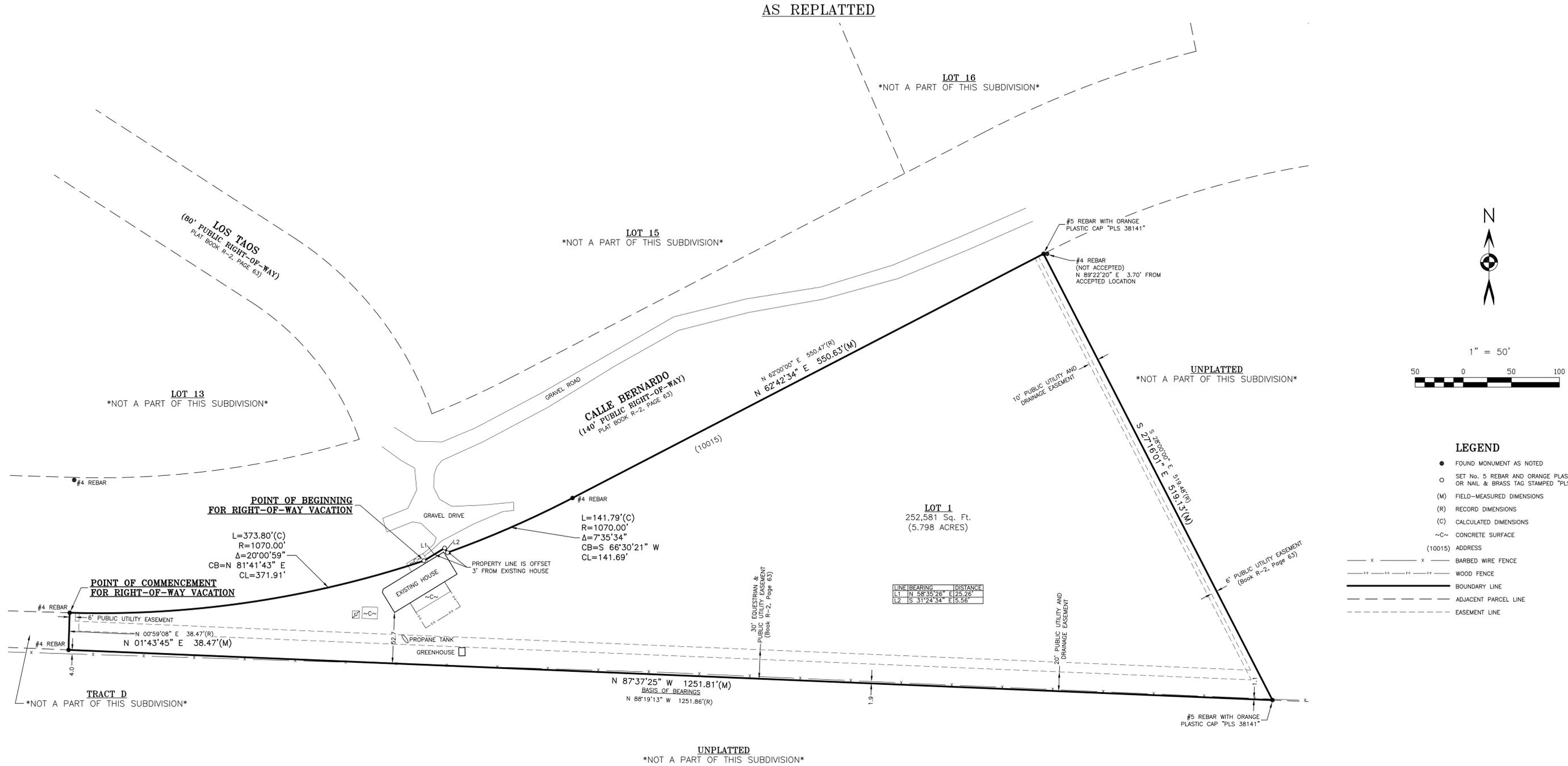






FINAL PLAT  
**VILLA CASITAS FILING No. 4**  
 A REPLAT OF LOT 14 AND A PORTION OF CALLE BERNARDO RIGHT-OF-WAY, VILLA CASITAS FILING No. 1,  
 LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
 COUNTY OF EL PASO, STATE OF COLORADO



AS REPLATTED

LOT 16  
 \*NOT A PART OF THIS SUBDIVISION\*

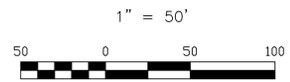
LOT 15  
 \*NOT A PART OF THIS SUBDIVISION\*

LOT 13  
 \*NOT A PART OF THIS SUBDIVISION\*

UNPLATTED  
 \*NOT A PART OF THIS SUBDIVISION\*

UNPLATTED  
 \*NOT A PART OF THIS SUBDIVISION\*

LOT 1  
 252,581 Sq. Ft.  
 (5.798 ACRES)



**LEGEND**

- FOUND MONUMENT AS NOTED
- SET No. 5 REBAR AND ORANGE PLASTIC CAP OR NAIL & BRASS TAG STAMPED "PLS 38141"
- (M) FIELD-MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- (C) CALCULATED DIMENSIONS
- ~C~ CONCRETE SURFACE
- (10015) ADDRESS
- x --- BARBED WIRE FENCE
- |--- WOOD FENCE
- BOUNDARY LINE
- ADJACENT PARCEL LINE
- - - - - EASEMENT LINE

LINE	BEARING	DISTANCE
L1	N 58°35'26" E	25.26'
L2	S 31°24'34" E	5.56'

POINT OF BEGINNING FOR RIGHT-OF-WAY VACATION

L=373.80'(C)  
 R=1070.00'  
 $\Delta=20^{\circ}00'59''$   
 CB=N 81°41'43" E  
 CL=371.91'

POINT OF COMMENCEMENT FOR RIGHT-OF-WAY VACATION

N 00°59'08" E 38.47'(R)  
 N 01°43'45" E 38.47'(M)

#4 REBAR  
 L=141.79'(C)  
 R=1070.00'  
 $\Delta=7^{\circ}35'34''$   
 CB=S 66°30'21" W  
 CL=141.69'

N 87°37'25" W 1251.81'(M)  
 BASIS OF BEARINGS  
 N 88°19'13" W 1251.86'(R)

#5 REBAR WITH ORANGE PLASTIC CAP "PLS 38141"

PCD FILE No. VR-21-014

DATE: 12/22/2022		REVISIONS	
No.	Remarks	Date	By
1	ADDRESS COUNTY COMMENTS	3/22/23	KPB

**BARRON LAND**  
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 PROJECT No.: 20-041 SHEET 3 OF 3