

HIGH PLAINS AT REAGAN RANCH

ALL BEING A PORTION OF THE NORTH 1/2 OF SECTION 16 AND A PORTION OF THE SOUTH 1/2 OF SECTION 9,
 TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE 6TH P.M.
 CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That Reagan Ranch Development LLC, A Colorado limited liability company, being the owner of the following described tract of land to wit:

A PORTION OF THAT PARCEL DESCRIBED IN INSTRUMENT RECORDED OCTOBER 5,1988 IN BOOK 5562, PAGE 362, OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, COLORADO, LOCATED WITHIN SECTIONS 9 AND 16, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL, BEING A POINT ON THE SOUTH RIGHT–OF–WAY LINE J J SOUTH RIGHT–OF–WAY LINE, S82°07'39"E (BEARINGS ARE BASED ON A MODIFIED COLORADO STATE PLANE CENTRAL ZONE. BASIS OF BEARINGS IS THE SOUTH RIGHT–OF–WAY LINE OF HIGHWAY 94 WITH A RECORD BEARING OF S82°07'53"E, A DISTANCE OF 689.89 FEET, BEING MONUMENTED AT THE WEST BY A 3–1/4" ALUMINUM CAP STAMPED, "PLS 9014," 0.5 FEET BELOW GRADE AND AT THE EAST BY A 3–1/4" ALUMINUM CAP STAMPED, "PLS 9014," FLUSH WITH GRADE, AND MEASURED TO BEAR S82°07'39"E, A DISTANCE OF 689.83 FEET), A DISTANCE OF 529.69 FEET,TO A POINT ON THE AIRPORT OVERLAY ZONING LINE; THENCE LEAVING SAID SOUTH RIGHT–OF–WAY LINE, S01°00'21"E, ALONG SAID ZONING LINE, A DISTANCE OF 1204.63 FEET; TO A POINT ON THE NORTH RIGHT–OF–WAY LINE OF SPACE VILLAGE AVENUE; THENCE ALONG SAID NORTH RIGHT–OF–WAY LINE, ALONG THE ARC OF A NON–TANGENT CURVE TO THE RIGHT, WHOSE CENTER BEARS N11°40'58"E, HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE OF 7°08'45", A DISTANCE OF 351.08 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT–OF–WAY LINE, N71°12'13"W, A DISTANCE OF 218.95 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT–OF–WAY LINE, TRANSITIONING TO SAID EAST RIGHT–OF–WAY LINE, N35°54'36"W, A DISTANCE OF 81.68 FEET, TO A POINT ON SAID EAST RIGHT–OF–WAY LINE; THENCE ALONG SAID EAST RIGHT–OF–WAY LINE THE FOLLOWING FIVE (5) COURSES;

1. N00°30'20"W, A DISTANCE OF 410.06 FEET;
 2. N02°22'05"E, A DISTANCE OF 240.28 FEET;
 3. N00°31'32"W, A DISTANCE OF 97.57 FEET;
 4. N89°02'42"E, A DISTANCE OF 9.66 FEET;
 5. N06°13'39"E, A DISTANCE OF 301.91 FEET,

TO THE POINT OF BEGINNING.

PARCEL B:
 A PORTION OF THAT PARCEL DESCRIBED INSTRUMENT RECORDED OCTOBER 5, 1988 IN BOOK 5562, PAGE 362, OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, COLORADO, LOCATED WITHIN SECTIONS 9 AND 16, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL, BEING A POINT ON THE SOUTH RIGHT–OF–WAY LINE OF HIGHWAY 94, AND A POINT ON THE EAST RIGHT–OF–WAY LINE OF MARKSHEFFEL ROAD; THENCE ALONG SAID SOUTH RIGHT–OF–WAY U LINE, S82°07'139"E (BEARINGS ARE BASED ON A MODIFIED COLORADO STATE PLANE CENTRAL ZONE. BASIS OF BEARINGS IS THE SOUTH RIGHT–OF–WAY LINE OF HIGHWAY 94 WITH A RECORD BEARING OF S82°07'53"E, A DISTANCE OF 689.89 FEET, BEING MONUMENTED AT THE WEST BY A 3–1/4" ALUMINUM CAP STAMPED, "PLS 9014," 0.5 FEET BELOW GRADE AND AT THE EAST BY A 3–1/4" ALUMINUM CAP STAMPED, "PLS 9014," FLUSH WITH GRADE, AND MEASURED TO BEAR S82°07'39"E, A DISTANCE OF 689.83 FEET), A DISTANCE OF 529.69 FEET,TO A POINT ON THE AIRPORT OVERLAY ZONING LINE, AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH RIGHT–OF–WAY LINE THE FOLLOWING NINE (9) COURSES:

1. S82°07'39"E, A DISTANCE OF160.14FEET;
 2. S25°57'26"E, A DISTANCE OF 70.45 FEET;
 3. S69°31'45"E, A DISTANCE OF 853.71 FEET;
 4. S75°00'32"E, A DISTANCE OF 100.07 FEET;
 5. S83°32'50"E, A DISTANCE OF 101.04 FEET;
 6. S89°01'45"E, A DISTANCE OF 515.57 FEET;
 7. S67°14'51"E, A DISTANCE OF 343.97 FEET;
 8. S15°23'33"W, A DISTANCE OF 59.13 FEET;
 9. S75°19,43"E, A DISTANCE OF 101.94FEET, TO A POINT ON THE NORTH RIGHT–OF–WAY LINE OF SPACE VILLAGE AVENUE;

THENCE ALONG SAID NORTH RIGHT–OF–WAY LINE THE FOLLOWING EIGHT (8) COURSES:

1. S11°45'54"W, A DISTANCE OF135.13 FEET;
 2. S49°02'42"W, A DISTANCE OF142.67 FEET;
 3. S14°51'08"W, A DISTANCE OF19.96 FEET;
 4. N74°00'26"W, A DISTANCE OF 64.31 FEET;
 5. S67°57'22"W, A DISTANCE OF1079.89 FEET;
 6. ALONG THE ARC OF A NON–TANGENT CURVE TO THE RIGHT, WHOSE CENTER BEARS N02°41,04"W, HAVING A RADIUS OF 1860.00 FEET, A CENTRAL ANGLE OF 06°43'20", A DISTANCE OF 218.22 FEET;
 7. S86°01'20"W, A DISTANCE OF 288.27 FEET;
 8. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE OF 07°38'54", A DISTANCE OF 375.77 FEET, TO A POINT ON SAID AIRPORT OVERLAY ZONING LINE;

THENCE LEAVING SAID NORTH RIGHT–OF–WAY LINE, N01°00'21"W, ALONG SAID AIRPORT OVERLAY ZONING LINE, A DISTANCE OF 1204.63 FEET, TO THE POINT OF BEGINNING.

BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING at the northwest corner of Parcel A of that Quit Claim Deed, recorded August 11, 2021 under Reception No. 221152743 in the Official Public Records of El Paso County, Colorado, also being a point on the south right–of–way line of Highway 94, and a point on the east right–of–way line of Marksheffel Road; thence along the north line of said parcel, also being the south right–of–way line of Highway 94, the following nine (9) courses:

1. S82°07'39"E, a distance of 689.83 feet;
 2. S25°57'26"E, a distance of 70.45 feet;
 3. S69°31'45"E, a distance of 853.71 feet;
 4. S75°00'32"E, a distance of 100.07 feet;
 5. S83°32'50"E, a distance of 101.04 feet;
 6. S89°01'45"E, a distance of 515.57 feet;
 7. S67°14'51"E, a distance of 343.97 feet;
 8. S15°23'33"W, a distance of 59.13 feet;
 9. S75°19'43"E, a distance of 151.35 feet, to a point on the north right–of–way line of Space Village Avenue;

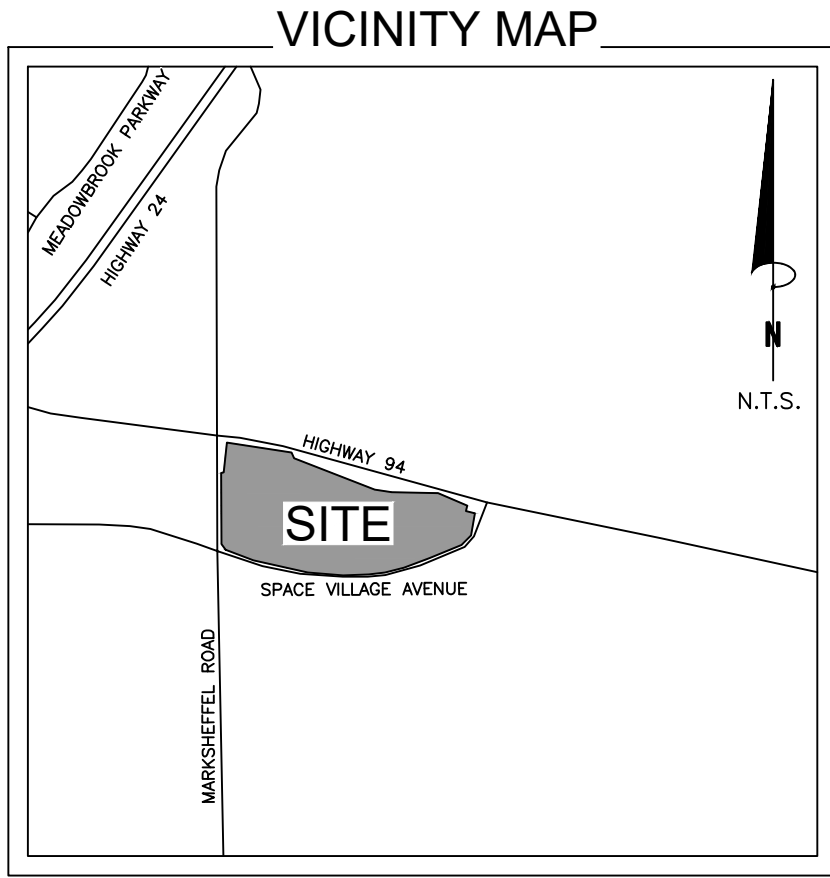
thence along said north right–of–way line, the following twelve (12) courses:

1. along a non–tangent curve to the right, whose center bears N73°37'58"W, having a radius of 981.41 feet, a central angle of 09°00'21", a distance of 154.26 feet;
 2. along a non–tangent compound curve to the right, having a radius of 364.14 feet, a central angle of 18°31'03", a distance of 117.69 feet;
 3. along a compound curve to the right, having a radius of 477.55 feet, a central angle of 24°34'14", a length of 204.79 feet;
 4. S67°44'31"W, a distance of 355.32 feet;
 5. along a curve to the right, having a radius of 1865.00 feet, a central angle of 03°31'28", a distance of 114.73 feet;
 6. along a compound curve to the right, having a radius of 1865.00 feet, a central angle of 18°42'51", a distance of 609.15 feet;
 7. along a compound curve to the right, having a radius of 1865.00 feet, a central angle of 04°25'30", a distance of 144.04 feet;
 8. N86°03'09"W, a distance of 288.35 feet;
 9. along a non–tangent curve to the right, whose center bears N03°57'31"E, having a radius of 2820.00 feet, a central angle of 06°37'12", a distance of 325.82 feet;
 10. along a compound curve to the right, having a radius of 2820.00 feet, a central angle of 08°10'48", a distance of 402.61 feet;
 11. N71°14'28"W, a distance of 211.69 feet;
 12. N35°54'36"W, a distance of 90.45 feet, to a point on the east right–of–way line of Marksheffel Road;

Thence along said east right–of–way line, the following five (5) courses:

1. N00°30'20"W, a distance of 410.06 feet;
 2. N02°22'05"E, a distance of 240.28 feet;
 3. N00°31'32"W, a distance of 97.57 feet;
 4. N89°02'42"E, a distance of 9.66 feet;
 5. N06°13'39"E, a distance of 301.91 feet;

Containing a calculated area of 56.221 acres, more or less.



DEDICATION:

The above owner has caused said tract of land to be surveyed and replatted into 181 lots, 15 tracts, public right of ways and public and private easements, as shown on the accompanying plat. This tract of land as herein platted shall be known as High Plains at Reagan Ranch in the City of Colorado Springs, El Paso County, State of Colorado.

The undersigned does hereby dedicate, grant and convey to the City of Colorado Springs those Public Easements as shown on the plat; and further restricts the use of all Public Easement 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 Public Easements shall remain exclusively vested in the City of Colorado Springs.

All public streets are hereby dedicated to the City of Colorado Springs for public use.

IN WITNESS WHEREOF:

The aforementioned, Reagan Ranch Development LLC, has executed this instrument this _____ day of _____, 2021, _____ as _____.

By _____

NOTARIAL:

STATE OF _____ }
 COUNTY OF _____ } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 2021, by _____, as _____ of Reagan Ranch Development LLC.

Witness my hand and seal _____

Address _____

My Commission expires _____

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.

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of High Plains at Reagan Ranch.

_____ Date _____
 City Engineer Manager of City Planning

_____ Date _____
 City Clerk

NOTES:

1. Basis of bearings is the south right–of–way line of Highway 94, being monumented at the intersection of Highway 94 and Marksheffel Road by a 3–1/4" aluminum cap stamped, "PLS 9014," 0.5 feet below grade, and at the east by a 3–1/4" aluminum cap stamped, "PLS 9014," flush with grade, and measured to bear S82°07'39"E, a distance of 689.83 feet.
 2. This property is located within Zone X (area of minimal flood hazard), as established by FEMA per FIRM panel 08041C0758G, effective date December 7, 2018.
 3. This subdivision is subject to Covenants, Conditions and Restrictions as recorded under Reception Number _____.
 4. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
 5. Field work for this survey was completed on August 16, 2021.
 6. The lineal units used in this drawing are U.S. Survey Feet.
 7. This subdivision is subject to Terms, Conditions, Provisions, Burdens, Obligations and Easements as set forth and granted in Right of Way Agreement to Colorado Interstate Gas Company in instrument recorded October 16, 1963 in Book 1981 at Page 09.
 8. This subdivision is subject to Right of Way Easement as granted to Wyco Pipeline Company for pipeline purposes in instrument recorded April 13, 1966, in Book 2127 at Page 180. Said easement was assigned to Kaneb Pipe Line Operating Partnership L.P. by the instrument recorded February 27, 1995 in Book 6608 at Page 1373, and further assigned to Rocky Mountain Pipeline System LLC by instrument recorded October 12, 2005 under Reception No. 205161563 and further assigned to PPRPL, LLC by instrument recorded December 2, 2013 under Reception No. 213144183.
 9. This subdivision is subject to Terms, Conditions, Provisions, Burdens, Obligations and Easements as set forth and granted in Rule and Order recorded July 17, 2012 under Reception No. 212081003, and Amended Rule and Order recorded December 03, 2012 under Reception No. 212143519.
 10. This subdivision is subject to Terms, Conditions, Representations, Warranties and Covenants as set forth and granted in Amendment to Right of Way Contract in instrument recorded September 26, 2016 in Reception No. 216110185.

EASEMENTS:

All easements are as shown, with the sole responsibility for maintenance is hereby vested with the lot owners.

The avigation easement dedicated herein for public avigation purposes, shall be considered a public easement subject to those terms and conditions as specified on 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.

GEOLOGIC HAZARD DISCLOSURE STATEMENT:

This property is subject to the findings summary and conclusions of a Geologic Hazard Report prepared by _____ dated _____. A copy of said report has been placed within file of the City of Colorado Springs City Planning Office. Contact City Planning, 30 South Nevada Avenue, Suite 301, Colorado Springs, CO, if you would like to review said report.

SURVEYOR’S CERTIFICATION:

The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the normal standard of practice by surveyors in the State of Colorado and accurately shows the described tract of land thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

This statement is neither a warranty nor guarantee, either expressed or implied.

Stewart L. Mapes, Jr.,
 Colorado Professional Land Surveyor No. 38245
 For and on behalf of Clark Land Surveying, Inc.

FEES:

Drainage Fee: _____ School Fee: _____
 Bridge Fee: _____ Park Fee: _____

RECORDING:

STATE OF COLORADO }
 COUNTY OF PUEBLO } SS

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____M.,

this _____ day of _____, _____, A.D., and is duly recorded under

Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: _____ CHUCK BROERMAN, RECORDER

FEE: _____ BY: _____ Deputy

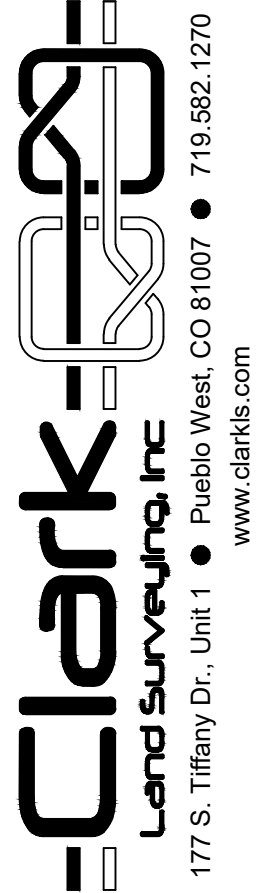
HIGH PLAINS AT REAGAN RANCH

A PORTION OF SECTIONS 9 AND 16,
 TOWNSHIP 14 SOUTH, RANGE 65 WEST, SIXTH P.M.
 CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

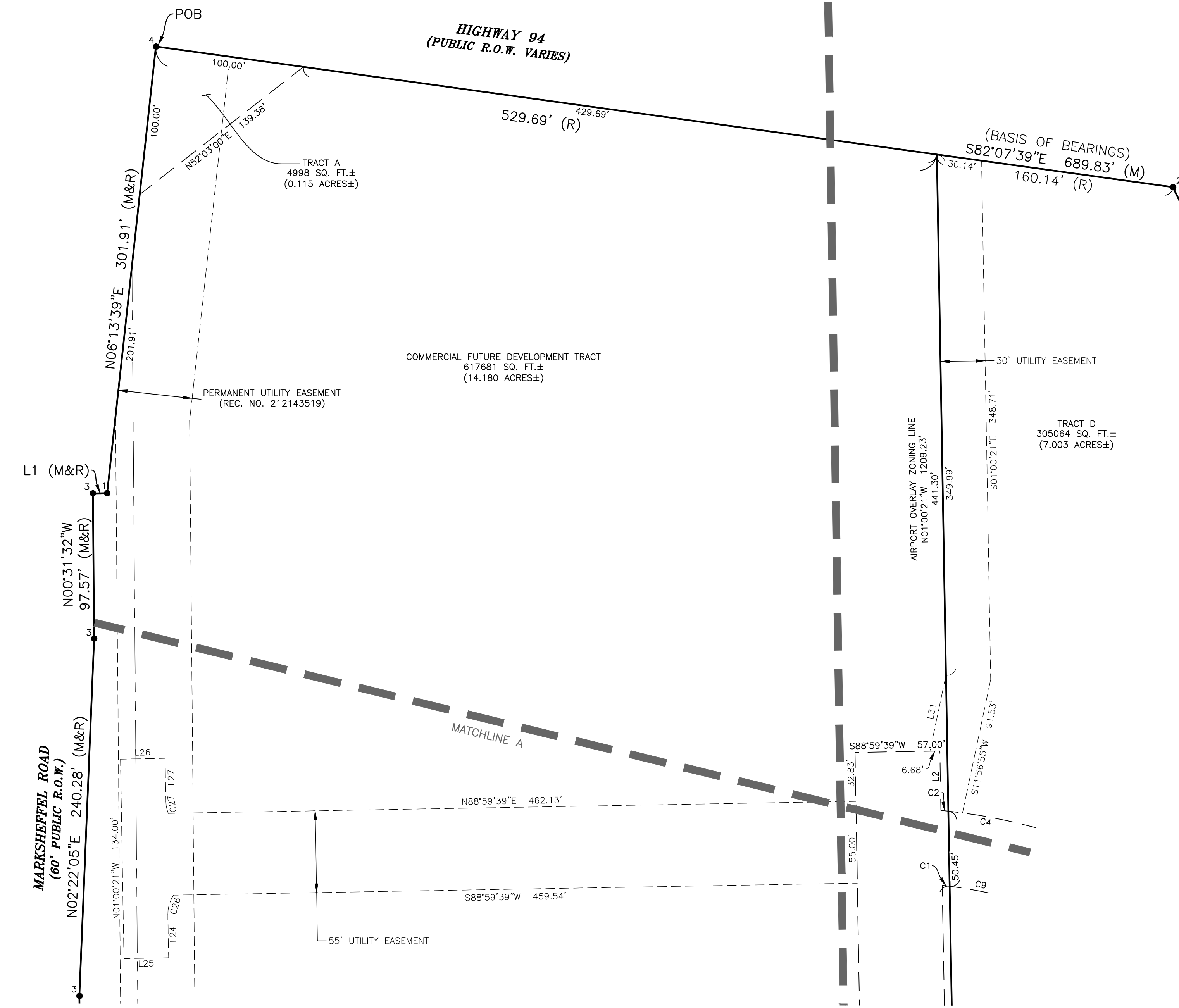
Project No. 211272 Drawn By: CJW Date: 9/15/2021 Checked By: SLW Sheet 1 of 6

No.	Description	By	Date

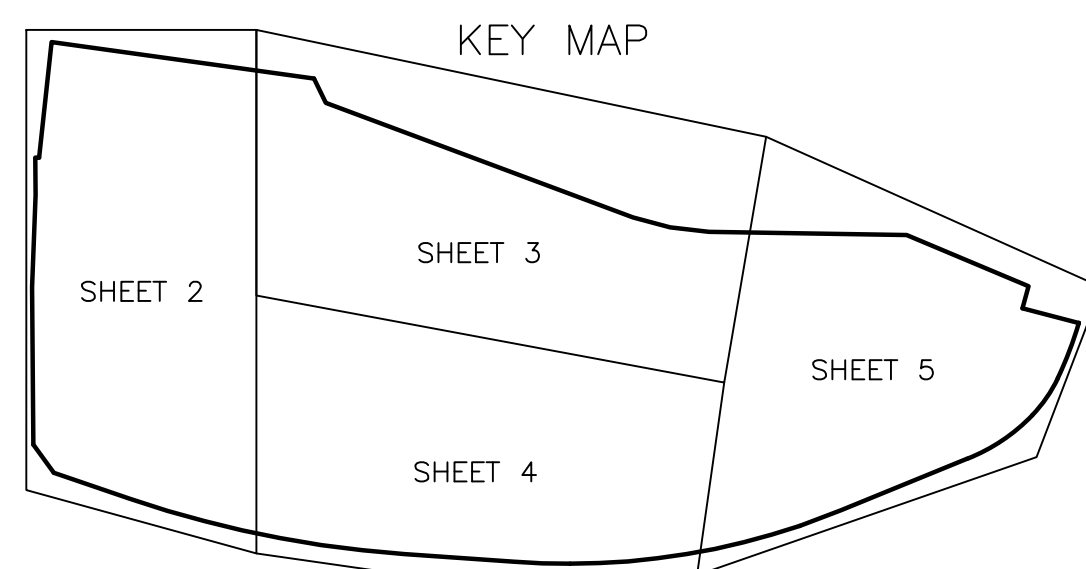
Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be brought later than the date of the certification shown hereon.



N OF THE NORTH 1/2 OF SECTION 16 AND A PORTION OF THE SOUTH 1/2 OF SECTION 9,
TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO



L1	BEARING	DISTANCE	L2	BEARING	DISTANCE
L1	N89°02'42"E	9.66'	L21	N18°10'01"W	39.51'
L2	N01°00'21"W	39.96'	L22	N14°31'54"E	12.03'
L3	N01°00'21"W	57.62'	L23	N50°52'22"W	17.23'
L4	N06°21'21"E	23.41'	L24	S01°00'21"E	29.00'
L5	S13°59'39"W	15.50'	L25	S88°59'39"W	30.00'
L6	S13°59'39"W	10.92'	L26	N88°59'39"E	30.00'
L7	S76°00'21"E	45.87'	L27	S01°00'21"E	29.00'
L8	S06°23'46"E	40.34'	L28	S26°36'29"E	19.97'
L9	S76°00'21"E	96.19'	L29	S67°48'31"W	4.20'
L10	S76°00'21"E	100.15'	L30	N25°39'39"E	23.93'
L11	N40°36'25"E	27.92'	L31	S11°56'55"W	52.09'
L12	N01°00'21"W	54.48'	L32	S01°00'30"E	7.53'
L13	S02°04'58"W	13.80'	L33	S88°41'11"W	20.00'
L14	N02°04'58"E	14.51'	L34	N01°00'30"W	45.28'
L15	S76°00'21"E	35.87'	L35	S22°45'09"W	2.18'
L16	S76°00'21"E	35.87'	L36	N01°34'25"W	35.08'
L17	N08°05'10"E	50.00'	L37	N15°40'08"W	38.70'
L18	N20°04'12"E	42.64'	L38	S74°19'52"W	20.00'
L19	N41°42'40"W	17.51'	L39	S15°40'08"E	40.46'
L20	N71°49'59"E	10.00'	L40	S82°04'01"E	10.51'
			L41	S01°34'25"E	52.75'

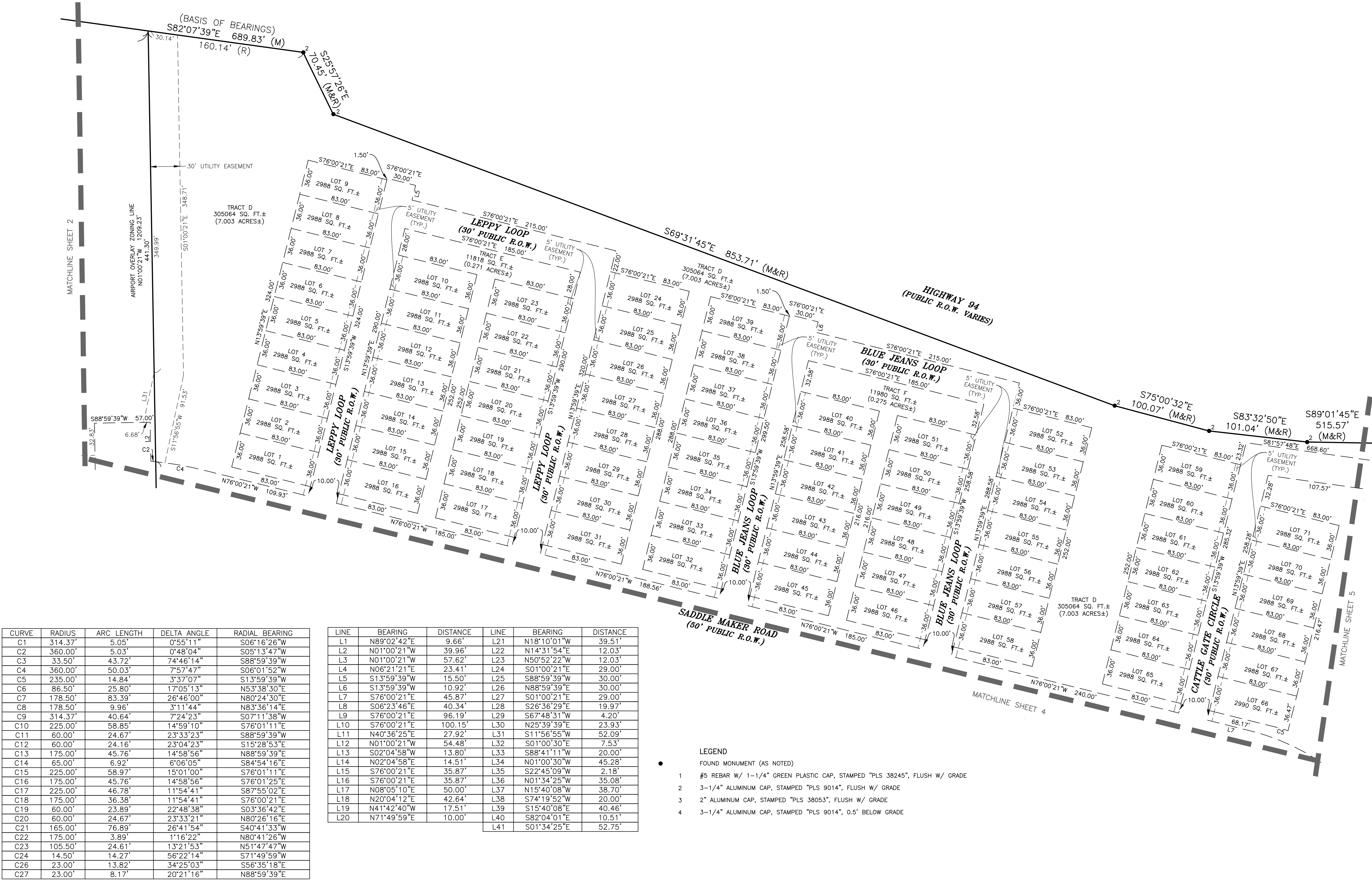
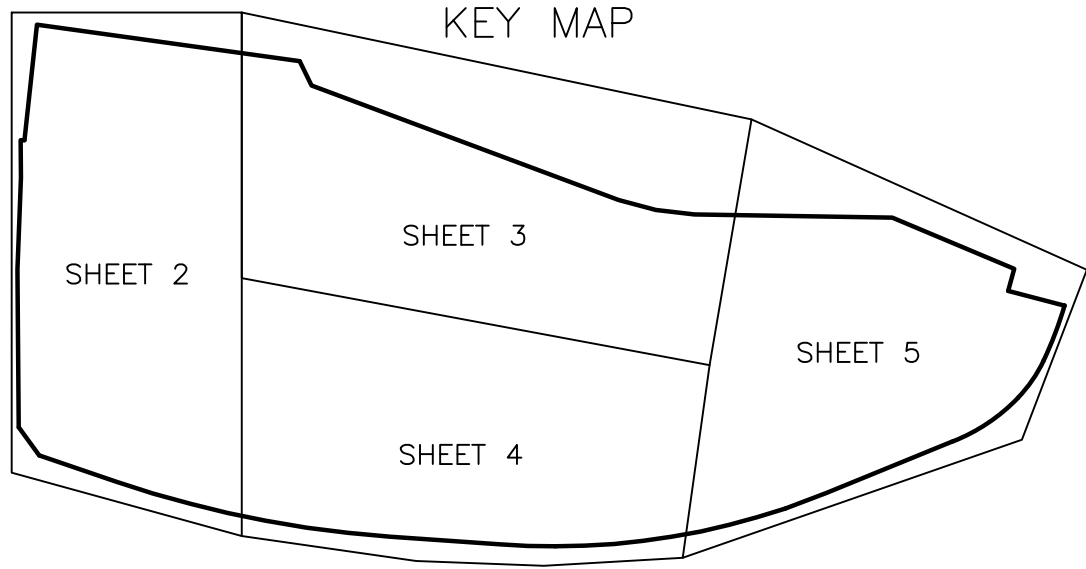


Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Project No.	211272	Drawn By: CJW	Date: 9/15/2021
		Checked By: SLM	Sheet 2 of 6

HIGH PLAINS AT REAGAN RANCH

ALL BEING A PORTION OF THE NORTH 1/2 OF SECTION 16 AND A PORTION OF THE SOUTH 1/2 OF SECTION 9,
TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO



HIGH PLAINS AT REAGAN RANCH

A PORTION OF SECTIONS 9 AND 16,
TOWNSHIP 14 SOUTH, RANGE 65 WEST, SIXTH P.M.
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

Project No. 211272

Drawn By: CJW

Date: 9/15/2021

Checked By: SLM

Sheet 3 of 6

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 one year from the date of the certification shown herein.

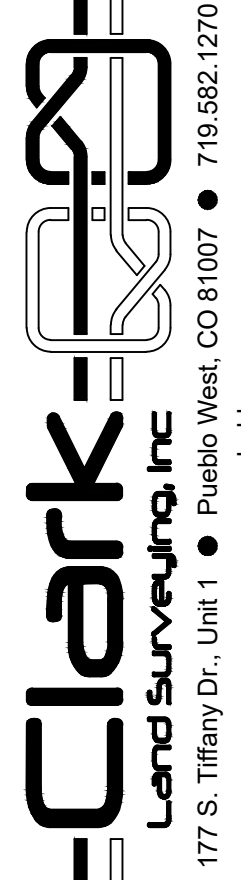
Revisions

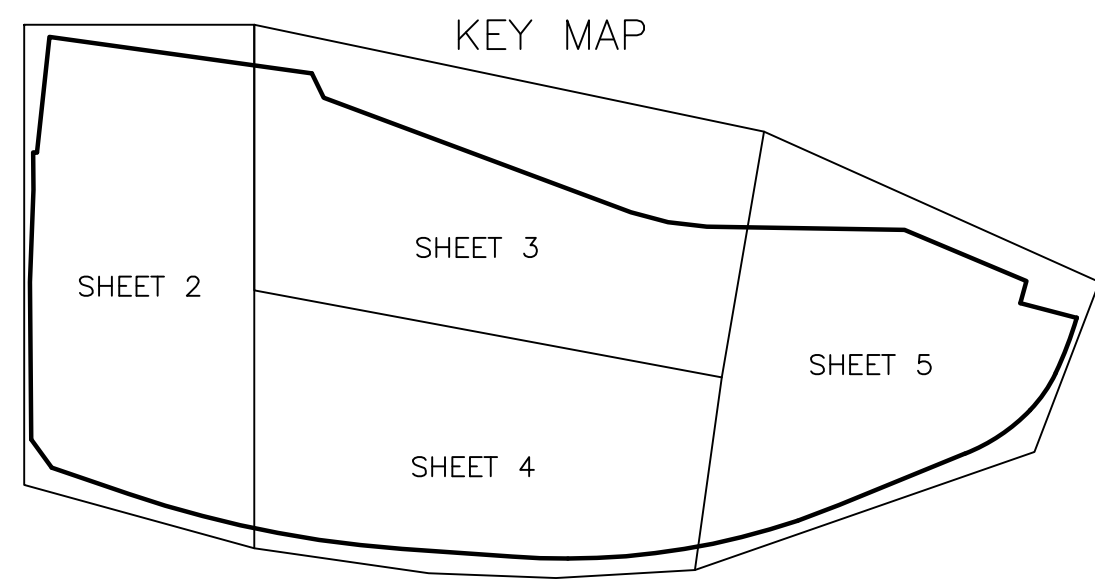
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Description

By

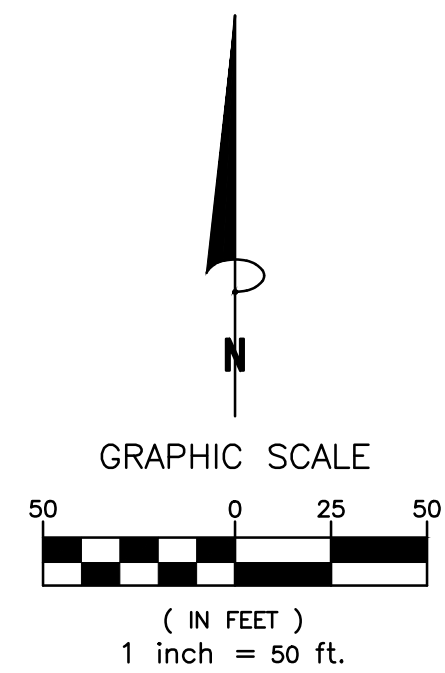
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HIGH PLAINS AT REAGAN RANCH

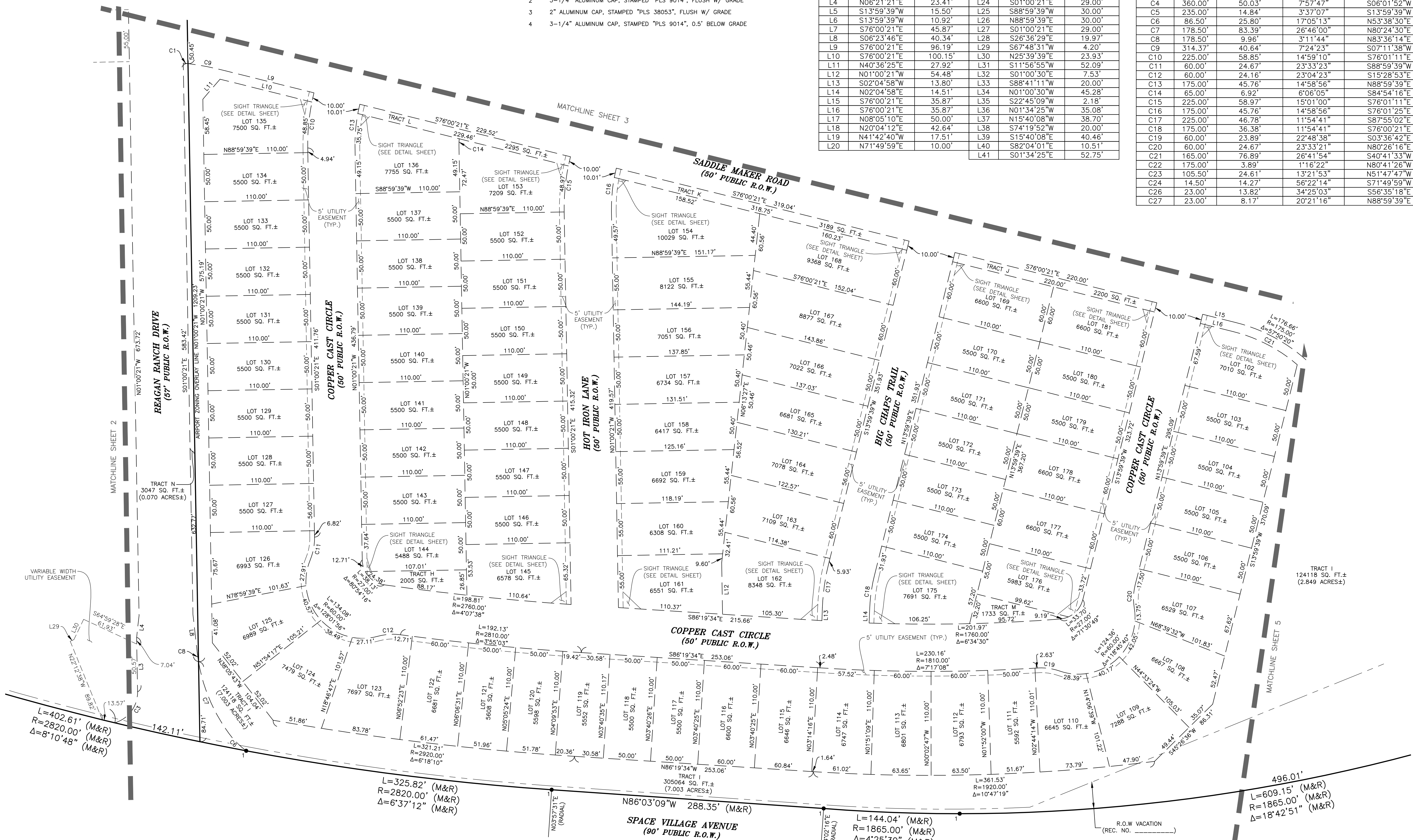
ALL BEING A PORTION OF THE NORTH 1/2 OF SECTION 16 AND A PORTION OF THE SOUTH 1/2 OF SECTION 9,
TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO



- LEGEND
- FOUND MONUMENT (AS NOTED)
 - #5 REBAR W/ 1-1/4" GREEN PLASTIC CAP, STAMPED "PLS 38245", FLUSH W/ GRADE
 - 3-1/4" ALUMINUM CAP, STAMPED "PLS 9014", FLUSH W/ GRADE
 - 2" ALUMINUM CAP, STAMPED "PLS 38053", FLUSH W/ GRADE
 - 3-1/4" ALUMINUM CAP, STAMPED "PLS 9014", 0.5" BELOW GRADE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°02'42"E	9.66'	L21	N18°10'01"W	39.51'
L2	N01°00'21"W	39.96'	L22	N14°31'54"E	12.03'
L3	N01°00'21"W	57.62'	L23	N50°52'22"W	12.03'
L4	N06°21'21"E	23.41'	L24	S01°00'21"E	29.00'
L5	S13°59'39"W	15.50'	L25	S88°59'39"E	30.00'
L6	S13°59'39"W	10.92'	L26	N88°59'39"E	30.00'
L7	S76°00'21"E	45.87'	L27	S01°00'21"E	29.00'
L8	S06°23'46"E	40.34'	L28	S26°36'29"E	19.97'
L9	S76°00'21"E	96.19'	L29	S67°48'31"W	4.20'
L10	S76°00'21"E	100.15'	L30	N25°39'39"E	23.93'
L11	N40°36'25"E	27.92'	L31	S11°56'55"W	52.09'
L12	N01°00'21"W	54.48'	L32	S01°00'30"E	7.53'
L13	S02°04'58"W	13.80'	L33	S88°41'11"W	20.00'
L14	N02°04'58"E	14.51'	L34	N01°00'30"W	45.28'
L15	S76°00'21"E	35.87'	L35	S22°45'09"W	2.18'
L16	S76°00'21"E	35.87'	L36	N01°34'25"W	35.08'
L17	N08°05'10"E	50.00'	L37	N15°40'08"W	38.70'
L18	N20°04'12"E	42.64'	L38	S74°19'52"W	20.00'
L19	N41°42'40"W	17.51'	L39	S15°40'08"E	40.46'
L20	N71°49'59"E	10.00'	L40	S82°04'01"E	10.51'
			L41	S01°34'25"E	52.75'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	314.37'	5.05'	0°55'11"	S06°16'26"W
C2	360.00'	5.03'	0°48'04"	S05°13'47"W
C3	33.50'	43.72'	74°46'14"	S88°59'39"W
C4	360.00'	50.03'	7°57'47"	S06°01'52"W
C5	235.00'	14.84'	3°37'07"	S13°59'39"W
C6	86.50'	25.80'	17°05'13"	N53°38'30"E
C7	178.50'	83.39'	26°46'00"	N80°24'30"E
C8	178.50'	9.96'	3°11'44"	N83°36'14"E
C9	314.37'	40.64'	7°24'23"	S07°11'38"W
C10	225.00'	58.85'	14°59'10"	S76°01'11"E
C11	60.00'	24.67'	23°33'23"	S88°59'39"W
C12	60.00'	24.16'	23°04'23"	S15°28'53"E
C13	175.00'	45.76'	14°58'56"	N88°59'39"E
C14	65.00'	6.92'	6°06'05"	S84°54'16"E
C15	225.00'	58.97'	15°01'00"	S76°01'11"E
C16	175.00'	45.76'	14°58'56"	S76°01'25"E
C17	225.00'	46.78'	11°54'41"	S87°55'02"E
C18	175.00'	36.38'	11°54'41"	S76°00'21"E
C19	60.00'	23.89'	22°48'38"	S03°36'42"E
C20	60.00'	24.67'	23°33'21"	N80°26'16"E
C21	165.00'	76.89'	26°41'54"	S40°41'33"W
C22	175.00'	3.89'	1°16'22"	N80°41'26"W
C23	105.50'	24.61'	13°21'53"	N51°47'47"W
C24	14.50'	14.27'	56°22'14"	S71°49'59"W
C25	23.00'	13.82'	34°25'03"	S56°35'18"E
C26	23.00'	8.17'	20°21'16"	N88°59'39"E
C27	23.00'	8.17'	20°21'16"	N88°59'39"E



Clark
Land Surveying, Inc.
177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270
www.clarks.com

No.	Description	By	Date

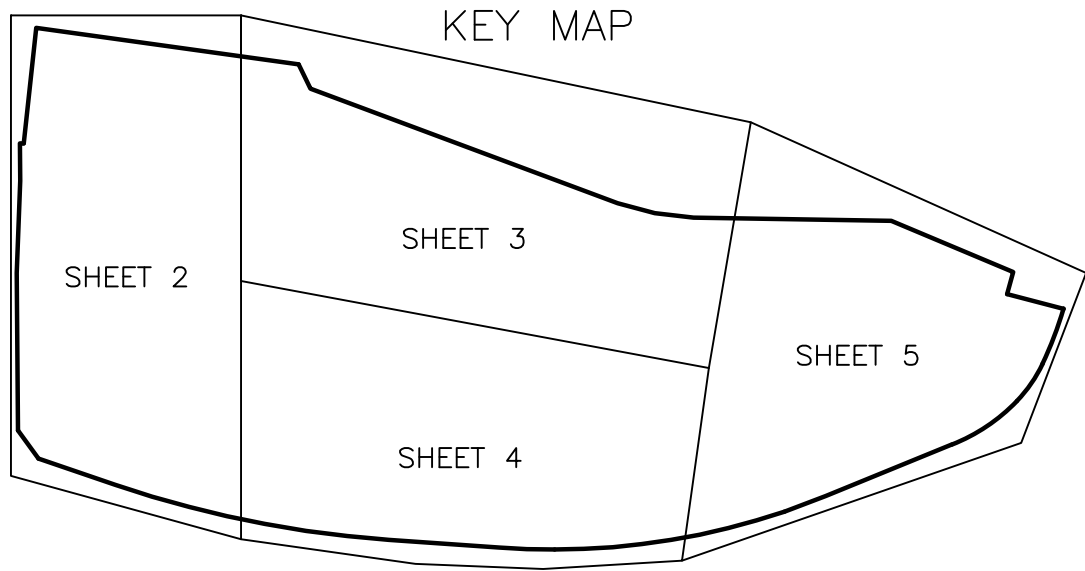
Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than two years from the date of the certification shown herein.

HIGH PLAINS AT REAGAN RANCH
A PORTION OF SECTIONS 9 AND 16,
TOWNSHIP 14 SOUTH, RANGE 65 WEST, SIXTH P.M.
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

Project No. **211272**
Drawn By: CJW
Checked By: SLM
Date: 9/15/2021
Sheet 4 of 6

HIGH PLAINS AT REAGAN RANCH

ALL BEING A PORTION OF THE NORTH 1/2 OF SECTION 16 AND A PORTION OF THE SOUTH 1/2 OF SECTION 9,
TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO



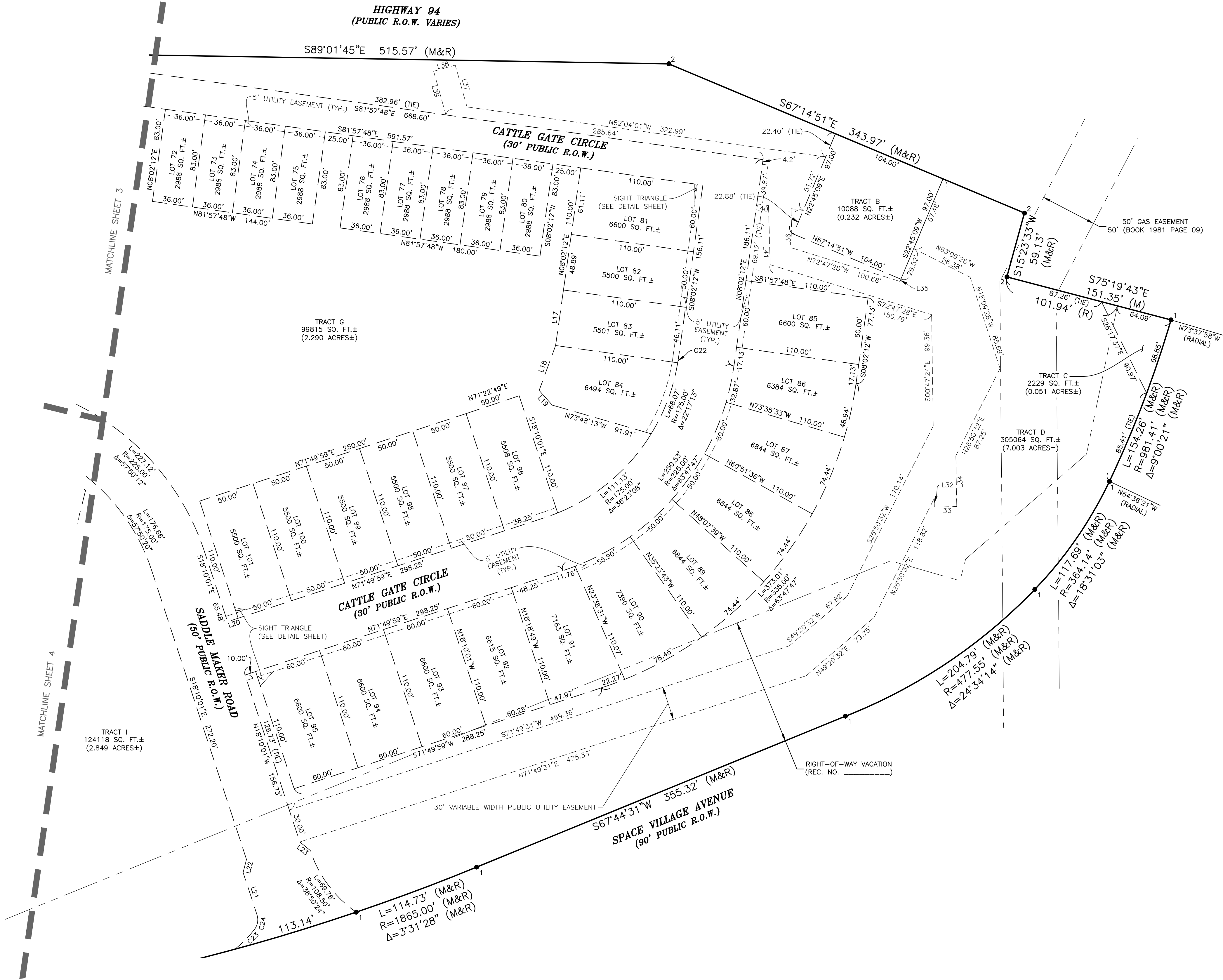
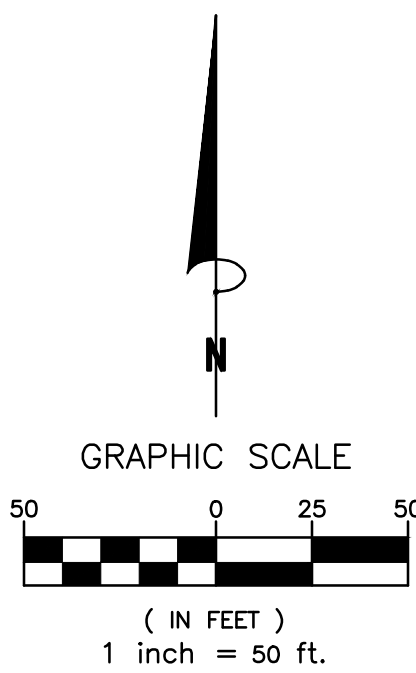
LEGEND

FOUND MONUMENT (AS NOTED)

- #5 REBAR W/ 1-1/4" GREEN PLASTIC CAP, STAMPED "PLS 38245", FLUSH W/ GRADE
- 3-1/4" ALUMINUM CAP, STAMPED "PLS 9014", FLUSH W/ GRADE
- 2" ALUMINUM CAP, STAMPED "PLS 38053", FLUSH W/ GRADE
- 3-1/4" ALUMINUM CAP, STAMPED "PLS 9014", 0.5' BELOW GRADE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	314.37'	5.05'	0°55'11"	S06°16'26"W
C2	360.00'	5.03'	0°48'04"	S05°13'47"W
C3	33.50'	43.72'	74°46'14"	S88°59'39"W
C4	360.00'	50.03'	7°57'47"	S06°01'52"W
C5	235.00'	14.84'	3°37'07"	S13°59'39"W
C6	86.50'	25.80'	17°05'13"	N53°38'30"E
C7	178.50'	83.39'	26°46'00"	N80°24'30"E
C8	178.50'	9.96'	3°11'44"	N83°36'14"E
C9	314.37'	40.64'	7°24'23"	S07°11'38"W
C10	225.00'	58.85'	14°59'10"	S76°01'11"E
C11	60.00'	24.67'	23°33'23"	S88°59'39"W
C12	60.00'	24.16'	23°04'23"	S15°28'53"E
C13	175.00'	45.76'	14°58'56"	N88°59'39"E
C14	65.00'	6.92'	6°06'05"	S84°54'16"E
C15	225.00'	58.97'	15°01'00"	S76°01'11"E
C16	175.00'	45.76'	14°58'56"	S76°01'25"E
C17	225.00'	46.78'	11°54'41"	S87°55'02"E
C18	175.00'	36.38'	11°54'41"	S76°00'21"E
C19	60.00'	23.89'	22°48'38"	S03°36'42"E
C20	60.00'	24.67'	23°33'21"	N80°26'16"E
C21	165.00'	76.89'	26°41'54"	S40°41'33"W
C22	175.00'	3.89'	1°16'22"	N80°41'26"W
C23	105.50'	24.61'	13°21'53"	N51°47'47"W
C24	14.50'	14.27'	56°22'14"	S71°49'59"W
C25	23.00'	13.82'	34°25'03"	S56°35'18"E
C26	23.00'	8.17'	20°21'16"	N88°59'39"E

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°02'42"E	9.66'	L21	N18°10'01"W	39.51'
L2	N01°00'21"W	39.96'	L22	N14°31'54"E	12.03'
L3	N01°00'21"W	57.62'	L23	N50°52'22"W	12.03'
L4	N06°21'21"E	23.41'	L24	S01°00'21"E	29.00'
L5	S13°59'39"W	15.50'	L25	S88°59'39"W	30.00'
L6	S13°59'39"W	10.92'	L26	N88°59'39"E	30.00'
L7	S76°00'21"E	45.87'	L27	S01°00'21"E	29.00'
L8	S06°23'46"E	40.34'	L28	S26°36'29"E	19.97'
L9	S76°00'21"E	96.19'	L29	S67°48'31"W	4.20'
L10	S76°00'21"E	100.15'	L30	N25°39'39"E	23.93'
L11	N40°36'25"E	27.92'	L31	S11°56'55"W	52.09'
L12	N01°00'21"W	54.48'	L32	S01°00'30"E	7.53'
L13	S02°04'58"W	13.80'	L33	S88°41'11"W	20.00'
L14	N02°04'58"E	14.51'	L34	N01°00'30"W	45.28'
L15	S76°00'21"E	35.87'	L35	S22°45'09"W	2.18'
L16	S76°00'21"E	35.87'	L36	N01°34'25"W	35.08'
L17	N08°05'10"E	50.00'	L37	N15°40'08"W	38.70'
L18	N20°04'12"E	42.64'	L38	S74°19'52"W	20.00'
L19	N41°42'40"W	17.51'	L39	S15°40'08"E	40.46'
L20	N71°49'59"E	10.00'	L40	S82°04'01"E	10.51'
			L41	S01°34'25"E	52.75'



HIGH PLAINS AT REAGAN RANCH

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TOWNSHIP 14 SOUTH, RANGE 65 WEST, SIXTH P.M.
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

Project No. 211272

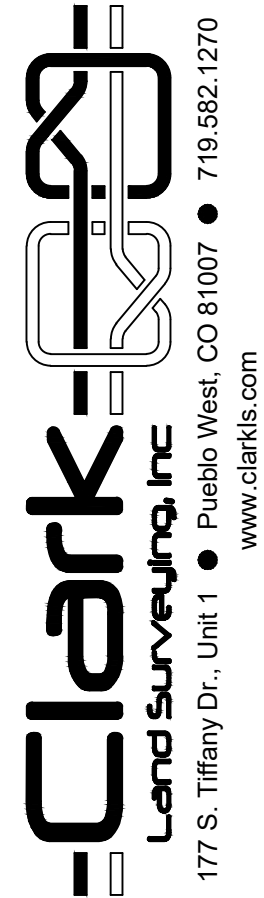
Drawn By: CJW

Date: 9/15/2021

Sheet 5 of 6

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 later than the date of the certification shown herein.

No.	Description	By	Date



HIGH PLAINS AT REAGAN RANCH

ALL BEING A PORTION OF THE NORTH 1/2 OF SECTION 16 AND A PORTION OF THE SOUTH 1/2 OF SECTION 9,
TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

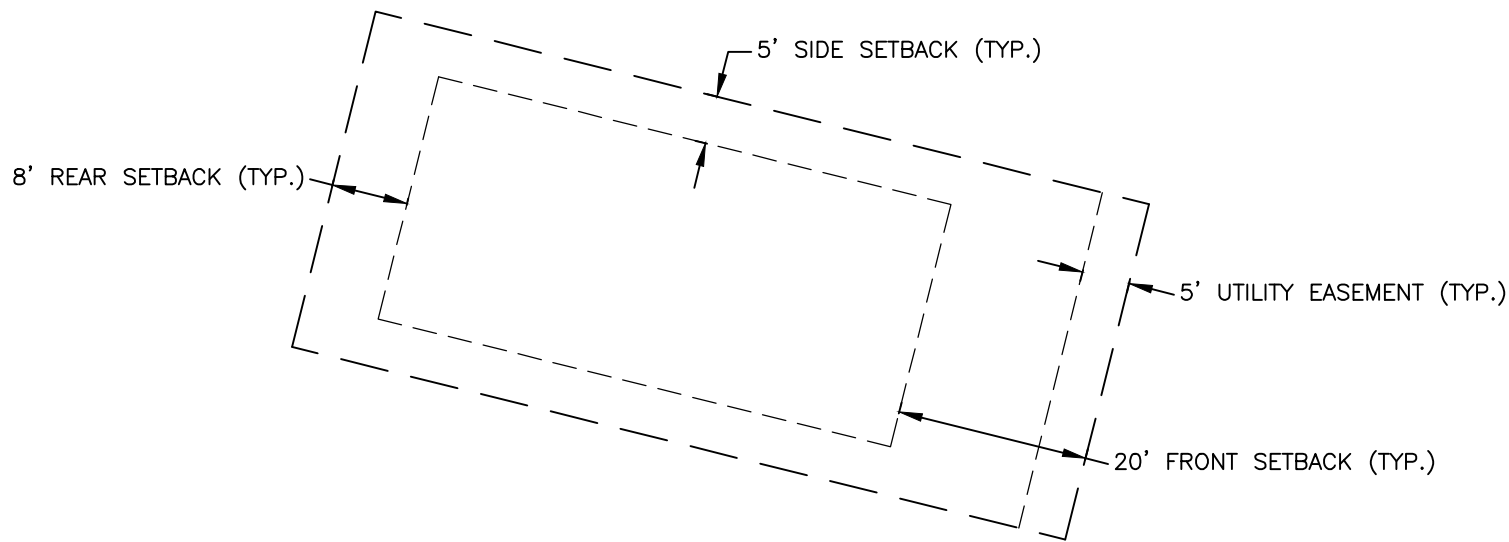
DETAIL SHEET

SIGHT TRIANGLE DETAIL 2

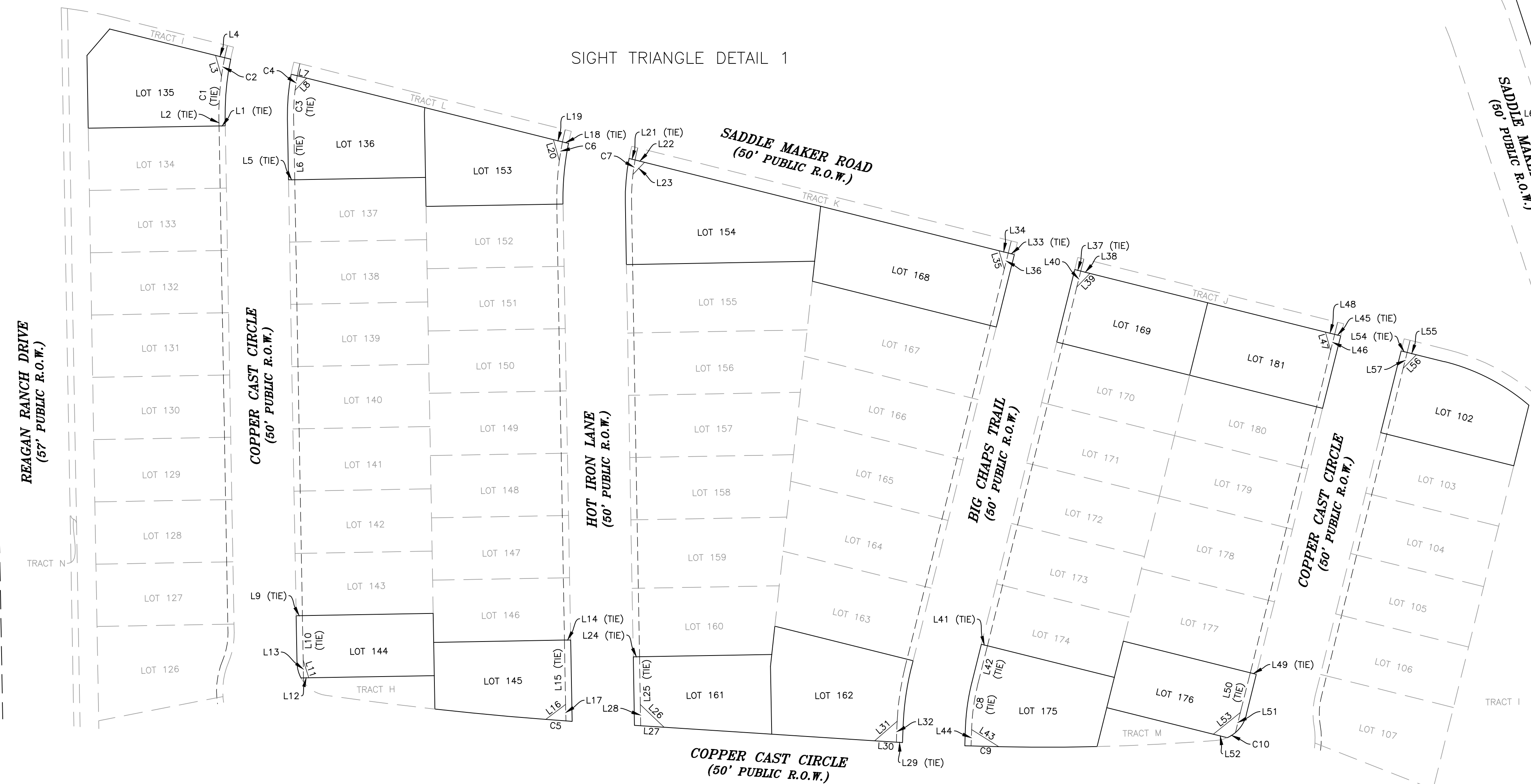


(IN FEET)
1 inch = 20 ft.

SETBACK & UTILITY EASEMENT DETAIL

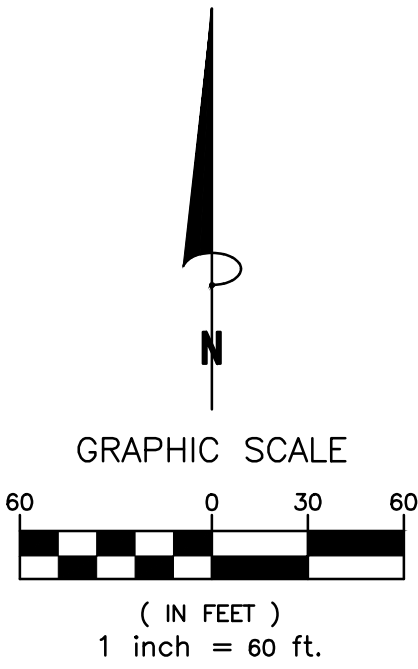


SIGHT TRIANGLE DETAIL 1



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S88°59'39"W	5.00'	L36	N13°59'39"E	13.21'
L2	N01°00'21"W	4.94'	L37	S76°00'21"E	5.00'
L3	N16°00'21"W	17.40'	L38	S76°00'21"E	7.63'
L4	S76°00'21"E	7.54'	L39	S43°59'39"W	15.26'
L5	N88°59'39"E	5.00'	L40	N13°59'39"E	13.21'
L6	N01°00'21"W	49.15'	L41	S76°00'21"E	5.00'
L7	S76°00'21"E	7.78'	L42	S13°59'39"W	31.93'
L8	S43°59'39"W	13.38'	L43	S57°49'34"E	25.76'
L9	N88°59'39"E	5.00'	L44	N02°04'58"E	13.12'
L10	S01°00'21"E	35.94'	L45	S76°00'21"E	5.00'
L11	S18°05'27"E	14.71'	L46	S13°59'39"W	13.21'
L12	S88°59'39"W	4.32'	L47	N16°00'21"W	15.26'
L13	N01°00'21"W	14.06'	L48	S76°00'21"E	7.63'
L14	S88°59'39"W	5.00'	L49	S76°00'21"E	5.00'
L15	S01°00'21"E	51.64'	L50	N13°59'39"E	32.90'
L16	S52°59'19"W	20.00'	L51	N13°59'39"E	16.48'
L17	N01°00'21"W	13.24'	L52	S76°00'21"E	11.51'
L18	N76°00'21"W	5.00'	L53	N51°23'06"E	27.82'
L19	N76°00'21"W	7.54'	L54	S76°00'21"E	5.00'
L20	S16°00'21"E	17.40'	L55	S76°00'21"E	7.63'
L21	S76°00'21"E	5.01'	L56	N43°59'39"E	15.26'
L22	S76°00'21"E	7.78'	L57	N13°59'39"E	13.21'
L23	S43°59'39"W	13.38'	L58	N81°57'48"W	5.00'
L24	N88°59'39"E	5.00'	L59	S08°02'12"W	20.73'
L25	S01°00'21"E	38.32'	L60	N00°41'57"E	20.90'
L26	S46°11'41"E	26.42'	L61	S81°57'48"E	2.67'
L27	N86°19'34"W	18.81'	L62	S18°10'01"E	5.00'
L28	N01°00'21"W	17.09'	L63	N71°49'59"E	14.82'
L29	N86°19'34"W	5.00'	L64	S41°49'59"W	17.12'
L30	N86°19'34"W	17.52'	L65	N18°10'01"W	8.56'
L31	N49°05'55"E	23.97'	L66	N18°10'01"W	5.00'
L32	S02°09'25"W	16.83'	L67	N18°10'01"W	5.09'
L33	N76°00'21"W	5.00'	L68	S78°10'01"E	10.19'
L34	N76°00'21"W	7.63'	L69	S71°49'59"W	8.82'
L35	S16°00'21"E	15.26'			

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	230.00'	35.04'	8°43'46"	S82°16'35"E
C2	230.00'	15.11'	3°45'54"	S78°30'41"E
C3	170.00'	22.80'	7°41'05"	N88°59'39"E
C4	170.00'	11.64'	3°55'28"	S83°19'16"E
C5	2760.00'	16.24'	0°20'14"	N04°04'00"E
C6	230.00'	15.11'	3°45'54"	S78°30'41"E
C7	170.00'	11.64'	3°55'28"	S79°23'48"E
C8	170.46'	36.72'	12°20'34"	S76°00'50"E
C9	1760.00'	22.29'	0°43'33"	N01°55'12"E
C10	27.00'	7.81'	16°34'36"	N23°59'53"W



(IN FEET)
1 inch = 60 ft.

HIGH PLAINS AT REAGAN RANCH

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A PORTION OF SECTIONS 9 AND 16,
TOWNSHIP 14 SOUTH, RANGE 65 WEST, SIXTH P.M.
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

Project No. 211272

Drawn By: CJW

Date: 9/15/2021

Checked By: SLM

Sheet 6 of 6

No.	Description	By	Date