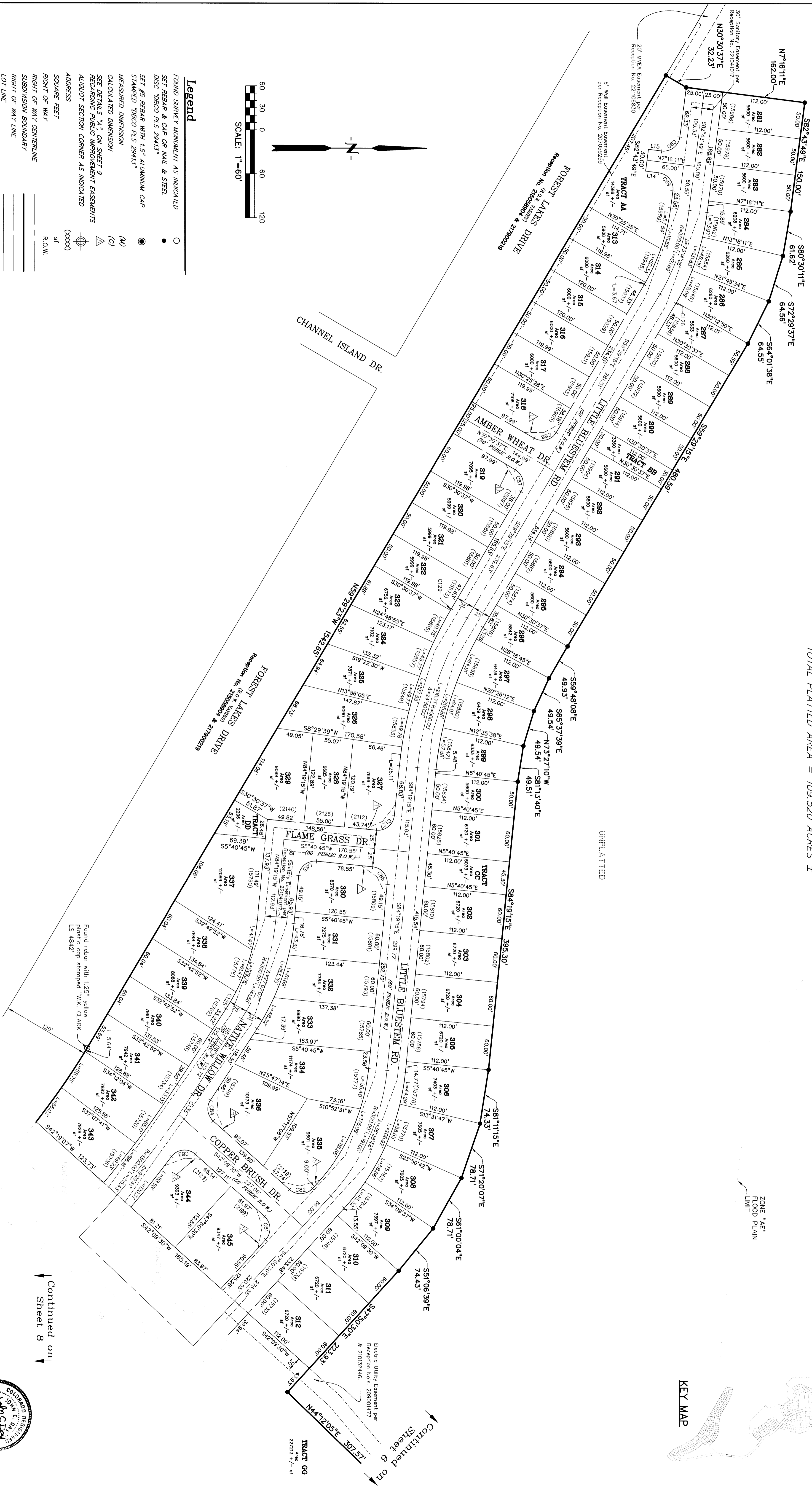


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SHEET 7 OF 9



- Legend**
- FOUND SURVEY MONUMENT AS INDICATED
  - SET REBAR & CAP OR NAIL & STEEL
  - DISC "DBCO PLS 29413"
  - SET #5 REBAR WITH 1.5" ALUMINUM CAP
  - STAMPED "DBCO PLS 29413"
  - MEASURED DIMENSION
  - (M) CALCULATED DIMENSION
  - (C) SEE DETAILS "A" ON SHEET 9 REGARDING PUBLIC IMPROVEMENT EASEMENTS
  - (X) ALIQUOT SECTION CORNER AS INDICATED
  - (XXXX) ADDRESS
  - sf SQUARE FEET
  - R.O.W. RIGHT OF WAY
  - RIGHT OF WAY CENTERLINE
  - SUBDIVISION BOUNDARY
  - RIGHT OF WAY LINE
  - LOT LINE
  - EASEMENT LINE
  - FLOOD LINE

- NOTES:**
1. SEE SHEET 2 FOR TYPICAL LOT EASEMENT DETAILS AND TRACT DESIGNATIONS
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  5. SEE SHEET 9 FOR PUBLIC IMPROVEMENT EASEMENT DETAILS



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 COLOGAN SPRINGS • BOULDER • CRENSHAW  
 DATE OF PREPARATION: JUNE 10, 2021

Continued on  
 Sheet 8

Continued on  
 Sheet 6





# WILLOW SPRINGS RANCH FILING NO. 1

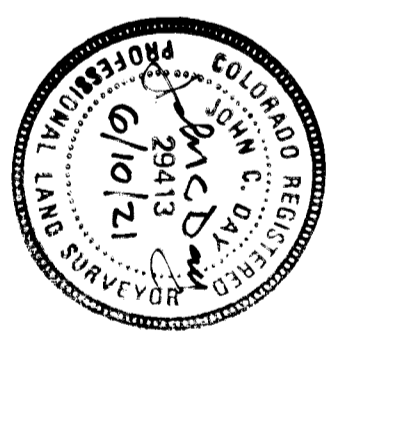
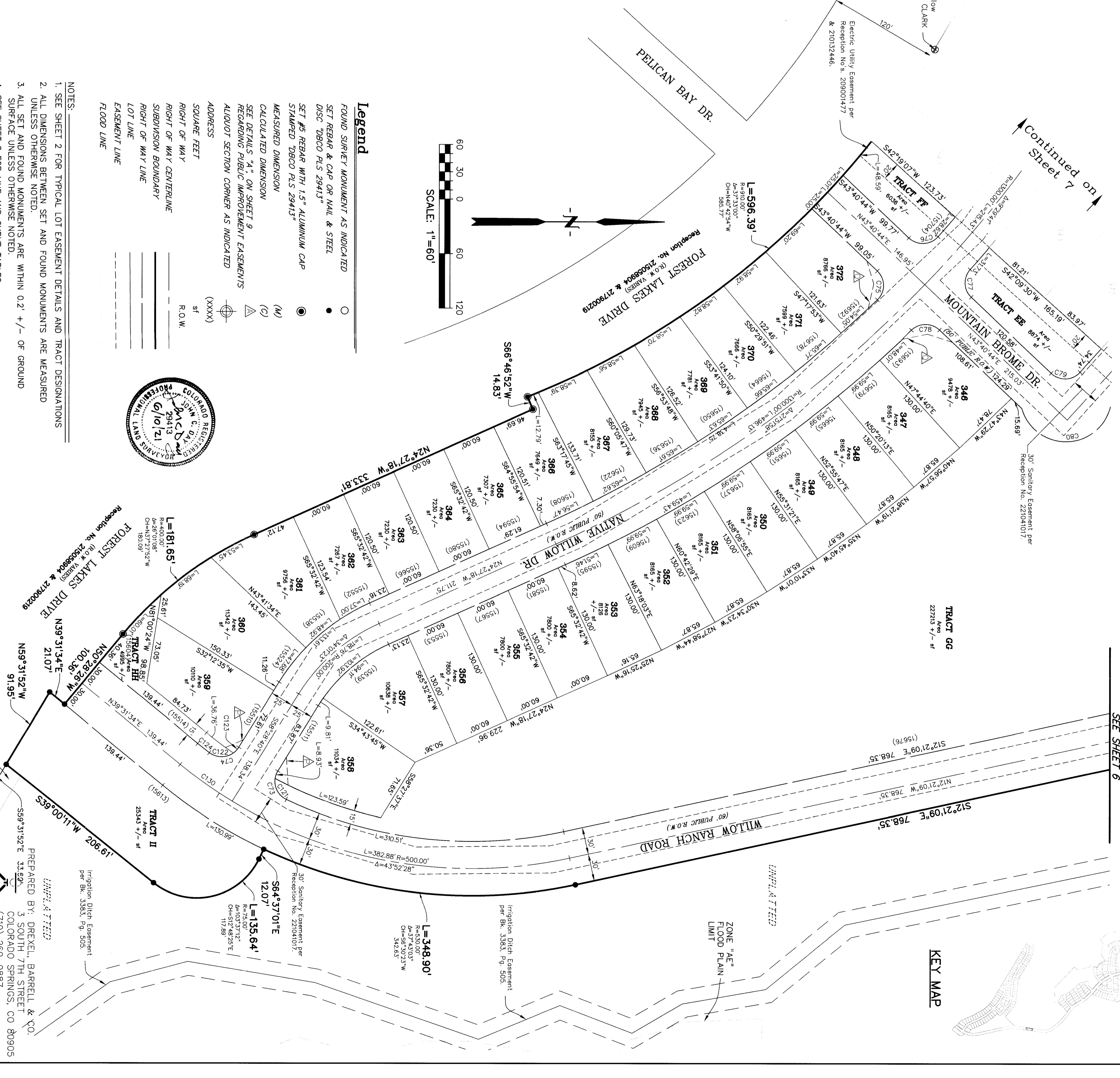
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SHEET 8 OF 9

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD BEARING
C1	186.79	50.80	S131°51'15" W
C2	102.10	60.00	S43°27'04" W
C3	62.83	45.00	S34°27'04" W
C4	42.29	37.50	S43°36'35" W
C5	21.81	50.00	S46°09'30" W
C6	10.54	28.18	S75°52'27" W
C7	101.91	200.00	S89°59'23" W
C8	220.92	50.00	S25°11'19" W
C9	34.56	22.00	S25°12'21" W
C10	27.72	22.00	S25°12'21" W
C11	29.21	100.00	S40°59'00" W
C12	34.53	22.00	S40°59'00" W
C13	9.39	22.00	S42°27'39" W
C14	129.38	50.00	S19°05'38" W
C15	9.49	22.00	S24°22'29" W
C16	34.56	22.00	S30°00'00" W
C17	34.56	22.00	S30°00'00" W
C18	27.25	100.00	S34°02'25" W
C19	44.35	100.00	S34°02'25" W
C20	34.56	22.00	S34°02'25" W
C21	34.56	22.00	S34°02'25" W
C22	34.56	22.00	S34°02'25" W
C23	34.56	22.00	S34°02'25" W
C24	34.56	22.00	S34°02'25" W
C25	34.56	22.00	S34°02'25" W
C26	34.56	22.00	S34°02'25" W
C27	31.57	22.00	S34°02'25" W
C28	34.56	22.00	S34°02'25" W
C29	34.56	22.00	S34°02'25" W
C30	34.56	22.00	S34°02'25" W
C31	34.56	22.00	S34°02'25" W
C32	34.56	22.00	S34°02'25" W
C33	34.56	22.00	S34°02'25" W
C34	50.08	200.00	S42°32'01" W
C35	53.46	200.00	S42°32'01" W
C36	31.89	22.00	S42°32'01" W
C37	34.56	22.00	S42°32'01" W
C38	17.83	200.00	S42°32'01" W
C39	38.69	22.00	S42°32'01" W
C40	34.56	22.00	S42°32'01" W
C41	33.34	22.00	S42°32'01" W
C42	33.34	22.00	S42°32'01" W
C43	18.59	200.00	S42°32'01" W
C44	34.46	22.00	S42°32'01" W
C45	34.46	22.00	S42°32'01" W



**Legend**

- FOUND SURVEY MONUMENT AS INDICATED
- SET REBAR WITH 1.5" ALUMINUM CAP
- SET REBAR WITH 1.5" ALUMINUM CAP
- DISC (DBCO PLS 29413)
- SET #8 REBAR WITH 1.5" ALUMINUM CAP
- MEASURED DIMENSION
- CALCULATED DIMENSION
- SEE DETAILS 'A', ON SHEET 9
- RECORDED PUBLIC IMPROVEMENT EASEMENTS
- ALIQUOT SECTION CORNER AS INDICATED
- ADDRESS
- SQUARE FEET
- RIGHT OF WAY
- RIGHT OF WAY CENTERLINE
- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- FLOOD LINE

NOTES:  
 1. SEE SHEET 2 FOR TYPICAL LOT EASEMENT DETAILS AND TRACT DESIGNATIONS  
 2. ALL DIMENSIONS BETWEEN SET AND FOUND MONUMENTS ARE MEASURED UNLESS OTHERWISE NOTED.  
 3. ALL SET AND FOUND MONUMENTS ARE WITHIN 0.2' +/- OF GROUND SURFACE UNLESS OTHERWISE NOTED.  
 4. SEE SHEET 8 FOR LINE AND CURVE TABLES  
 5. SEE SHEET 9 FOR PUBLIC IMPROVEMENT EASEMENT DETAILS

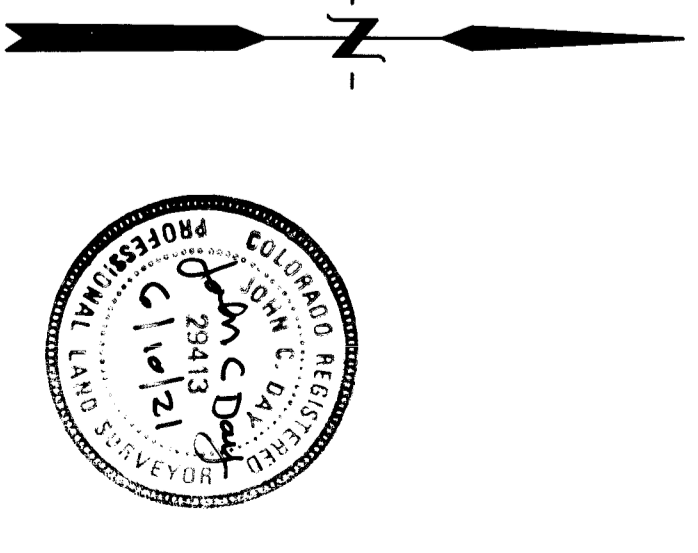
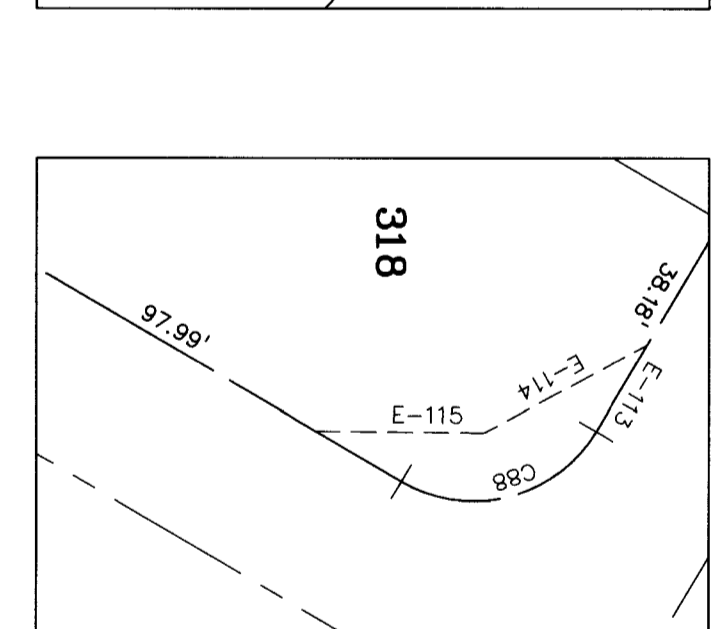
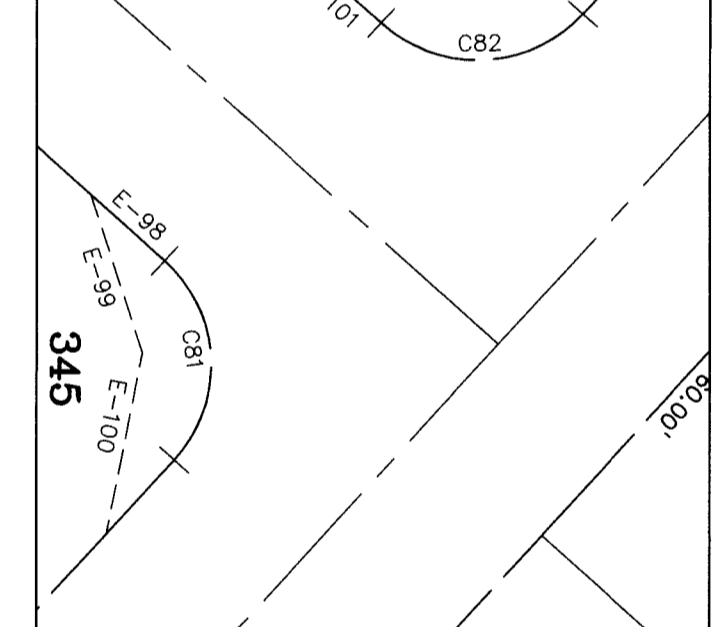
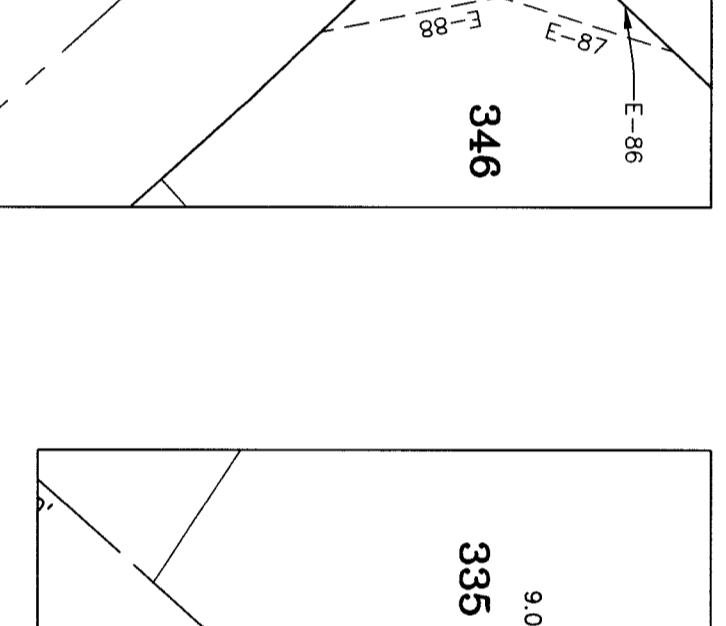
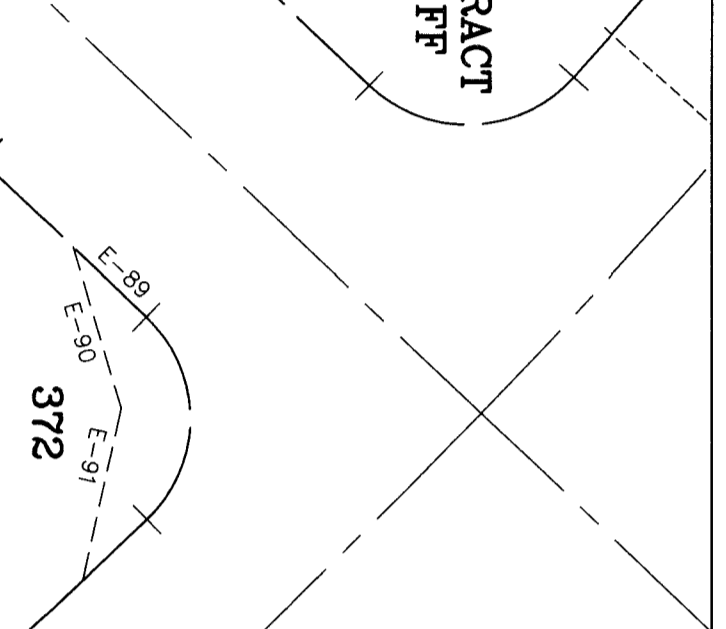
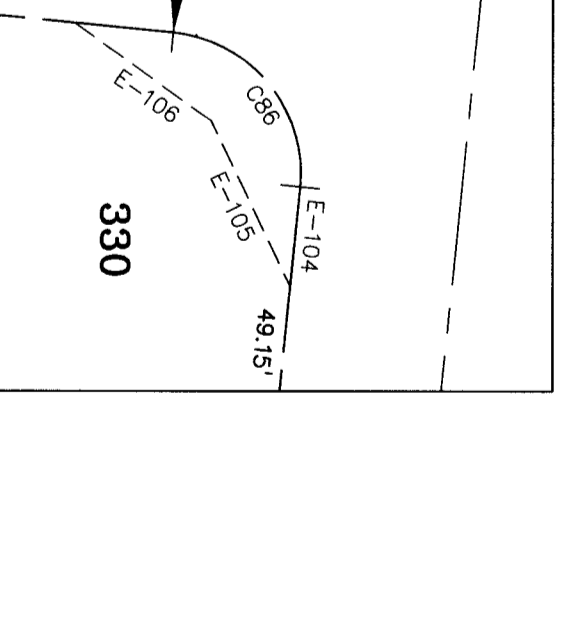
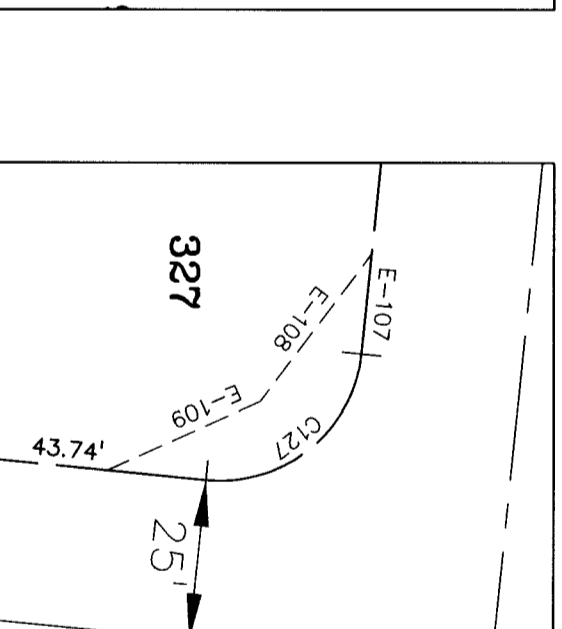
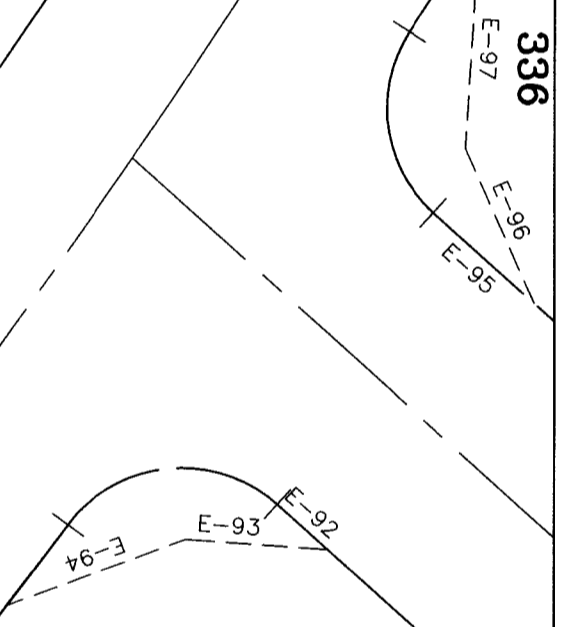
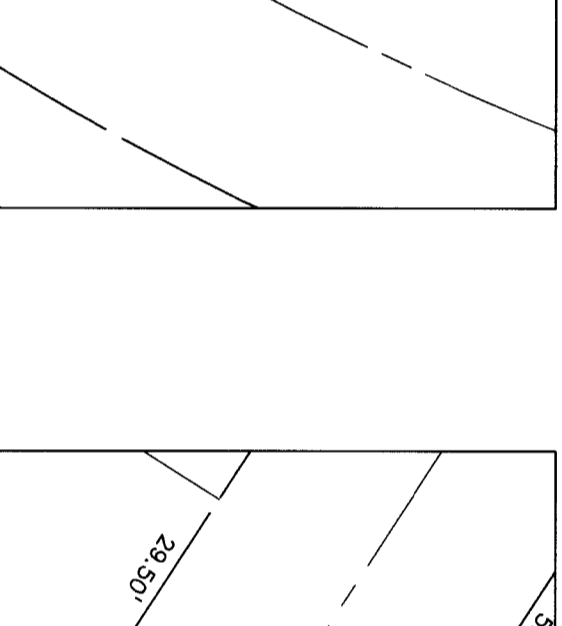
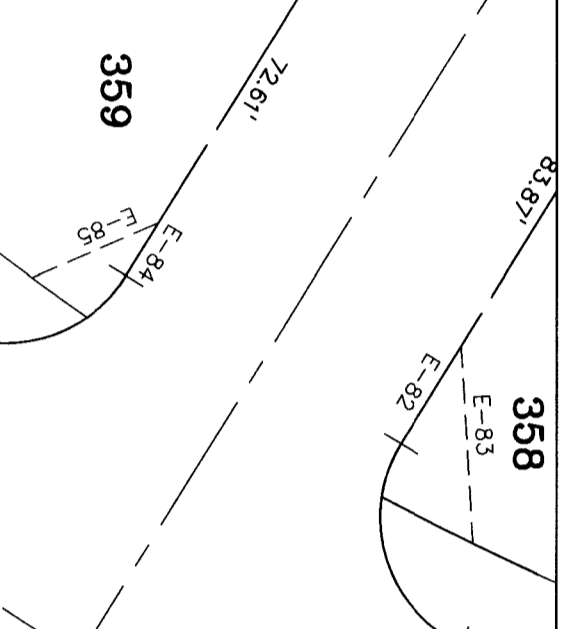
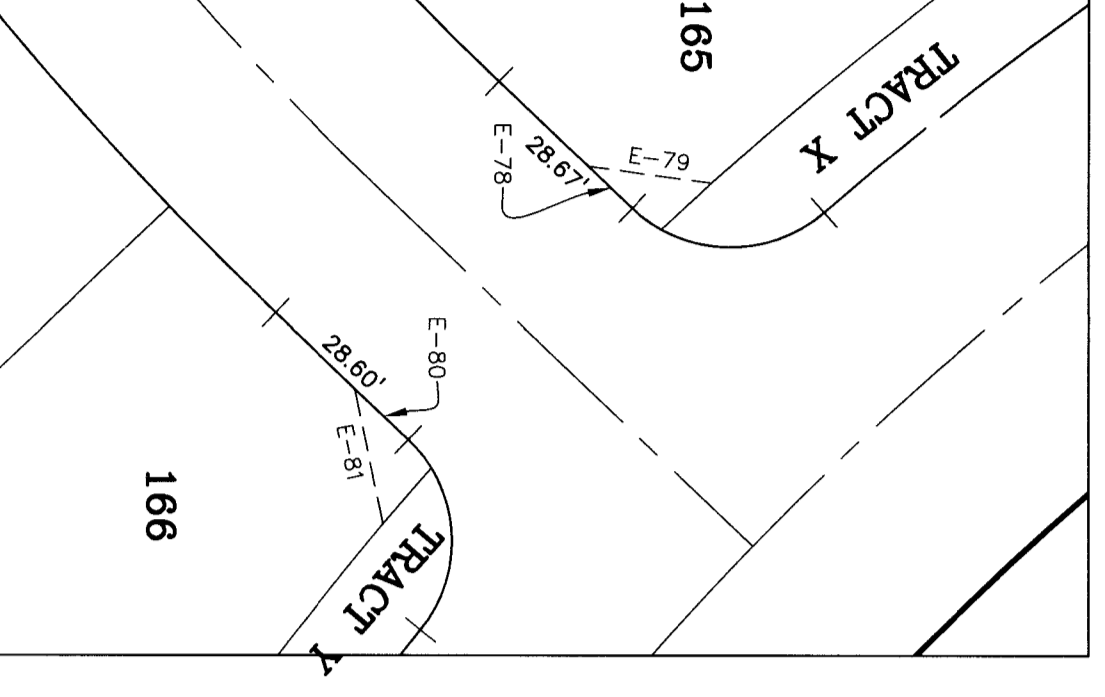
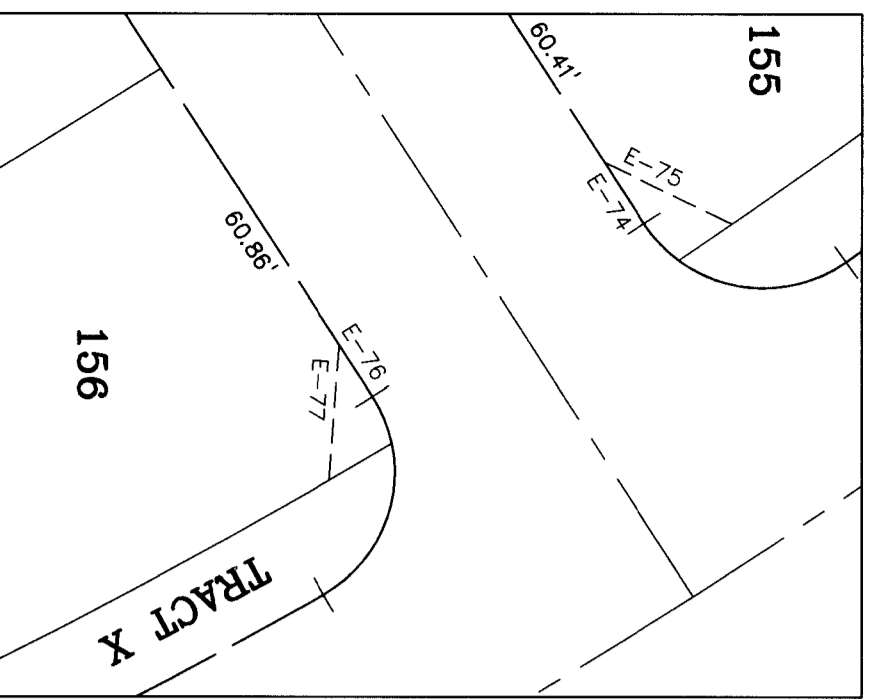
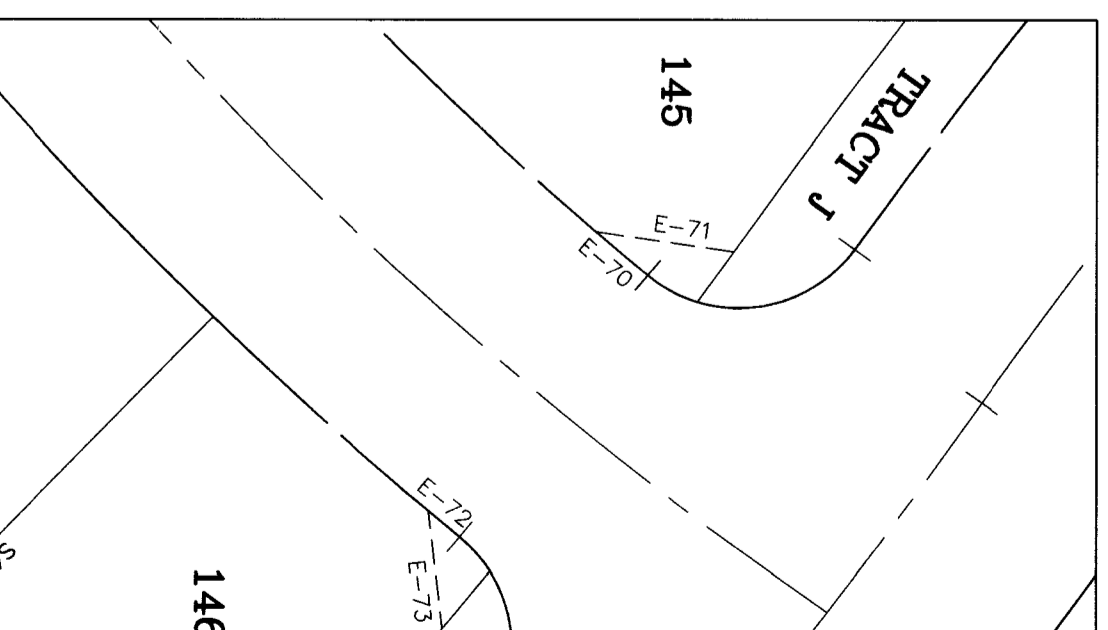
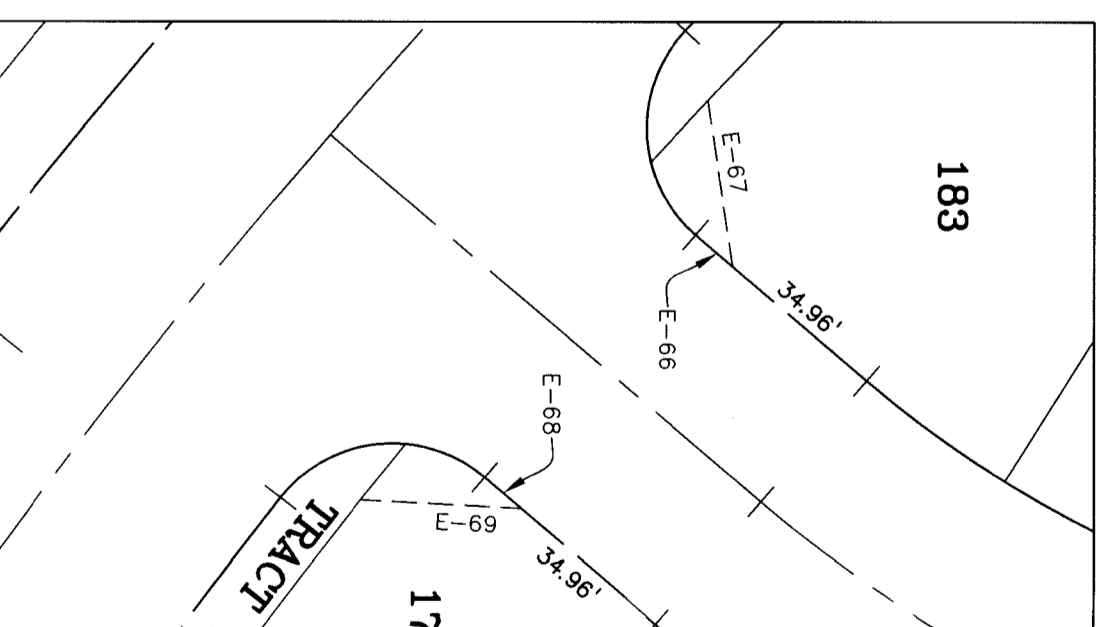
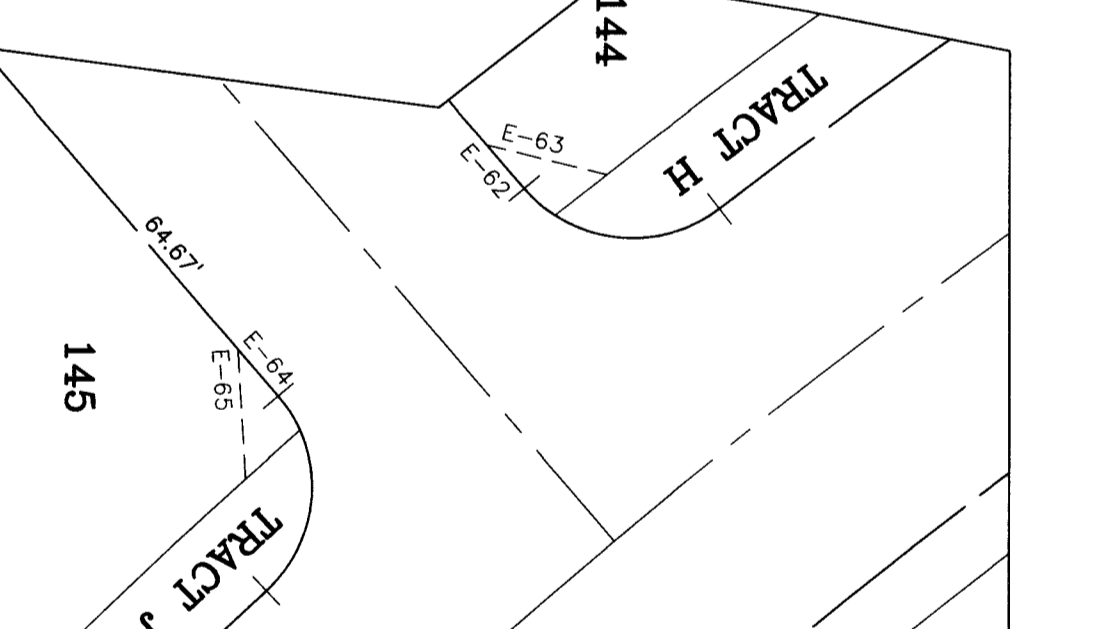
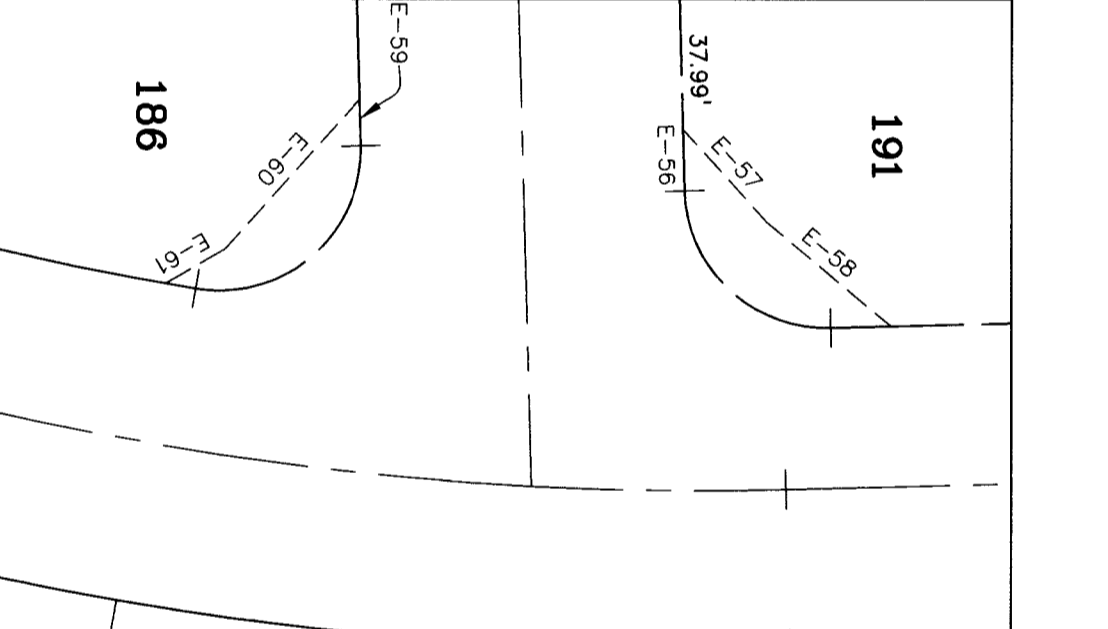
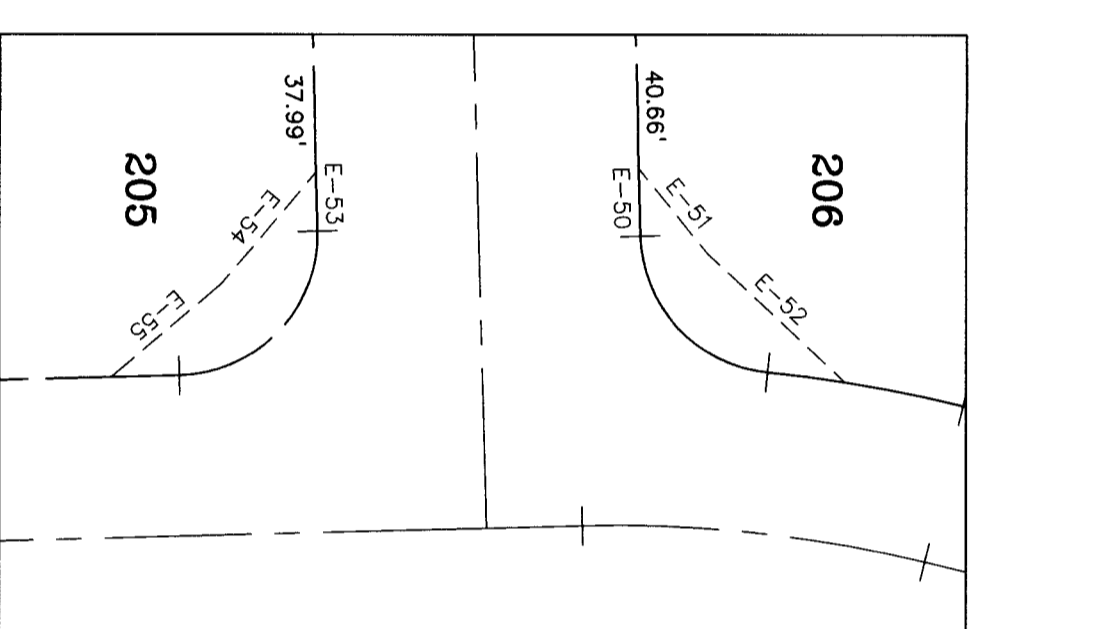
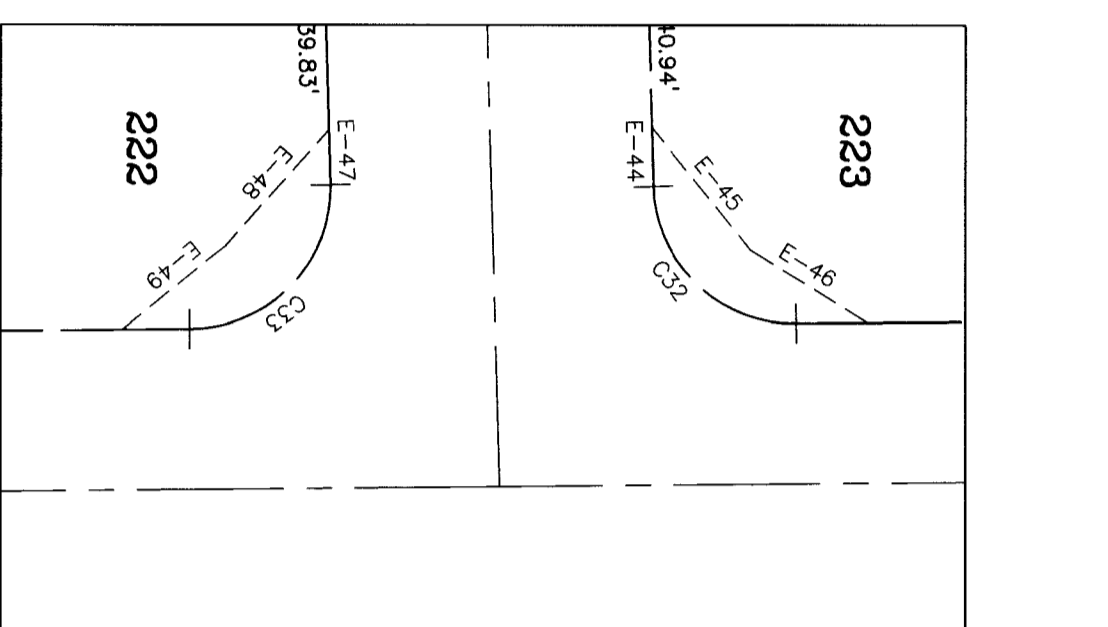
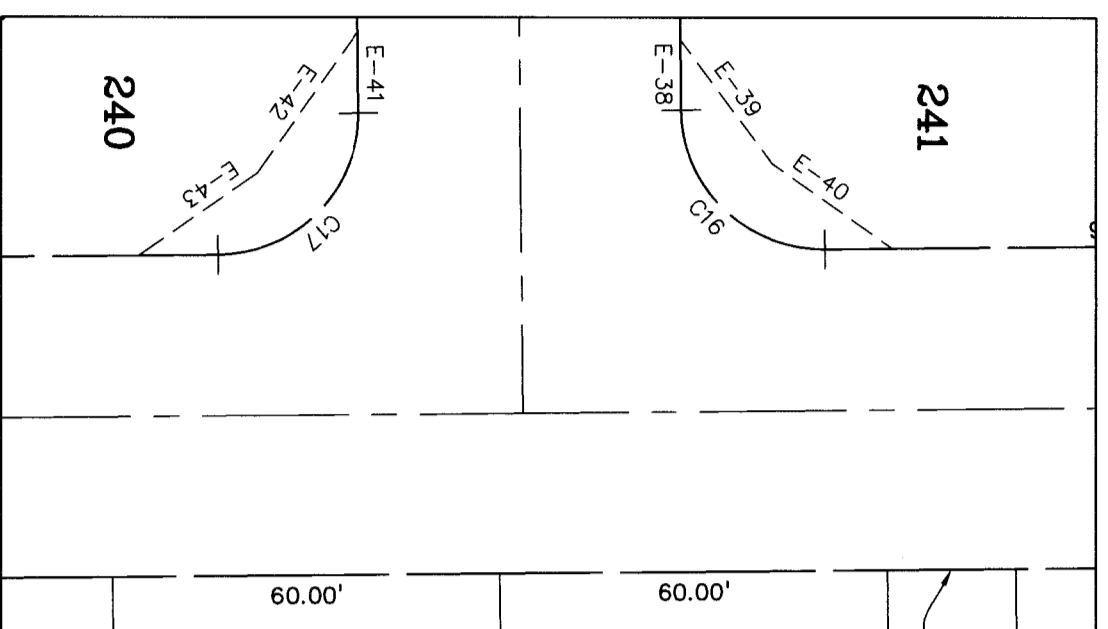
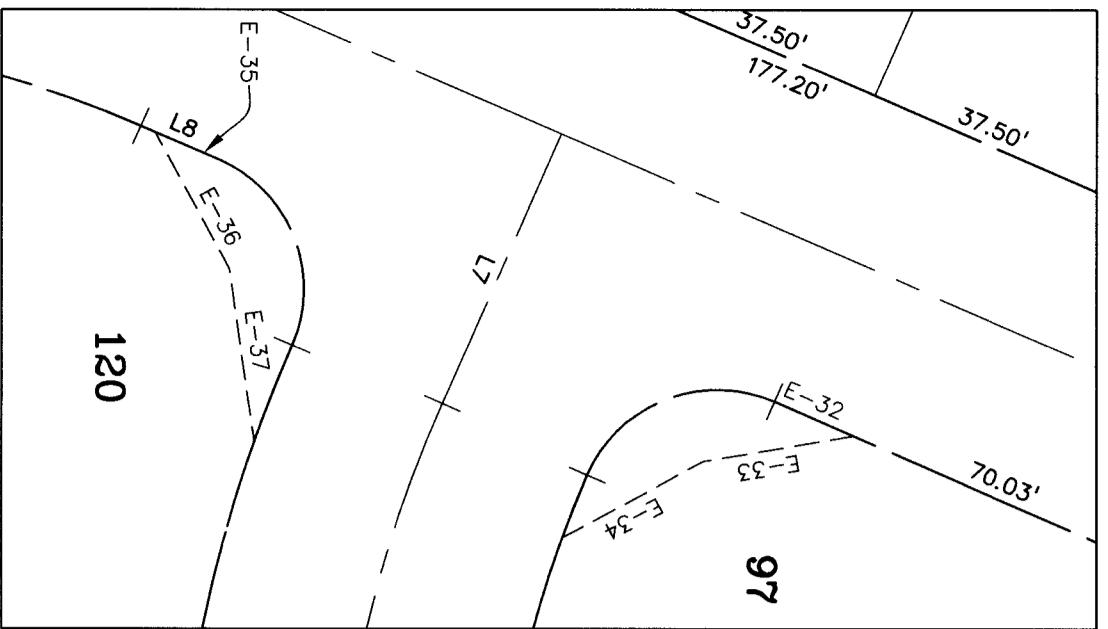
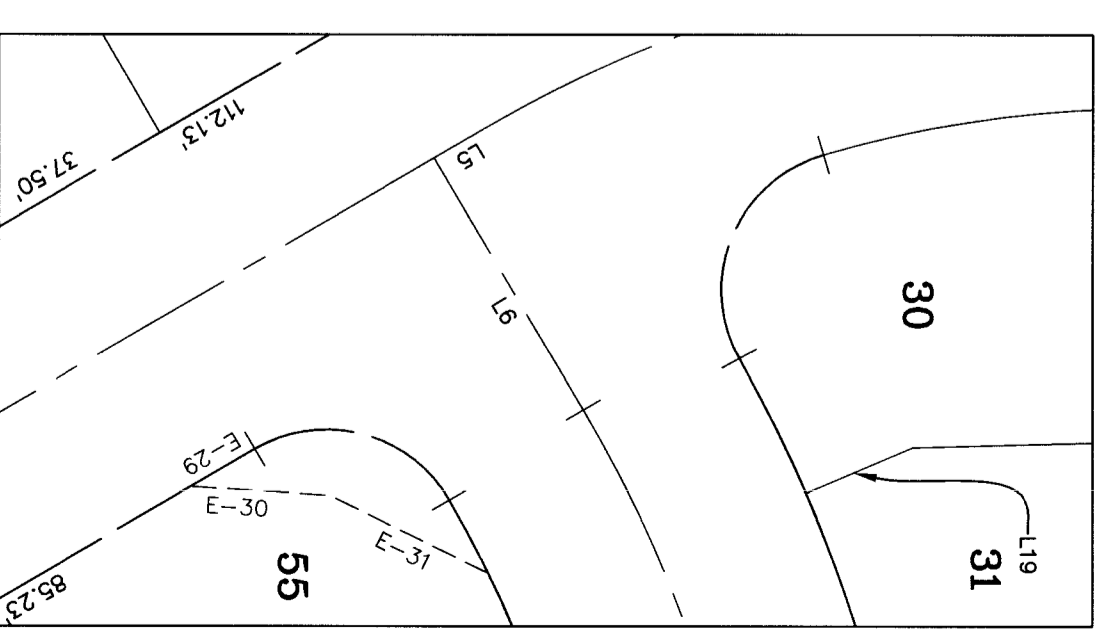
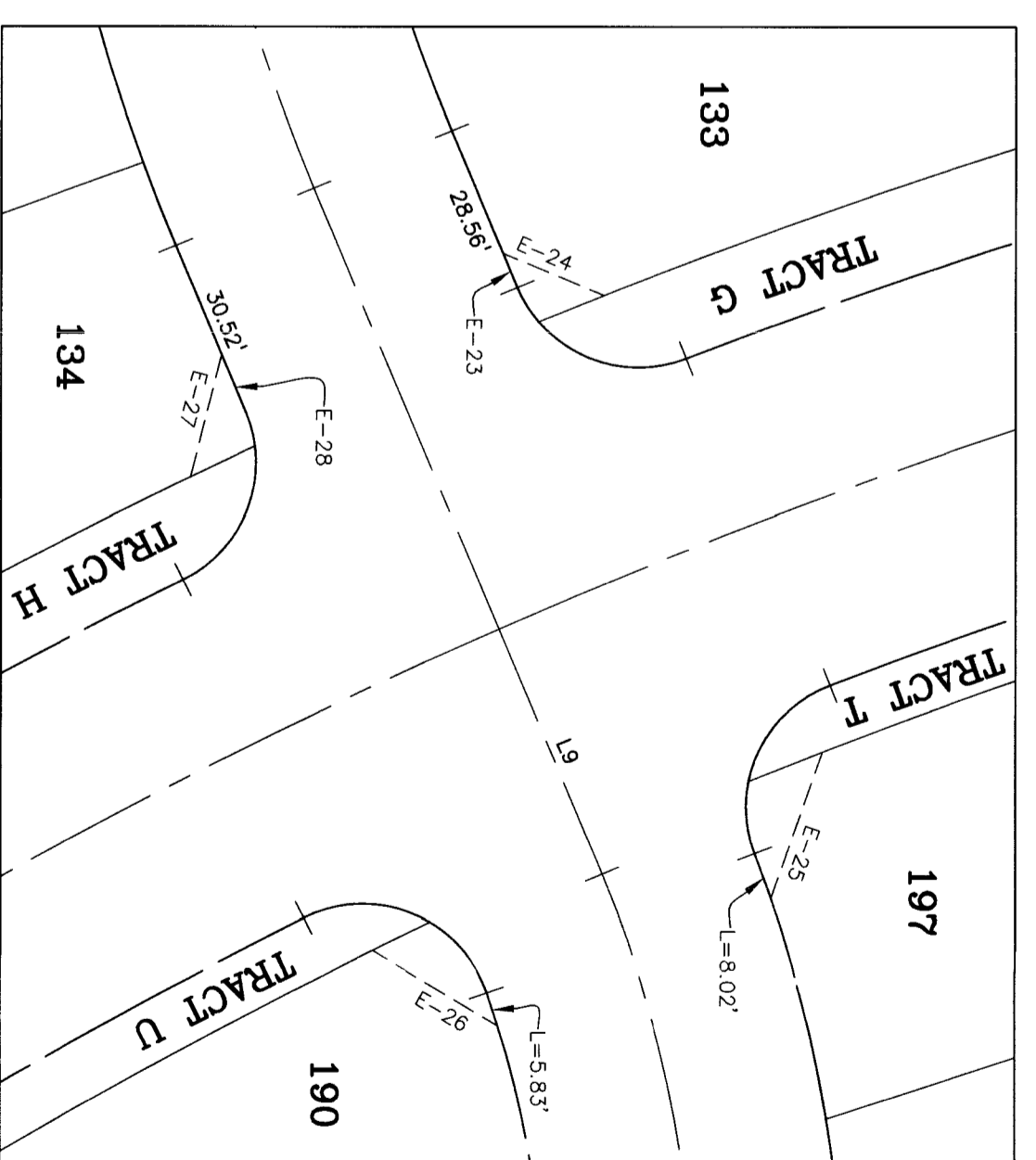
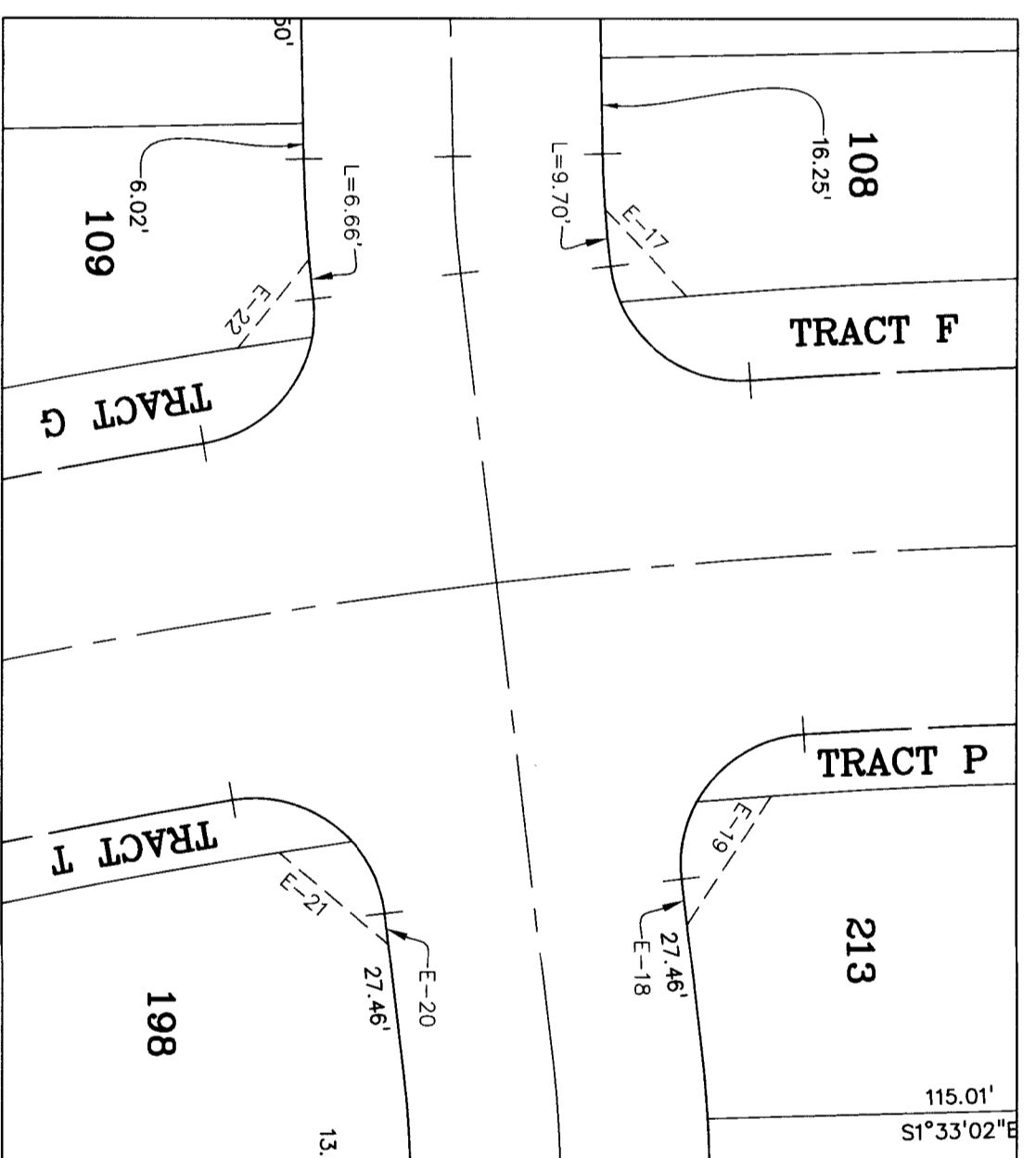
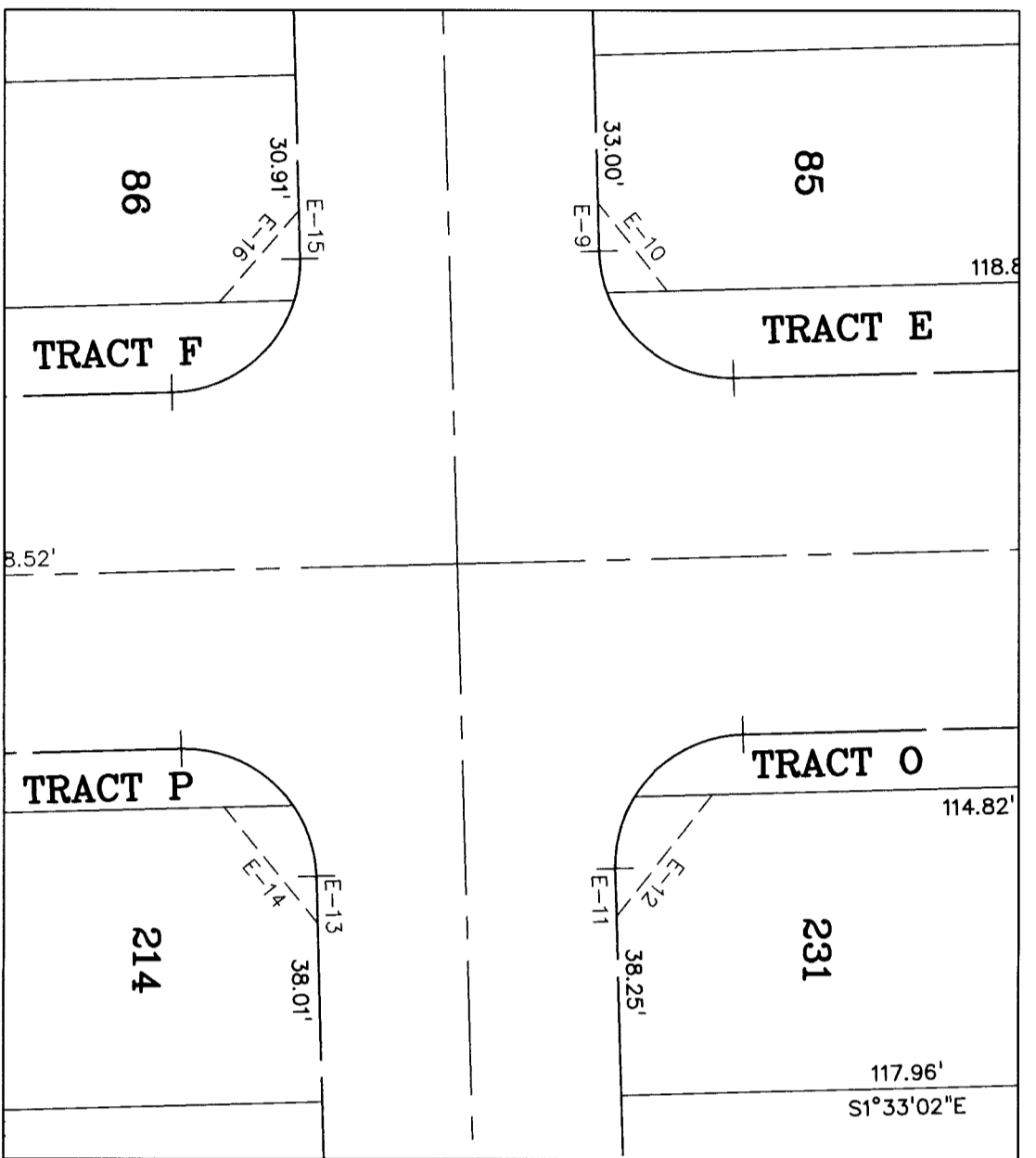
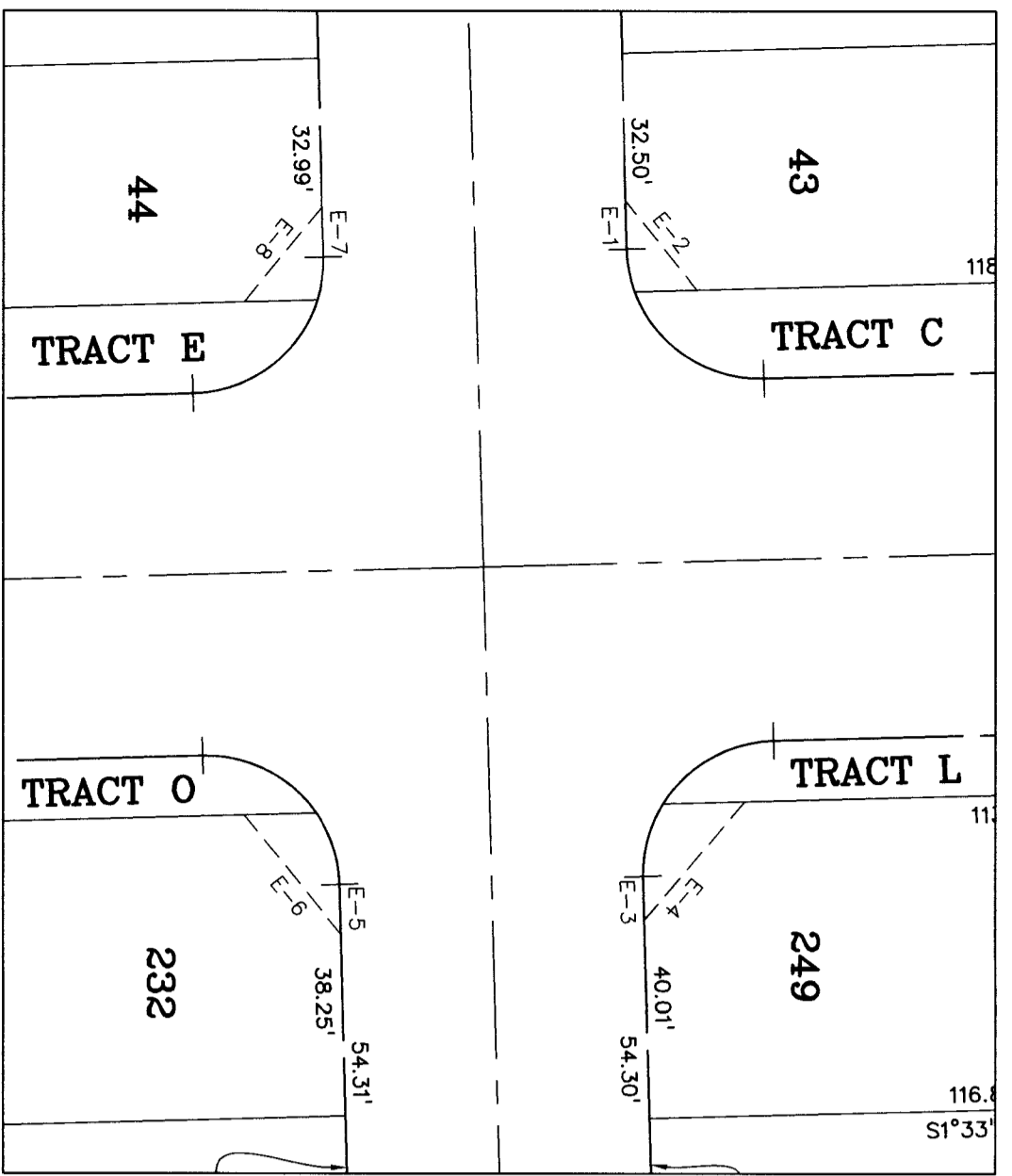
PREPARED BY: DREXEL, BARRELL & CO.  
 3 SOUTH 7TH STREET  
 COLORADO SPRINGS, CO 80905  
 (719) 260-0887  
 JOB NO. 20876-05  
 DATE OF PREPARATION: JUNE 10, 2021

# WILLOW SPRINGS RANCH FILING NO. 1

BEING A PORTION OF SECTIONS 22, 26 & 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO

TOTAL PLATTED AREA = 109.520 ACRES ±

## 14809



- NOTES:
1. SEE SHEET 2 FOR TYPICAL LOT EASEMENT DETAILS AND TRACT DESIGNATIONS
  2. ALL DIMENSIONS BETWEEN SET AND FOUND MONUMENTS ARE MEASURED UNLESS OTHERWISE NOTED.
  3. ALL SET AND FOUND MONUMENTS ARE WITHIN 0.2' +/- OF GROUND SURFACE UNLESS OTHERWISE NOTED.
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  5. SEE SHEET 9 FOR PUBLIC IMPROVEMENT EASEMENT DETAILS

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COLORADO SPRINGS • MONUMENT • CARLEBY  
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