



GENERAL APPLICATION FORM

Edited 2/13/17

Project Name: Existing Zone: Acreage:

Site Address:

Direction from Nearest Street Intersection:

Tax Schedule Number(s):

TYPE OF PLAN(S) - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification

<input type="checkbox"/> 2020 Land Use Map Amendment	<input type="checkbox"/> PUD Concept Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM
<input type="checkbox"/> Administrative Relief	<input type="checkbox"/> PUD Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM
<input type="checkbox"/> Amendment to Plat Restriction	<input type="checkbox"/> PUD Zone Change
<input type="checkbox"/> Annexation	<input type="checkbox"/> Street Name Change
<input type="checkbox"/> Building Permit to Unplatted Land	<input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> Prelim <input type="radio"/> Prelim & Final <input checked="" type="radio"/> Final
<input type="checkbox"/> Building Permit Prior to Platting	<input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process
<input type="checkbox"/> CMRS No. <input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3	<input type="checkbox"/> Use Variance <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM
<input type="checkbox"/> Concept Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM	<input type="checkbox"/> Vacation of Plat
<input type="checkbox"/> Conditional Use <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM	<input type="checkbox"/> Vacation of Public Right-of-Way
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Waiver of Replat
<input type="checkbox"/> Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM	<input type="checkbox"/> Zone Change; Proposed Zone: _____
<input type="checkbox"/> Historic Preservation <input type="radio"/> Re-roof <input type="radio"/> Hearing Request	<input type="checkbox"/> FBZ Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM
<input type="checkbox"/> Landscape Plan <input type="radio"/> Preliminary <input type="radio"/> Final <input type="radio"/> Irrigation	<input type="checkbox"/> FBZ Conditional Use <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM
<input type="checkbox"/> Master Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM	<input type="checkbox"/> FBZ Interim Use Plan
<input type="checkbox"/> Nonuse Variance	<input type="checkbox"/> FBZ Minor Improvement Plan
<input type="checkbox"/> Preservation Easement Adjustment	<input type="checkbox"/> FBZ Warrant
<input type="checkbox"/> Property Boundary Adjustment	

PROPERTY OWNER AND/OR APPLICANT/CONSULTANT ACKNOWLEDGEMENT OF RESPONSIBILITIES:

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. The applicant/owner by his or her signature understands and agrees that he or she is responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan (including landscaping, paving, lighting, etc.) prior to receiving a Certificate of Occupancy.

I, as the property owner, wish to receive copies of all correspondence regarding this project.

Jeff Mohr / DWR Enterprises 28/APRIL 2021 *Jeff Mohr* 05/15/2021

Signature of Property Owner Date Signature of Applicant/Consultant Date

CONTACT INFORMATION (please print or type)

Applicant/Consultant: Contact Name:

Address: City: Phone:

State: Zip Code: E-Mail:

Property Owner: Phone:

Address: City:

State: Zip Code: E-Mail:

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists Distribution Form Project Blurbs Initial Review Level: AR CPC DRB HP

Payment \$ Assigned to: Date:

Receipt No.: City File No.:



Final Plat Application Requirements

REVIEW CRITERIA: It is the purpose and intent of this article:

- A. To promote the health, safety, convenience and general welfare of the citizens of the City.
- B. To set forth appropriate standards for subdivision design which will:
 - 1. Encourage the development of sound, economical, stable neighborhoods and create a healthy living environment for the residents of the City, in conformance with the goals and policies of the Comprehensive Plan.
 - 2. Provide for lots of adequate size, configuration and appropriate design for the purpose for which they are to be used and to accommodate the physical features of the site.
 - 3. Promote design flexibility.
 - 4. Provide for streets of adequate capacity and with which appropriate improvements will handle anticipated traffic flow.
 - 5. Preserve the significant natural features and environmental quality of the City.
- C. To set forth appropriate standards for utilities and services which will:
 - 1. Provide an efficient, adequate and economical supply of utilities and services to land proposed for development, in order to assure that governmental costs are minimized to the greatest extent possible.
 - 2. Ensure at the time of subdivision that adequate storm drainage, sewage disposal and other utilities, services and improvements needed as a consequence of subdivision of land are provided.
 - 3. Provide for the undergrounding of all public utilities lines up to thirty thousand (30,000) volts except as otherwise provided in section 7.7.805 of this article.
- D. To assure the provision of adequate and safe circulation which will:
 - 1. Minimize traffic hazards through means of appropriate street design, and provide for safe and convenient vehicular and pedestrian traffic circulation.
 - 2. Provide for adequate vehicular access to abutting properties and the subdivider's remaining holdings.
 - 3. Assure that street rights of way are provided for in accord with the major thoroughfare plan and the City Engineer design manual.
 - 4. Provide for safe and convenient pedestrian access throughout the community.
- E. To assure adequate public facilities are provided which will:
 - 1. Enhance the coordination of subdivision development with the provision of public facilities such as parks, recreation areas, schools and other types of community facilities.
 - 2. Ensure that public facilities are provided in accord with the City's Comprehensive Plan.
 - 3. Provide for adequate law enforcement and fire protection facilities.
- F. To ensure the appropriate development of the community through the implementation of the goals and policies of the Comprehensive Plan. (Ord. 96-44; Ord. 01-42)

SUBMITTAL CHECKLIST: The following items will need to be included in any Final Plat review submittal.

<u>Applicant</u>	<u>Planner</u>
<input type="checkbox"/> General Development Application Form	<input type="checkbox"/>
1 copy of a Project Statement identifying the following:	
<ul style="list-style-type: none"> 1. A clear description of the proposed plat. If public easements dedicated by plat to the City are to be vacated as part of the request, indicate this within the project statement letter; 	<input type="checkbox"/>
<ul style="list-style-type: none"> 2. A justification based on the review criteria addressing why the proposed plat should be approved; and 3. An issue list stating how each of the pre-application issues, as communicated to the applicant/owner by the reviewing planner, has been addressed in the proposed subdivision plat. 	<input type="checkbox"/>
<input type="checkbox"/> 1 copy of a Final Plat showing all "Plan Contents" below	<input type="checkbox"/>
<input type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite through email)	<input type="checkbox"/>
<input type="checkbox"/> A legal description of the proposed project	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a Geologic Hazard Report or Waiver	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a Drainage Study	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a Traffic Impact Analysis	<input type="checkbox"/>
<input type="checkbox"/> Submittal of the Wastewater Facilities Master Report to Colorado Springs Utilities (CSU)	<input type="checkbox"/>
Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal.	<input type="checkbox"/>

SUBMITTAL CHECKLIST: *Continued from previous page.*

Applicant	Planner
<input type="checkbox"/> Proof of Ownership via title insurance, tax assessor's statement, or a deed.	<input type="checkbox"/>
<input type="checkbox"/> Ad Valorem Taxes - proof payment via paid tax receipt, an archive report, or a certificate for ad valorem property taxes.	<input type="checkbox"/>
<input type="checkbox"/> A copy of the Pre-Application Meeting Summary letter from the assigned City Planner.	<input type="checkbox"/>
<input type="checkbox"/> 1 copy of an approved Preliminary Plat or Concept , or Development Plan for the proposed project.	<input type="checkbox"/>
<input type="checkbox"/> Utility Line Locates provided if public easements dedicated by plat to the City are to be vacated, unless waived by Springs Utilities (<i>refer to content requirements</i>).	<input type="checkbox"/>
<input type="checkbox"/> Mineral Estate Owner Notification Certification Affidavit (Public Hearing Items ONLY).	<input type="checkbox"/>

PLAN CONTENT REQUIREMENTS: The content of the final plat must include the following information.

General Information

- | | |
|--|--------------------------|
| <input type="checkbox"/> Name of subdivision at the top of the sheet, followed by a subtitle identifying the Section, Township and Range along with City, County and State. | <input type="checkbox"/> |
| <input type="checkbox"/> Sheet Size shall be 24" x 36" including 1/2" border with 'landscape' orientation. | <input type="checkbox"/> |
| <input type="checkbox"/> Indication of standardized scale, both fractional and bar (i.e. 1" = 20') | <input type="checkbox"/> |
| <input type="checkbox"/> North arrow | <input type="checkbox"/> |
| <input type="checkbox"/> Vicinity Map (does not have to be to scale). A vicinity location necessary to locate the tract. | <input type="checkbox"/> |
| <input type="checkbox"/> Date of preparation of the plat | <input type="checkbox"/> |
| <input type="checkbox"/> Legal Description of the overall boundary of the subdivision with acreage. All courses on the legal shall be shown and labeled on the plat drawing. | <input type="checkbox"/> |
| <input type="checkbox"/> Easement statement of standard easements as required on all, side rear and front lots lines. as well as site triangle easements. | <input type="checkbox"/> |
| <input type="checkbox"/> Dedication Statements. Statements of land to be dedicated to the City for parks, playgrounds or other public uses, grants of easements and dedication of public streets and alleys to the City. | <input type="checkbox"/> |

All plats with public easements and/or tracts must have the dedication statement:

- | | |
|---|--------------------------|
| <input type="checkbox"/> <i>"The undersigned does hereby dedicate, grant and convey to the City of Colorado Springs those Public Easements (and tracts) 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 release or quitclaim all or any such Public Easements shall remain exclusively vested in the City of Colorado Springs."</i> | <input type="checkbox"/> |
|---|--------------------------|

- | | |
|--|--------------------------|
| <input type="checkbox"/> All plats with public streets shall have the following sentence in the dedication statement:
<i>"All public streets are hereby dedicated to the City of Colorado Springs for public use."</i> | <input type="checkbox"/> |
|--|--------------------------|

All plats with other tracts being dedicated to the City shall have:

- | | |
|--|--------------------------|
| <input type="checkbox"/> (1) A sentence in the dedication statement similar to <i>"Tract X is hereby dedicated to the City of Colorado Springs for public use."</i> | <input type="checkbox"/> |
| <input type="checkbox"/> (2) A special numbered plat note defining the purpose and perpetual maintenance responsibility for the tract such as <i>"Tract X is for public drainage, landscaping, trail and open space with maintenance of the surface being vested in the (Distract Name) Special Maintenance District."</i> | <input type="checkbox"/> |

- | | |
|--|--------------------------|
| <input type="checkbox"/> All plats with private streets shall have the following sentence as a plat note:
<i>"All private streets (insert names) are privately owned and maintained by (list owner name, Owner's Association, ect.)."</i> | <input type="checkbox"/> |
|--|--------------------------|

- | | |
|--|--------------------------|
| <input type="checkbox"/> Statement of ownership and acknowledgement. The notarized signature of the owner is required. | <input type="checkbox"/> |
|--|--------------------------|

- | | |
|---|--------------------------|
| <input type="checkbox"/> Statement of mortgagee and acknowledgement. The signature of the mortgagee, if any, consenting to the dedication is required | <input type="checkbox"/> |
|---|--------------------------|

The following statement that the area included in the plat is subject to this Code as such applies to the development of the land:

- | | |
|--|--------------------------|
| <input type="checkbox"/> "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." | <input type="checkbox"/> |
|--|--------------------------|

- | | |
|---|--------------------------|
| <input type="checkbox"/> Notary Statement. Acknowledgement of the execution of the plat before a notary public. | <input type="checkbox"/> |
|---|--------------------------|

Access Provisions:

- a. A Statement Restricting Access. A statement restricting access rights across the right-of-way lines of major highways, parkways, streets or freeways, where required as a provision of approval.
- b. Provision of Adequate Access. Proof of adequate, suitable access must be provided and clearly indicated on the face of the plat. If access is not directly gained from public right-of-way, a separate signed and recorded easement must be provided and referenced on the face of the plat.

Fee block (drainage, bridge, school and park)

Certificates for execution by each of the following or their duly appointed representative(s).

- a. City Engineer c. City Clerk
- b. City Planning Director d. El Paso County Clerk and Recorder

Layout. **The exact layout including:**

Boundary Lines

The subdivision boundary will be clearly distinguishable from other maplines by use of a distinct line type and/or thickness. All lines will be labeled with bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. All dimensions to be determined by accurate field survey which must balance and close within a limit of 1 in 5,000. Show adjacent and/or intersecting plat/deed lines and label appropriately to include recording information (Book and Page and/or Reception Number).

Streets

All street right-of-ways defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. Widths shall be labeled from each right-of-way line normal to the corresponding street centerline. All street centerlines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. The plat shall show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets:

- (1) Within the proposed subdivision, and
- (2) Immediately abutting the proposed subdivision, and
- (3) Any private street shall include the designation "(private)" immediately following street name; any other Private right of way that is not named shall include the designation "(private)" in a manner that clearly conveys such a status.

Easements

All easements as required by City Utilities, the City Engineer and other public and quasi-public agencies. Said easements shall be clearly labeled to include with, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary.

Lots and Blocks

All lines of lots, blocks and other parcels of land defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a radius and arc length. Lots must close to 1 in 5,000.

Identification System

All lots and blocks in the subdivision shall be numbered, beginning with the numeral "1" and continuing consecutively throughout the tract, with no omissions or duplications. All tracts shall be likewise labeled beginning with the letter 'A'. Lots and tracts shall be labeled with the area of the lot or tract.

Whenever a plat drawing spans multiple sheets, clear and well-labeled match lines and a keymap shall be included on each sheet. Labels will be of the nature "See Sheet ___ of ___". Duplicate street names, widths, lot numbers, tract names, easement labeling or any such labeling when any feature is shown on multiple sheets.

Use leader lines whenever a dimension is not clearly and unmistakably associated with a given line, line segment or arc.

All line annotation and all other text will be easily and clearly readable. No text shall overwrite other text or be overwritten by map lines.

Provide a legend, which designates all, lines and symbols except where called out on plat drawing.

Inundation Mark:

The plat shall clearly show the 100-year flood plain line. Reference the appropriate FEMA Panel by which the location of this line has been determined.

Option 1: Property located completely outside of the 100-year floodplain:

"This property is located within Zone X (Areas determined to be outside of the 500-year floodplain) as established by FEMA per FIRM panel 08041C____ F, effective date 3/17/1997."

Option 2: Property located within the 100-year floodplain:

"A portion of this property is located within Zone AE (area located within a 100-year floodplain, Base flood elevations determined) as established by FEMA per FIRM panel 08041C____ F, effective date 3/17/1997."

Option 3: Property located within a 100-year floodplain where a LOMR has been processed:

"A portion of this property is located within Zone AE (area located within the 100-year floodplain, Base flood elevations determined) as established by FEMA per FIRM panel 08041C____ F, effective date 3/17/1997 and as modified by LOMR# 0_-08-____ P effective date DD/MM/YYYY."

Option 4: Property located within 100-year floodplain where a CLOMR has been processed and lot restrictions apply until a LOMR is approved by FEMA:

"A portion of this property is located within Zone AE (area located within the 100-year floodplain, Base flood elevations determined) as established by FEMA per FIRM panel 08041C____ F, effective date 3/17/1997. A CLOMR# 0_-08-____ R effective date DD/MM/YYYY is on record with the Regional Floodplain Administration. The following lots are will not be allowed building permits ("enter lot numbers") until a FEMA approved LOMR removing the properties from the 100-year floodplain is received by the Regional Floodplain Administration."

*All **bold** and "____" require the Applicant to insert the appropriate data for their specific site.

Book and Page and/or Reception Number for all existing and newly created easements.

All other information required by Colorado State law.

Sheet Size shall be 24" x 36" including 1/2" border with 'landscape' orientation.

Scale Bar

North arrow

Adjacent Subdivision. Names of adjacent platted areas along with the Reception and/or PlatBook and Page Number shall be shown. If unplatted, so indicate. Existing street right-of-way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right-of-way width and appropriate deed or plat recording information where in said right-of-way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.

Basis of Bearing. A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances.

Public Land and/or Land Reserved In Deeds. Location of land intended to be conveyed or reserved for public use or reserved in the deeds for the use of all property owners in the proposed subdivision.

Monuments. All monuments used to determine and/or describe a boundary (including Basis of Bearings, Point of Beginning and Point of Commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado.

Not a Part of Subdivision. All areas enclosed within the subdivision boundary, which do not constitute a part of the subdivision shall be labeled 'Not a part of this subdivision.' All lines pertaining to such areas shall be dashed.

The area in sq.ft. of all Lots and Tracts sought to be platted.

The following statement in compliance with Section 7.7.303.D.7. "The area included in the plat described herein is subject to the Code of the City of Colorado Springs, 2001 As Amended."

The final plat shall be clearly and legibly prepared by a registered land surveyor or engineer

Show all common ingress-egress, parking and access easements required by the development plan.

The proposed subdivision meet all of the requirements of Chapter 7, Section 2 through 9 of the City Code, the Public Works Design Manual and any other applicable City ordinance and resolutions.

PLAN CONTENT REQUIREMENTS: *Continued from previous pages.*

Applicant

Planner

Surveyor's Statement, which shall read:

"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/her 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/her knowledge and belief."

- Closure Sheets. One (1) copy of the computer closure sheets for the entire subdivision area. Such sheets shall not be required if not more than five (5) lots in the subdivision are irregular (not rectangular) in shape.

Replat should include the following information:

- The replat shall be identified by its own separate title. The title block of the replat shall further identify the subdivision of record of that portion of the subdivision of record which is being replatted.

- The replat shall contain the following notice: *'The approval of this replat vacates all prior plats for the area described by this replat.'*

- The replat shall show graphically the "as platted" lot(s) separately on the plat drawing. The drawing shall indicate all existing easements.

If any existing lot line is being removed, relocated or re-orientated, any associated Easements dedicated by plat still remain unless vacated separately or as part of this request. If this easement is to be vacated as part of this request, provide the following information With the replat:

- The project description letter needs to indicate that the associated lot line easement(s) or other platted easement(s) are to be vacated. Provide locates from the utility locaters, unless no water or wastewater mains exist adjacent to the area being replatted or unless CSU specifically waives the submission of locates.

Geologic Hazard Study disclosure statement (not required if waiver has been approved): "This property is subject to the findings summary and conclusions of a Geologic Hazard Report prepared by _____ dated _____, which identified the following specific geologic hazard on the property: _____. A copy of said report has been placed within file # _____ or within the subdivision file _____ of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Avenue, Suite 105, Colorado Springs, CO, if you would like to review said report."

- If within an airport overlay, the following note must be added: "The aviation easement dedicated herein for public aviation 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."

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named: Challenger Communities, LLC
2. The type of entity is a

- Corporation
- Nonprofit Corporation
- Limited Liability Company
- General partnership
- Limited partnership
- Registered limited liability partnership
- Business trust
- Trust
- Other _____
- Registered limited liability limited partnership
- Limited partnership association
- Unincorporated nonprofit association
- Government or governmental subdivision or agency

3. The entity is formed under the laws of Colorado

4. The mailing address for the entity is 8605 Explorer Dr. # 250
Colorado Springs, CO 80920

5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is
James Byers, V.P. Land Development

6. (Optional) The authority of the foregoing person(s) to bind the entity is
 not limited limited as follows: _____

7. (Optional) Other matters concerning the manner in which the entity deals with interest in real property: _____

8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

Executed this 13th day of May, 2019

By: [Signature]

STATE OF COLORADO)

County of El Paso)

) ss. **JULIE K. EDMUNDS**
Notary Public
State of Colorado
Notary ID # 20134054579
My Commission Expires 08-26-2021

The foregoing instrument was acknowledged before me this 13th day of May, 2019 by James Byers as V.P. Land Development
Challenger Communities, LLC

Witness my hand and official seal

My Commission Expires: 8.26.21

[Signature]
Notary Public

May 12, 2021

Tasha Brackin
Senior Planner Land Use Review
Planning & Community Development Dept.
30 S. Nevada Ave., Ste. 105
Colorado Springs, CO 80903

Re: Skyview Village Final Plan

Project Statement – Final Plat

Project Request and Description:

The following is a proposal on behalf of Challenger Homes for a final plat associated with the construction of 73 single-family detached homes on the 7.32-acre vacant parcel located at the northwest corner of S. Powers Ave & Hancock Expy., TSN #6436200018. A concurrent request is being made to change the site's zoning to PUD-AO and for a Development Plan.

Description of Plat:

The Project includes 73 single-family detached lots served by private streets internal to the site. The internal streets are defined by Tracts with blanket private right-of-way easements. In addition, a minimum 50-foot public access, improvements & utility easement will be provided over all private streets, dedicated by separate document, to allow for those improvements. 7-foot Utility Easements are located at the rear of lots where needed for dry utility services.

Additional Tracts are provided for common use, landscape and areas with drainage facilities. A Tract Summary Table is included with the Plat. This Table summarizes all proposed Tracts, Tract areas, uses and the party that owns and maintains the areas.

There are no existing platted or recorded easements that impact the project site.

Justification:

The applicant believes that the Final Plat should be approved by the City. The document has been prepared in accordance with City criteria and the applicant is not aware of any deviations.

Issue List:

No Plat related issues were identified at the pre-application meeting.

ZONE CHANGE LEGAL DESCRIPTION – EXHIBIT A

A TRACT OF LAND BEING ALL OF WARRANTY DEED RECORDED AT RECEPTION NO. 203183974, LOCATED IN THE WEST HALF OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P. M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A TRACT OF LAND AS RECORDED IN BOOK 5741 AT PAGE 1365 OF THE RECORDS OF SAID EL PASO COUNTY, SAID POINT ALSO BEING ON THE SOUTH LINE OF MY PLACE SUBDIVISION AS RECORDED IN PLAT BOOK U-3 AT PAGE 70 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE SOUTH 87 DEGREES 32 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT IN BOOK 5741 AT PAGE 1365 AND THE SOUTH LINE OF MY PLACE SUBDIVISION, A DISTANCE OF 9.75 FEET TO THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION;

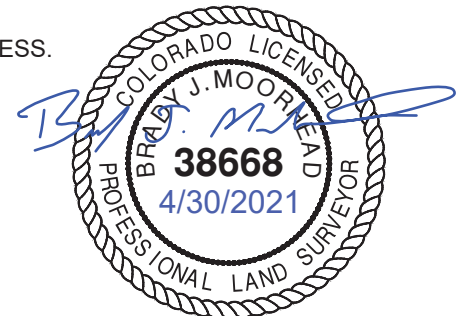
1. THENCE CONTINUING SOUTH 87 DEGREES 32 MINUTES 07 SECONDS EAST ALONG SAID LINES A DISTANCE OF 836.12 FEET TO THE NORTHEAST CORNER OF SAID TRACT IN BOOK 5741 AT PAGE 1365;
2. THENCE SOUTH 00 DEGREES 39 MINUTES 38 SECONDS EAST ALONG SAID EAST LINE OF SAID TRACT IN BOOK 5741 AT PAGE 1365, A DISTANCE OF 299.77 FEET TO THE NORTHERLY LINE OF A TRACT OF LAND AS RECORDED AT RECEPTION NO. 097098321 OF THE RECORDS OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING EIGHT (8) COURSES FOLLOW SAID NORTHERLY LINE OF SAID TRACT AT RECEPTION NO. 97098321:

3. THENCE SOUTH 53 DEGREES 51 MINUTES 40 SECONDS WEST A DISTANCE OF 60.18 FEET;
4. THENCE SOUTH 79 DEGREES 49 MINUTES 47 SECONDS WEST A DISTANCE OF 57.18 FEET;
5. THENCE SOUTH 83 DEGREES 40 MINUTES 49 SECONDS WEST A DISTANCE OF 101.12 FEET;
6. THENCE SOUTH 85 DEGREES 22 MINUTES 06 SECONDS WEST A DISTANCE OF 100.72 FEET;
7. THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS WEST A DISTANCE OF 200.16 FEET;
8. THENCE SOUTH 88 DEGREES 46 MINUTES 39 SECONDS WEST A DISTANCE OF 100.18 FEET;
9. THENCE SOUTH 89 DEGREES 20 MINUTES 55 SECONDS WEST A DISTANCE OF 218.82 FEET;
10. THENCE NORTH 46 DEGREES 44 MINUTES 20 SECONDS WEST A DISTANCE OF 41.51 FEET TO A POINT ON THE BOUNDARY LINE OF A TRACT OF LAND AS RECORDED AT RECEPTION NO. 097043242 OF THE RECORDS OF SAID EL PASO COUNTY;
11. THENCE NORTH 02 DEGREES 28 MINUTES 46 SECONDS EAST ALONG SAID BOUNDARY LINE A DISTANCE OF 377.37 FEET TO THE **TRUE POINT OF BEGINNING**, COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING AN AREA OF 7.324 ACRES, (319,031 SQUARE FEET), MORE OR LESS.

BRADY J. MOORHEAD, PLS 38668
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



CITY FILE NO.CPC PUZ 21-00019

ZONE CHANGE EXHIBIT – EXHIBIT B

SOUTH POWERS BOULEVARD

(PUBLIC ROW WIDTH VARIES)

**SILVER HAWK
SUBDIVISION FILING
NO. 1**

REC. NO. 204154550

NW 1/4 SEC. 36,
T.14S., R.66W., SIXTH P.M.

POINT OF COMMENCEMENT

NORTHWEST CORNER
BOOK 5741 PAGE 1365

**TRUE POINT OF
BEGINNING**

LOT 1
MY PLACE SUBDIVISION
BOOK U-3, PAGE 70
REC. NO. 1041834

L2

NORTHERLY BOUNDARY BOOK 5741 PAGE 1365
(BASIS OF BEARINGS)

SILVER HAWK AVENUE

(56' WIDE PUBLIC ROW)
REC. NO. 96130176

PARCEL CONTAINS
319,031 (SQ.FT.)
7.324 ACRES
MORE OR LESS

UNPLATTED

RIGHT-OF-WAY LINE
REC. NO. 97043242

RIGHT-OF-WAY LINE
REC. NO. 97043241

RIGHT-OF-WAY LINE
REC. NO. 97043242

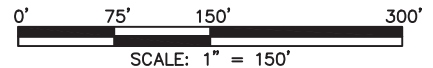


UNPLATTED

L11 L10 L9 L8 L7 L6 L5 L4

HANCOCK EXPRESSWAY

(PUBLIC ROW WIDTH VARIES)
REC. NO. 97098321



CITY FILE NO. CPC PUZ 21-00019

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\151121-01\DWG\EXHIBITS\
DWG NAME: 2021-04-27 SKY VIEW ZONING
DWG: **BJM** CHK: **JRW**
DATE: 4/27/2021
SCALE: 1" = 150'



AZTEC
CONSULTANTS, INC.

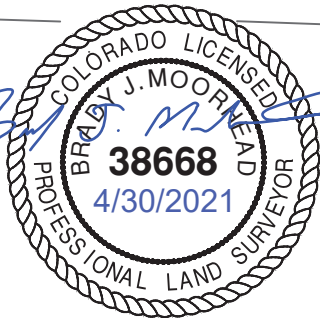
300 East Mineral Ave,
Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

ZONE CHANGE EXHIBIT

W2 SEC. 36, T14S, R66W, 6TH P.M.
EL PASO COUNTY, COLORADO

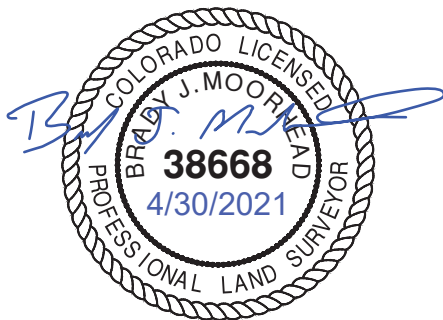
JOB NUMBER 151121-01

2 OF 3 SHEETS



ZONE CHANGE EXHIBIT – EXHIBIT B

LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°32'07"E	9.75'
L2	S87°32'07"E	836.12'
L3	S00°39'38"E	299.77'
L4	S53°51'40"W	60.18'
L5	S79°49'47"W	57.18'
L6	S83°40'49"W	101.12'
L7	S85°22'06"W	100.72'
L8	S89°55'14"W	200.16'
L9	S88°46'39"W	100.18'
L10	S89°20'55"W	218.82'
L11	N46°44'20"W	41.51'
L12	N02°28'46"E	377.37'



CITY FILE NO. CPC PUZ 21-00019

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\151121-01\DWG\EXHIBITS\
 DWG NAME: 2021-04-27 SKY VIEW ZONING
 DWG: BJM CHK: JRW
 DATE: 4/27/2021
 SCALE: N/A



ZONE CHANGE EXHIBIT
 W2 SEC. 36, T14S, R66W, 6TH P.M.
 EL PASO COUNTY, COLORADO
 JOB NUMBER 151121-01 3 OF 3 SHEETS

**CERTIFICATE AD VALOREM PROPERTY TAXES
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

Schedule (Account) No: 64362-00-018

2020 TAXES PAYABLE 2021

Owner Per Tax Record: DWR ENTERPRISES LLC

Property Type: Real Estate

Property Location: MASON WAY

Property Description: S 513.32 FT OF W 2426.48 FT OF N2 EX PT CONV TO BK
5018-289, EX PT TO CITY BY REC #97043242 & #97098321

Alerts:

<u>Assessed Value</u>		
Land	\$	161020
Improvement	\$	0
TOTAL	\$	161020

<u>Tax District: CBF</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007755	1248.71
EPC ROAD & BRIDGE SHARE	0.000165	26.57
CITY OF COLORADO SPRINGS	0.004279	689.00
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.000165	26.57
HARRISON SCHOOL NO 2 - GEN	0.026167	4213.41
HARRISON SCHOOL NO 2 - BOND	0.022227	3578.99
PIKES PEAK LIBRARY	0.003855	620.73
SOUTHEASTERN COLO WATER CONSERVANCY	0.000942	151.68
El Paso County TABOR Refund	0.000000	-63.28
TOTAL	0.065555	10492.38

Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the Clerk to the Board, or the County Assessor.

Balance due on 2020 taxes: 10597.30

Amount due valid through MAY 28th, 2021 : \$ 10,597.30

IN WITNESS WHEREOF, I hereonto set my hand and seal this 29th day of APRIL A.D. 2021

Issued to: elpasoco\CALLegacy01 Legacy Title Group, LLC
36396ltg

Mark Lowderman
Treasurer, El Paso County

By: 

Fee for issuing this certificate \$10.00 20210429 47364



2 CONVENIENT LOCATIONS FOR YOUR CLOSING!

Please reach out to your closing team to confirm the location your closing will take place.



legacy·title·group

OFFICE: 719.442.1900

FAX: 877.239.2979

WEB: legacytitle-llc.com

Legacy Title Group, LLC
1365 Garden of the Gods Road #200
Colorado Springs, CO 80907
Phone: 719-442-1900
Fax: 877-239-2979

Transmittal Information

Date: 04/29/2021
File No: 36396LTG
Property Address: Vacant land, Colorado Springs, CO 80916
Buyer\Borrower: FOR INFORMATION ONLY
Seller:

For changes and updates please contact your Escrow officer(s):

Escrow Officer: Not Applicable Legacy Title Group, LLC 1365 Garden of the Gods Road #200 Colorado Springs, CO 80907 Phone: 719-442-1900 Fax: 877-239-2979 E-Mail:	Title Officer: Donsa Bragg Legacy Title Group, LLC
--	---

Escrow Processor:
Not Applicable
E-Mail:
Phone: 719-442-1900

Customer:
Challenger Colorado LLC
8605 Explorer Drive, Suite #250
Colorado Springs, CO 80920
Phone: 719-598-5192 Fax: 719-598-5193
Attn:
Email:

Buyer:
FOR INFORMATION ONLY

Seller:

Buyer's Agent:

Seller's Agent:

Buyer's Attorney:

Seller's Attorney:

Lender:

Mortgage Broker:

Phone: Fax:
Attn:
Email:

Phone: Fax:
Attn:
Email:

Thank you for using Legacy Title Group, LLC.

COLORADO NOTARIES MAY REMOTELY NOTARIZE REAL ESTATE DEEDS AND OTHER DOCUMENTS USING REAL-TIME AUDIO-VIDEO COMMUNICATION TECHNOLOGY. YOU MAY CHOOSE NOT TO USE REMOTE NOTARIZATION FOR ANY DOCUMENT.



Commitment for Title Insurance

Issued By Old Republic National Title Insurance Company

Old Republic National Title Insurance Company, a Minnesota corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Issued through the Office of:
Legacy Title Group, LLC
1365 Garden of the Gods Road #200
Colorado Springs, CO 80907

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By

President

Attest

Secretary

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either Company or the Insured as the exclusive remedy of parties.
You may review a copy of the arbitration rules at: <http://www.alra.org/>.

COMMITMENT FOR TITLE INSURANCE

Issued by

Old Republic National Title Insurance Company

SCHEDULE A

1. Effective Date: **April 23, 2021, 07:30 am**

2. Policy to be issued:

(a) 2006 ALTA® Owner's Policy
Proposed Insured: **FOR INFORMATION ONLY**
Proposed Policy Amount:

(b) 2006 ALTA® Loan Policy
Proposed Insured:
Proposed Policy Amount:

<i>To Be Determined</i>	\$	271.00
Total:	\$	271.00


3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**.

4. The Title is, at the Commitment Date, vested in:
D.W.R. ENTERPRISES LLC, A COLORADO LIMITED LIABILITY COMPANY

5. The land referred to in this Commitment is described as follows:
SEE ATTACHED EXHIBIT "A"

For Informational Purposes Only: **Vacant land, Colorado Springs, CO 80916**
APN: **6436200018 et. al**

Countersigned
Legacy Title Group, LLC

By: 

Danene Stroud

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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EXHIBIT "A"

A TRACT OF LAND BEING ALL OF WARRANTY DEED RECORDED AT **RECEPTION NO. 203183974**, LOCATED IN THE WEST HALF OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P. M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A TRACT OF LAND AS RECORDED IN BOOK 5741 AT PAGE 1365 OF THE RECORDS OF SAID EL PASO COUNTY, SAID POINT ALSO BEING ON THE SOUTH LINE OF MY PLACE SUBDIVISION AS RECORDED IN PLAT BOOK U-3 AT PAGE 70 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE SOUTH 87 DEGREES 32 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT IN BOOK 5741 AT PAGE 1365 AND THE SOUTH LINE OF MY PLACE SUBDIVISION, A DISTANCE OF 9.75 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

1. THENCE CONTINUING SOUTH 87 DEGREES 32 MINUTES 07 SECONDS EAST ALONG SAID LINES A DISTANCE OF 836.12 FEET TO THE NORTHEAST CORNER OF SAID TRACT IN BOOK 5741 AT PAGE 1365;

2. THENCE SOUTH 00 DEGREES 39 MINUTES 38 SECONDS EAST ALONG SAID EAST LINE OF SAID TRACT IN BOOK 5741 AT PAGE 1365, A DISTANCE OF 299.77 FEET TO THE NORTHERLY LINE OF A TRACT OF LAND AS RECORDED AT **RECEPTION NO. 097098321 OF THE RECORDS OF THE RECORDS OF SAID EL PASO COUNTY;**

THE FOLLOWING EIGHT (8) COURSES FOLLOW SAID NORTHERLY LINE OF SAID TRACT AT **RECEPTION NO. 97098321:**

3. THENCE SOUTH 53 DEGREES 51 MINUTES 40 SECONDS WEST A DISTANCE OF 60.18 FEET;

4. THENCE SOUTH 79 DEGREES 49 MINUTES 47 SECONDS WEST A DISTANCE OF 57.18 FEET;

5. THENCE SOUTH 83 DEGREES 40 MINUTES 49 SECONDS WEST A DISTANCE OF 101.12 FEET;

6. THENCE SOUTH 85 DEGREES 22 MINUTES 06 SECONDS WEST A DISTANCE OF 100.72 FEET;

7. THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS WEST A DISTANCE OF 200.16 FEET;

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8. THENCE SOUTH 88 DEGREES 46 MINUTES 39 SECONDS WEST A DISTANCE OF 100.18 FEET;

9. THENCE SOUTH 89 DEGREES 20 MINUTES 55 SECONDS WEST A DISTANCE OF 218.82 FEET;

10. THENCE NORTH 46 DEGREES 44 MINUTES 20 SECONDS WEST A DISTANCE OF 41.51 FEET TO A POINT ON THE BOUNDARY LINE OF A TRACT OF LAND AS RECORDED AT [RECEPTION NO. 097043242](#) OF THE RECORDS OF SAID EL PASO COUNTY;

11. THENCE NORTH 02 DEGREES 28 MINUTES 46 SECONDS EAST ALONG SAID BOUNDARY LINE A DISTANCE OF 377.37 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

**BRADY J. MOORHEAD, PLS 38668
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122**

COMMITMENT FOR TITLE INSURANCE

Issued by

Old Republic National Title Insurance Company

SCHEDULE B, PART I Requirements

The following are the requirements to be complied with prior to the issuance of said policy or policies. Any other instrument recorded subsequent to the effective date hereof may appear as an exception under Schedule B of the policy to be issued. Unless otherwise noted, all documents must be recorded in the office of the clerk and recorded of the county in which said property is located.

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

NOTE: This commitment has been issued for information purposes only and there are no requirements. The liability of the Company in terms of this Commitment is limited to the charges paid for the Commitment.

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SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements not shown in the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the land would disclose, and which are not shown by the public record.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
7. Any water rights or claims or title to water, in or under the land, whether or not shown by the public records.
8. Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or sewer service, or for any other special taxing district. Note: Upon verification of payment of all taxes the above exception will be amended to read, "Taxes and assessments for the current year, and subsequent years, a lien not yet due and payable."
9. EXISTING LEASES AND TENANCIES, IF ANY.
10. ALL RIGHTS TO ANY AND ALL MINERALS, ORES, AND METALS OF EVERY KIND AND CHARACTER AND ALL COAL, ASPHALTUM, OIL AND OTHER LIKE SUBSTANCES IN OR UNDER SAID LAND AND THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING TOGETHER WITH ENOUGH OF THE SURFACE OF SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES AS RESERVED IN PATENT RECORDED NOVEMBER 08, 1919 IN [BOOK 290 AT PAGE 186](#).
11. RIGHT OF WAY EASEMENT AS GRANTED TO THE CITY OF COLORADO SPRINGS IN INSTRUMENT RECORDED OCTOBER 18, 1983, IN [BOOK 3793 AT PAGE 833](#).

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12. RIGHT OF WAY EASEMENT AS GRANTED TO THE CITY OF COLORADO SPRINGS IN INSTRUMENT RECORDED APRIL 17, 1997, UNDER [RECEPTION NO. 97043241](#).

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Legacy Title Group, LLC

Commitment No. 36396LTG

Disclosures

All documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section. Pursuant to C.R.S. 30-10-406(3)(a).

The company will not issue its policy or policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary. Pursuant to C.R.S. 10-11-122.

No person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawals as a matter of right. Pursuant to C.R.S. 38-35-125(2).

The Company hereby notifies the proposed buyer in the current transaction that there may be recorded evidence that the mineral estate, or portion thereof, has been severed, leased, or otherwise conveyed from the surface estate. If so, there is a substantial likelihood that a third party holds some or all interest in the oil, gas, other minerals, or geothermal energy in the subject property. Such mineral estate may include the right to enter and use the property without the surface owner's permission. Pursuant to C.R.S. 10-11-123.

If this transaction includes a sale of property and the sales price exceeds \$100,000.00, the seller must comply with the disclosure/withholding requirements of said section. (Nonresident withholding) Pursuant to C.R.S. 39-22-604.5.

Notice is hereby given that: The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor. Pursuant to C.R.S. 10-11-122.

Notice is hereby given that: (a) "Gap Protection" – When this Company conducts the closing and is responsible for recording or filing the legal documents resulting from the transaction, the Company shall be responsible for all matters which appear on the record prior to such time or recording or filing; and (b) "Mechanic's Lien Protection" – If you are the buyer of a single family residence, you may request mechanic's lien coverage to be issued on your policy of Insurance. If the property being purchased has not been the subject of construction, improvements or repairs in the last six months prior to the date of this commitment, the requirements will be payment of the appropriate premium and the completion of an Affidavit and Indemnity by the seller. If the property being purchased was constructed, improved or repaired within six months prior to the date of this commitment, the requirements may involve disclosure of certain financial information, payment of premiums, and indemnity, among others. The general requirements stated above are subject to revision and approval by the Company. Pursuant to C.R.S. 10-11-122.

Colorado Division of Insurance 8-1-3 Closing Protection Letter notice

Effective January 1, 2017 the following notice shall be included in the Disclosure Statement required by the Colorado Division of Insurance and Colorado Revised Statutes:

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of an ALTA Closing protection Letter which may be, upon request, be provided to certain parties to the transaction identified in the commitment.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.



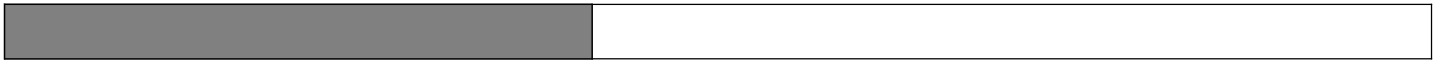
FACTS

WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What ?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

Go to www.oldrepublictitle.com (Contact Us)



Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> • Give us your contact information or show your driver’s license • Show your government-issued ID or provide your mortgage information • Make a wire transfer <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can’t I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> • Sharing for affiliates’ everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.</p>

Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys’ Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.</i>
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> • <i>Old Republic Title does not share with non-affiliates so they can market to you</i>
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • <i>Old Republic Title doesn’t jointly market.</i>

Affiliates Who May be Delivering This Notice

American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	Kansas City Management Group, LLC	L.T. Service Corp.
Lenders Inspection Company	Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Ancillary Services, Inc.
Old Republic National Commercial Title Services, Inc.	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company	Old Republic Title Companies, Inc.
Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon
Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.
RamQuest Software, Inc.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	Surety Title Agency, Inc.	The Title Company of North Carolina
Trident Land Transfer Company, LLC				

Parcel Map Check Report

Client:
Client
Client Company
Address 1
Date: 4/22/2021 8:13:25 AM

Prepared by:
Preparer
Your Company Name
123 Main Street

Parcel Name: OVERALL - 163

Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:350,915.716' East:218,734.944'

Segment# 1: Line

Course: S87° 32' 07"E Length: 836.12'
North: 350,879.759' East: 219,570.291'

Segment# 2: Line

Course: S0° 39' 38"E Length: 299.77'
North: 350,580.009' East: 219,573.746'

Segment# 3: Line

Course: S53° 51' 40"W Length: 60.18'
North: 350,544.518' East: 219,525.146'

Segment# 4: Line

Course: S79° 49' 47"W Length: 57.18'
North: 350,534.421' East: 219,468.864'

Segment# 5: Line

Course: S83° 40' 49"W Length: 101.12'
North: 350,523.290' East: 219,368.359'

Segment# 6: Line

Course: S85° 22' 06"W Length: 100.72'
North: 350,515.157' East: 219,267.968'

Segment# 7: Line

Course: S89° 55' 14"W Length: 200.16'
North: 350,514.880' East: 219,067.808'

Segment# 8: Line

Course: S88° 46' 39"W Length: 100.18'
North: 350,512.742' East: 218,967.651'

Segment# 9: Line

Course: S89° 20' 55"W Length: 218.82'
North: 350,510.255' East: 218,748.845'

Segment# 10: Line

Course: N46° 44' 20"W Length: 41.51'
North: 350,538.703' East: 218,718.616'

Segment# 11: Line

Course: N2° 28' 46"E Length: 377.37'
North: 350,915.719' East: 218,734.941'

Perimeter: 2,393.13' Area: 319,031Sq.Ft.
Error Closure: 0.005 Course: N39° 30' 58"W
Error North : 0.0038 East: -0.0031

Precision 1: 478,626.00

Parcel Map Check Report

Client:
Client
Client Company
Address 1
Date: 4/22/2021 8:13:25 AM

Prepared by:
Preparer
Your Company Name
123 Main Street

Parcel Name: OVERALL - 163

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:350,915.716' East:218,734.944'

Segment# 1: Line

Course: S87° 32' 07"E Length: 836.12'
North: 350,879.759' East: 219,570.291'

Segment# 2: Line

Course: S0° 39' 38"E Length: 299.77'
North: 350,580.009' East: 219,573.746'

Segment# 3: Line

Course: S53° 51' 40"W Length: 60.18'
North: 350,544.518' East: 219,525.146'

Segment# 4: Line

Course: S79° 49' 47"W Length: 57.18'
North: 350,534.421' East: 219,468.864'

Segment# 5: Line

Course: S83° 40' 49"W Length: 101.12'
North: 350,523.290' East: 219,368.359'

Segment# 6: Line

Course: S85° 22' 06"W Length: 100.72'
North: 350,515.157' East: 219,267.968'

Segment# 7: Line

Course: S89° 55' 14"W Length: 200.16'
North: 350,514.880' East: 219,067.808'

Segment# 8: Line

Course: S88° 46' 39"W Length: 100.18'
North: 350,512.742' East: 218,967.651'

Segment# 9: Line

Course: S89° 20' 55"W Length: 218.82'
North: 350,510.255' East: 218,748.845'

Segment# 10: Line

Course: N46° 44' 20"W Length: 41.51'
North: 350,538.703' East: 218,718.616'

Segment# 11: Line

Course: N2° 28' 46"E Length: 377.37'
North: 350,915.719' East: 218,734.941'

Perimeter: 2,393.13' Area: 319,031Sq.Ft.
Error Closure: 0.005 Course: N39° 30' 58"W
Error North : 0.0038 East: -0.0031

Precision 1: 478,626.00

Parcel Map Check Report

Client:

Client

Client Company

Address 1

Date: 4/30/2021 1:50:03 PM

Prepared by:

Preparer

Your Company Name

123 Main Street

Parcel Name: PLAT - LOT 1

Description: 1

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,774.256'

East:219,617.195'

Segment# 1: Line

Course: N2° 27' 53"E

Length: 74.95'

North: 349,849.137'

East: 219,620.418'

Segment# 2: Line

Course: S87° 32' 07"E

Length: 34.00'

North: 349,847.675'

East: 219,654.387'

Segment# 3: Line

Course: S2° 27' 53"W

Length: 75.00'

North: 349,772.744'

East: 219,651.161'

Segment# 4: Line

Course: N87° 32' 07"W

Length: 32.72'

North: 349,774.151'

East: 219,618.472'

Segment# 5: Curve

Length: 1.28'

Radius: 16.00'

Delta: 4°35'17"

Tangent: 0.64'

Chord: 1.28'

Course: N85° 14' 29"W

Course In: N2° 27' 53"E

Course Out: S7° 03' 10"W

RP North: 349,790.136'

East: 219,619.160'

End North: 349,774.257'

East: 219,617.195'

Perimeter: 217.95'

Area: 2,550Sq.Ft.

Error Closure: 0.001

Course: N8° 50' 28"E

Error North : 0.0013

East: 0.0002

Precision 1: 217,950.00

Parcel Name: PLAT - LOT 10

Description: 10

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,761.046'

East:219,922.910'

Segment# 1: Line

Course: N2° 27' 53"E

Length: 75.00'

North: 349,835.977'

East: 219,926.135'

Segment# 2: Line

Course: S87° 32' 07"E

Length: 34.00'

North: 349,834.515'

East: 219,960.104'

Segment# 3: Line

Course: S2° 27' 53"W

Length: 75.00'

North: 349,759.584'

East: 219,956.878'

Segment# 4: Line

Course: N87° 32' 07"W

Length: 34.00'

North: 349,761.046'

East: 219,922.910'

Perimeter: 218.00'

Area: 2,550Sq.Ft.

Error Closure: 0.000

Course: N0° 00' 00"E

Error North : 0.0000

East: 0.0000

Precision 1: 218,000,000.00

Parcel Name: PLAT - LOT 11

Description: 11

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,759.584'

East:219,956.878'

Segment# 1: Line

Course: N2° 27' 53"E

Length: 75.00'

North: 349,834.515'

East: 219,960.104'

Segment# 2: Line

Course: S87° 32' 07"E

Length: 34.00'

North: 349,833.053'

East: 219,994.072'

Segment# 3: Line

Course: S2° 27' 53"W

Length: 75.00'

North: 349,758.122'

East: 219,990.847'

Segment# 4: Line

Course: N87° 32' 07"W

North: 349,759.584'

Length: 34.00'

East: 219,956.878'

Perimeter: 218.00'

Error Closure: 0.000

Error North : 0.0000

Area: 2,550Sq.Ft.

Course: N0° 00' 00"E

East: 0.0000

Precision 1: 218,000,000.00

Parcel Name: PLAT - LOT 12

Description: 12

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,758.122'

East:219,990.847'

Segment# 1: Line

Course: N2° 27' 53"E

North: 349,833.053'

Length: 75.00'

East: 219,994.072'

Segment# 2: Line

Course: S87° 32' 07"E

North: 349,831.591'

Length: 34.00'

East: 220,028.041'

Segment# 3: Line

Course: S2° 27' 53"W

North: 349,756.660'

Length: 75.00'

East: 220,024.815'

Segment# 4: Line

Course: N87° 32' 07"W

North: 349,758.122'

Length: 34.00'

East: 219,990.847'

Perimeter: 218.00'

Error Closure: 0.000

Error North : 0.0000

Area: 2,550Sq.Ft.

Course: N0° 00' 00"E

East: 0.0000

Precision 1: 218,000,000.00

Parcel Name: PLAT - LOT 13

Description: 13

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,756.660'

East:220,024.815'

Segment# 1: Line
Course: N2° 27' 53"E Length: 75.00'
North: 349,831.591' East: 220,028.041'

Segment# 2: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,830.128' East: 220,062.009'

Segment# 3: Line
Course: S2° 27' 53"W Length: 75.00'
North: 349,755.198' East: 220,058.784'

Segment# 4: Line
Course: N87° 32' 07"W Length: 34.00'
North: 349,756.660' East: 220,024.815'

Perimeter: 218.00' Area: 2,550Sq.Ft.
Error Closure: 0.000 Course: N0° 00' 00"E
Error North : 0.0000 East: 0.0000

Precision 1: 218,000,000.00

Parcel Name: PLAT - LOT 14
Description: 14
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:349,755.198' East:220,058.784'

Segment# 1: Line
Course: N2° 27' 53"E Length: 75.00'
North: 349,830.129' East: 220,062.009'

Segment# 2: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,828.666' East: 220,095.978'

Segment# 3: Line
Course: S2° 27' 53"W Length: 75.00'
North: 349,753.736' East: 220,092.752'

Segment# 4: Line
Course: N87° 32' 07"W Length: 34.00'
North: 349,755.198' East: 220,058.784'

Perimeter: 218.00'
Error Closure: 0.000
Error North : 0.0000

Area: 2,550Sq.Ft.
Course: N0° 00' 00"E
East: 0.0000

Precision 1: 218,000,000.00

Parcel Name: PLAT - LOT 15

Description: 15

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,753.736'

East:220,092.752'

Segment# 1: Line

Course: N2° 27' 53"E

Length: 75.00'

North: 349,828.666'

East: 220,095.978'

Segment# 2: Line

Course: S87° 32' 07"E

Length: 34.00'

North: 349,827.204'

East: 220,129.946'

Segment# 3: Line

Course: S2° 27' 53"W

Length: 75.00'

North: 349,752.274'

East: 220,126.721'

Segment# 4: Line

Course: N87° 32' 07"W

Length: 34.00'

North: 349,753.736'

East: 220,092.752'

Perimeter: 218.00'
Error Closure: 0.000
Error North : 0.0000

Area: 2,550Sq.Ft.
Course: N0° 00' 00"E
East: 0.0000

Precision 1: 218,000,000.00

Parcel Name: PLAT - LOT 16

Description: 16

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,752.274'

East:220,126.721'

Segment# 1: Line

Course: N2° 27' 53"E

Length: 75.00'

North: 349,827.204'

East: 220,129.946'

Segment# 2: Line

Course: S87° 32' 07"E

North: 349,825.742'

Length: 34.00'

East: 220,163.915'

Segment# 3: Line

Course: S2° 27' 53"W

North: 349,750.812'

Length: 75.00'

East: 220,160.690'

Segment# 4: Line

Course: N87° 32' 07"W

North: 349,752.274'

Length: 34.00'

East: 220,126.721'

Perimeter: 218.00'

Error Closure: 0.000

Error North : 0.0000

Area: 2,550Sq.Ft.

Course: N0° 00' 00"E

East: 0.0000

Precision 1: 218,000,000.00

Parcel Name: PLAT - LOT 17

Description: 17

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,750.812'

East:220,160.690'

Segment# 1: Line

Course: N2° 27' 53"E

North: 349,825.742'

Length: 75.00'

East: 220,163.915'

Segment# 2: Line

Course: S87° 32' 07"E

North: 349,824.280'

Length: 34.00'

East: 220,197.883'

Segment# 3: Line

Course: S2° 27' 53"W

North: 349,749.350'

Length: 75.00'

East: 220,194.658'

Segment# 4: Line

Course: N87° 32' 07"W

North: 349,750.812'

Length: 34.00'

East: 220,160.690'

Perimeter: 218.00'

Error Closure: 0.000

Error North : 0.0000

Area: 2,550Sq.Ft.

Course: N0° 00' 00"E

East: 0.0000

Precision 1: 218,000,000.00

Parcel Name: PLAT - LOT 18

Description: 18

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,749.350'

East:220,194.658'

Segment# 1: Line

Course: N2° 27' 53"E

Length: 75.00'

North: 349,824.280'

East: 220,197.883'

Segment# 2: Line

Course: S87° 32' 07"E

Length: 34.00'

North: 349,822.818'

East: 220,231.852'

Segment# 3: Line

Course: S2° 27' 53"W

Length: 75.00'

North: 349,747.887'

East: 220,228.627'

Segment# 4: Line

Course: N87° 32' 07"W

Length: 34.00'

North: 349,749.350'

East: 220,194.658'

Perimeter: 218.00'

Area: 2,550Sq.Ft.

Error Closure: 0.000

Course: N0° 00' 00"E

Error North : 0.0000

East: 0.0000

Precision 1: 218,000,000.00

Parcel Name: PLAT - LOT 19

Description: 19

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,747.888'

East:220,228.627'

Segment# 1: Line

Course: N2° 27' 53"E

Length: 75.00'

North: 349,822.818'

East: 220,231.852'

Segment# 2: Line

Course: S87° 32' 07"E

Length: 34.00'

North: 349,821.356'

East: 220,265.820'

Segment# 3: Line

Course: S2° 27' 53"W

North: 349,746.425'

Length: 75.00'

East: 220,262.595'

Segment# 4: Line

Course: N87° 32' 07"W

North: 349,747.888'

Length: 34.00'

East: 220,228.627'

Perimeter: 218.00'

Error Closure: 0.000

Error North : 0.0000

Area: 2,550Sq.Ft.

Course: N0° 00' 00"E

East: 0.0000

Precision 1: 218,000,000.00

Parcel Name: PLAT - LOT 2

Description: 2

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,846.211'

East:219,688.355'

Segment# 1: Line

Course: S2° 27' 53"W

North: 349,771.281'

Length: 75.00'

East: 219,685.130'

Segment# 2: Line

Course: N87° 32' 07"W

North: 349,772.743'

Length: 34.00'

East: 219,651.161'

Segment# 3: Line

Course: N2° 27' 53"E

North: 349,847.674'

Length: 75.00'

East: 219,654.386'

Segment# 4: Line

Course: S87° 32' 07"E

North: 349,846.211'

Length: 34.00'

East: 219,688.355'

Perimeter: 218.00'

Error Closure: 0.000

Error North : 0.0000

Area: 2,550Sq.Ft.

Course: N0° 00' 00"E

East: 0.0000

Precision 1: 218,000,000.00

Parcel Name: PLAT - LOT 20

Description: 20

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,746.425'

East:220,262.595'

Segment# 1: Line

Course: N2° 27' 53"E

Length: 75.00'

North: 349,821.356'

East: 220,265.820'

Segment# 2: Line

Course: S87° 32' 07"E

Length: 34.00'

North: 349,819.894'

East: 220,299.789'

Segment# 3: Line

Course: S2° 27' 53"W

Length: 75.00'

North: 349,744.963'

East: 220,296.564'

Segment# 4: Line

Course: N87° 32' 07"W

Length: 34.00'

North: 349,746.425'

East: 220,262.595'

Perimeter: 218.00'

Area: 2,550Sq.Ft.

Error Closure: 0.000

Course: N0° 00' 00"E

Error North : 0.0000

East: 0.0000

Precision 1: 218,000,000.00

Parcel Name: PLAT - LOT 21

Description: 21

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,744.963'

East:220,296.564'

Segment# 1: Line

Course: N2° 27' 53"E

Length: 75.00'

North: 349,819.894'

East: 220,299.789'

Segment# 2: Line

Course: S87° 32' 07"E

Length: 34.00'

North: 349,818.432'

East: 220,333.758'

Segment# 3: Line

Course: S2° 27' 53"W

Length: 75.00'

North: 349,743.501'

East: 220,330.532'

Segment# 4: Line

Course: N87° 32' 07"W

North: 349,744.963'

Length: 34.00'

East: 220,296.564'

Perimeter: 218.00'

Error Closure: 0.000

Error North : 0.0000

Area: 2,550Sq.Ft.

Course: N0° 00' 00"E

East: 0.0000

Precision 1: 218,000,000.00

Parcel Name: PLAT - LOT 22

Description: 22

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,743.501'

East:220,330.532'

Segment# 1: Line

Course: N2° 27' 53"E

North: 349,818.432'

Length: 75.00'

East: 220,333.758'

Segment# 2: Line

Course: S87° 32' 07"E

North: 349,816.970'

Length: 34.00'

East: 220,367.726'

Segment# 3: Line

Course: S2° 27' 53"W

North: 349,742.039'

Length: 75.00'

East: 220,364.501'

Segment# 4: Line

Course: N87° 32' 07"W

North: 349,743.501'

Length: 34.00'

East: 220,330.532'

Perimeter: 218.00'

Error Closure: 0.000

Error North : 0.0000

Area: 2,550Sq.Ft.

Course: N0° 00' 00"E

East: 0.0000

Precision 1: 218,000,000.00

Parcel Name: PLAT - LOT 23

Description: 23

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,742.039'

East:220,364.501'

Segment# 1: Line
Course: N2° 27' 53"E Length: 75.00'
North: 349,816.970' East: 220,367.726'

Segment# 2: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,815.508' East: 220,401.695'

Segment# 3: Line
Course: S2° 27' 53"W Length: 75.00'
North: 349,740.577' East: 220,398.469'

Segment# 4: Line
Course: N87° 32' 07"W Length: 34.00'
North: 349,742.039' East: 220,364.501'

Perimeter: 218.00' Area: 2,550Sq.Ft.
Error Closure: 0.000 Course: N0° 00' 00"E
Error North : 0.0000 East: 0.0000

Precision 1: 218,000,000.00

Parcel Name: PLAT - LOT 24
Description: 24
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:349,740.577' East:220,398.469'

Segment# 1: Line
Course: N2° 27' 53"E Length: 75.00'
North: 349,815.508' East: 220,401.695'

Segment# 2: Line
Course: S87° 32' 07"E Length: 42.12'
North: 349,813.696' East: 220,443.776'

Segment# 3: Line
Course: S0° 39' 38"E Length: 75.11'
North: 349,738.591' East: 220,444.642'

Segment# 4: Line
Course: N87° 32' 07"W Length: 6.00'
North: 349,738.849' East: 220,438.647'

Segment# 5: Line

Course: N87° 32' 07"W

North: 349,740.579'

Length: 40.22'

East: 220,398.464'

Perimeter: 238.45'

Error Closure: 0.005

Error North : 0.0019

Area: 3,313Sq.Ft.

Course: N68° 50' 09"W

East: -0.0050

Precision 1: 47,690.00

Parcel Name: PLAT - LOT 25

Description: 25

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,683.289'

East:219,613.280'

Segment# 1: Line

Course: N2° 27' 53"E

North: 349,724.201'

Length: 40.95'

East: 219,615.041'

Segment# 2: Curve

Length: 1.28'

Delta: 4°35'17"

Chord: 1.28'

Course In: S2° 07' 25"E

RP North: 349,708.212'

End North: 349,724.197'

Radius: 16.00'

Tangent: 0.64'

Course: S89° 49' 46"E

Course Out: N2° 27' 53"E

East: 219,615.633'

East: 219,616.321'

Segment# 3: Line

Course: S87° 32' 07"E

North: 349,721.264'

Length: 68.22'

East: 219,684.478'

Segment# 4: Line

Course: S2° 27' 53"W

North: 349,680.302'

Length: 41.00'

East: 219,682.715'

Segment# 5: Line

Course: N87° 32' 07"W

North: 349,683.290'

Length: 69.50'

East: 219,613.279'

Perimeter: 220.95'

Error Closure: 0.001

Error North : 0.0013

Area: 2,849Sq.Ft.

Course: N0° 26' 07"W

East: 0.0000

Precision 1: 220,950.00

Parcel Name: PLAT - LOT 26

Description: 26

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,649.321'

East:219,611.817'

Segment# 1: Line

Course: N2° 27' 53"E

Length: 34.00'

North: 349,683.289'

East: 219,613.280'

Segment# 2: Line

Course: S87° 32' 07"E

Length: 69.50'

North: 349,680.300'

East: 219,682.715'

Segment# 3: Line

Course: S2° 27' 53"W

Length: 34.00'

North: 349,646.332'

East: 219,681.253'

Segment# 4: Line

Course: N87° 32' 07"W

Length: 69.50'

North: 349,649.321'

East: 219,611.817'

Perimeter: 207.00'

Area: 2,363Sq.Ft.

Error Closure: 0.000

Course: N0° 00' 00"E

Error North : 0.0000

East: 0.0000

Precision 1: 207,000,000.00

Parcel Name: PLAT - LOT 27

Description: 27

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,615.352'

East:219,610.355'

Segment# 1: Line

Course: N2° 27' 53"E

Length: 34.00'

North: 349,649.321'

East: 219,611.817'

Segment# 2: Line

Course: S87° 32' 07"E

Length: 69.50'

North: 349,646.332'

East: 219,681.253'

Segment# 3: Line

Course: S2° 27' 53"W

Length: 34.00'

North: 349,612.363'

East: 219,679.791'

Segment# 4: Line

Course: N87° 32' 07"W

Length: 69.50'

North: 349,615.352'

East: 219,610.355'

Perimeter: 207.00'

Area: 2,363Sq.Ft.

Error Closure: 0.000

Course: N0° 00' 00"E

Error North : 0.0000

East: 0.0000

Precision 1: 207,000,000.00

Parcel Name: PLAT - LOT 28

Description: 28

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,581.384'

East:219,608.893'

Segment# 1: Line

Course: N2° 27' 53"E

Length: 34.00'

North: 349,615.352'

East: 219,610.355'

Segment# 2: Line

Course: S87° 32' 07"E

Length: 69.50'

North: 349,612.363'

East: 219,679.791'

Segment# 3: Line

Course: S2° 27' 53"W

Length: 22.50'

North: 349,589.884'

East: 219,678.824'

Segment# 4: Curve

Length: 11.61'

Radius: 49.50'

Delta: 13°26'02"

Tangent: 5.83'

Chord: 11.58'

Course: S4° 15' 08"E

Course In: S87° 32' 07"E

Course Out: S79° 01' 51"W

RP North: 349,587.755'

East: 219,728.278'

End North: 349,578.336'

East: 219,679.682'

Segment# 5: Line

Course: N87° 32' 07"W

Length: 70.85'

North: 349,581.383'

East: 219,608.898'

Perimeter: 208.46' Area: 2,368Sq.Ft.
Error Closure: 0.004 Course: S87° 32' 05"E
Error North : -0.0002 East: 0.0044

Precision 1: 52,115.00

Parcel Name: PLAT - LOT 29

Description: 29

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,547.415' East:219,607.431'

Segment# 1: Line

Course: N2° 27' 53"E Length: 34.00'
North: 349,581.384' East: 219,608.893'

Segment# 2: Line

Course: S87° 32' 07"E Length: 70.85'
North: 349,578.337' East: 219,679.678'

Segment# 3: Curve

Length: 24.31' Radius: 49.50'
Delta: 28°08'10" Tangent: 12.40'
Chord: 24.06' Course: S25° 02' 15"E
Course In: N79° 01' 51"E Course Out: S50° 53' 40"W
RP North: 349,587.756' East: 219,728.273'
End North: 349,556.533' East: 219,689.862'

Segment# 4: Line

Course: S47° 02' 08"W Length: 17.76'
North: 349,544.429' East: 219,676.866'

Segment# 5: Line

Course: N87° 32' 07"W Length: 69.50'
North: 349,547.418' East: 219,607.430'

Perimeter: 216.43' Area: 2,566Sq.Ft.
Error Closure: 0.003 Course: N20° 24' 11"W
Error North : 0.0030 East: -0.0011

Precision 1: 72,140.00

Parcel Name: PLAT - LOT 3

Description: 3

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,771.281'

East:219,685.130'

Segment# 1: Line

Course: N2° 27' 53"E

Length: 75.00'

North: 349,846.211'

East: 219,688.355'

Segment# 2: Line

Course: S87° 32' 07"E

Length: 34.00'

North: 349,844.749'

East: 219,722.324'

Segment# 3: Line

Course: S2° 27' 53"W

Length: 75.00'

North: 349,769.819'

East: 219,719.098'

Segment# 4: Line

Course: N87° 32' 07"W

Length: 34.00'

North: 349,771.281'

East: 219,685.130'

Perimeter: 218.00'

Area: 2,550Sq.Ft.

Error Closure: 0.000

Course: N0° 00' 00"E

Error North : 0.0000

East: 0.0000

Precision 1: 218,000,000.00

Parcel Name: PLAT - LOT 30

Description: 30

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,574.118'

East:219,707.924'

Segment# 1: Curve

Length: 15.52'

Radius: 24.50'

Delta: 36°17'15"

Tangent: 8.03'

Chord: 15.26'

Course: N15° 40' 45"W

Course In: N56° 10' 38"E

Course Out: N87° 32' 07"W

RP North: 349,587.756'

East: 219,728.278'

End North: 349,588.809'

East: 219,703.800'

Segment# 2: Line

Course: N2° 27' 53"E

Length: 19.50'

North: 349,608.291'

East: 219,704.639'

Segment# 3: Line

Course: S87° 32' 07"E

North: 349,605.517'

Length: 64.50'

East: 219,769.079'

Segment# 4: Line

Course: S2° 27' 53"W

North: 349,571.549'

Length: 34.00'

East: 219,767.617'

Segment# 5: Line

Course: N87° 32' 07"W

North: 349,574.118'

Length: 59.75'

East: 219,707.922'

Perimeter: 193.27'

Error Closure: 0.002

Error North : 0.0001

Area: 2,171Sq.Ft.

Course: N87° 00' 12"W

East: -0.0016

Precision 1: 96,635.00

Parcel Name: PLAT - LOT 31

Description: 31

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,605.517'

East:219,769.079'

Segment# 1: Line

Course: N87° 32' 07"W

North: 349,608.291'

Length: 64.50'

East: 219,704.639'

Segment# 2: Line

Course: N2° 27' 53"E

North: 349,642.260'

Length: 34.00'

East: 219,706.101'

Segment# 3: Line

Course: S87° 32' 07"E

North: 349,639.486'

Length: 64.50'

East: 219,770.541'

Segment# 4: Line

Course: S2° 27' 53"W

North: 349,605.517'

Length: 34.00'

East: 219,769.079'

Perimeter: 197.00'

Error Closure: 0.000

Error North : 0.0000

Area: 2,193Sq.Ft.

Course: N0° 00' 00"E

East: 0.0000

Precision 1: 197,000,000.00

Parcel Name: PLAT - LOT 32

Description: 32

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,642.260'

East:219,706.101'

Segment# 1: Line

Course: N2° 27' 53"E

Length: 34.00'

North: 349,676.228'

East: 219,707.563'

Segment# 2: Line

Course: S87° 32' 07"E

Length: 64.50'

North: 349,673.454'

East: 219,772.003'

Segment# 3: Line

Course: S2° 27' 53"W

Length: 34.00'

North: 349,639.486'

East: 219,770.541'

Segment# 4: Line

Course: N87° 32' 07"W

Length: 64.50'

North: 349,642.260'

East: 219,706.101'

Perimeter: 197.00'

Area: 2,193Sq.Ft.

Error Closure: 0.000

Course: N0° 00' 00"E

Error North : 0.0000

East: 0.0000

Precision 1: 197,000,000.00

Parcel Name: PLAT - LOT 33

Description: 33

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,676.228'

East:219,707.563'

Segment# 1: Line

Course: N2° 27' 53"E

Length: 44.00'

North: 349,720.187'

East: 219,709.455'

Segment# 2: Line

Course: S87° 32' 07"E

Length: 64.50'

North: 349,717.414'

East: 219,773.896'

Segment# 3: Line

Course: S2° 27' 53"W

North: 349,673.454'

Length: 44.00'

East: 219,772.003'

Segment# 4: Line

Course: N87° 32' 07"W

North: 349,676.228'

Length: 64.50'

East: 219,707.563'

Perimeter: 217.00'

Error Closure: 0.000

Error North : 0.0000

Area: 2,838Sq.Ft.

Course: N0° 00' 00"E

East: 0.0000

Precision 1: 217,000,000.00

Parcel Name: PLAT - LOT 34

Description: 34

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,713.565'

East:219,863.313'

Segment# 1: Line

Course: S2° 27' 53"W

North: 349,669.606'

Length: 44.00'

East: 219,861.421'

Segment# 2: Line

Course: N87° 32' 07"W

North: 349,672.595'

Length: 69.50'

East: 219,791.985'

Segment# 3: Line

Course: N2° 27' 53"E

North: 349,716.554'

Length: 44.00'

East: 219,793.877'

Segment# 4: Line

Course: S87° 32' 07"E

North: 349,713.565'

Length: 69.50'

East: 219,863.313'

Perimeter: 227.00'

Error Closure: 0.000

Error North : 0.0000

Area: 3,058Sq.Ft.

Course: N0° 00' 00"E

East: 0.0000

Precision 1: 227,000,000.00

Parcel Name: PLAT - LOT 35

Description: 35

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,669.606'

East:219,861.421'

Segment# 1: Line

Course: S2° 27' 53"W

Length: 34.00'

North: 349,635.637'

East: 219,859.958'

Segment# 2: Line

Course: N87° 32' 07"W

Length: 69.50'

North: 349,638.626'

East: 219,790.523'

Segment# 3: Line

Course: N2° 27' 53"E

Length: 34.00'

North: 349,672.595'

East: 219,791.985'

Segment# 4: Line

Course: S87° 32' 07"E

Length: 69.50'

North: 349,669.606'

East: 219,861.421'

Perimeter: 207.00'

Area: 2,363Sq.Ft.

Error Closure: 0.000

Course: N0° 00' 00"E

Error North : 0.0000

East: 0.0000

Precision 1: 207,000,000.00

Parcel Name: PLAT - LOT 36

Description: 36

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,601.669'

East:219,858.496'

Segment# 1: Line

Course: N87° 32' 07"W

Length: 69.50'

North: 349,604.658'

East: 219,789.061'

Segment# 2: Line

Course: N2° 27' 53"E

Length: 34.00'

North: 349,638.626'

East: 219,790.523'

Segment# 3: Line

Course: S87° 32' 07"E

Length: 69.50'

North: 349,635.637'

East: 219,859.959'

Segment# 4: Line

Course: S2° 27' 53"W

North: 349,601.669'

Length: 34.00'

East: 219,858.496'

Perimeter: 207.00'

Error Closure: 0.000

Error North : 0.0000

Area: 2,363Sq.Ft.

Course: N0° 00' 00"E

East: 0.0000

Precision 1: 207,000,000.00

Parcel Name: PLAT - LOT 37

Description: 37

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,604.657'

East:219,789.061'

Segment# 1: Line

Course: S87° 32' 07"E

North: 349,601.669'

Length: 69.50'

East: 219,858.496'

Segment# 2: Line

Course: S2° 27' 53"W

North: 349,582.187'

Length: 19.50'

East: 219,857.658'

Segment# 3: Curve

Length: 15.52'

Delta: 36°17'15"

Chord: 15.26'

Course In: N87° 32' 07"W

RP North: 349,583.240'

End North: 349,567.904'

Radius: 24.50'

Tangent: 8.03'

Course: S20° 36' 30"W

Course Out: S51° 14' 53"E

East: 219,833.181'

East: 219,852.287'

Segment# 4: Line

Course: N87° 32' 07"W

North: 349,570.689'

Length: 64.75'

East: 219,787.597'

Segment# 5: Line

Course: N2° 27' 53"E

North: 349,604.658'

Length: 34.00'

East: 219,789.059'

Perimeter: 203.27'

Error Closure: 0.002

Error North : 0.0001

Area: 2,341Sq.Ft.

Course: N84° 29' 33"W

East: -0.0015

Precision 1: 101,635.00

Parcel Name: PLAT - LOT 38

Description: 38

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,665.757' East:219,950.838'

Segment# 1: Line

Course: N87° 32' 07"W Length: 64.50'

North: 349,668.531' East: 219,886.398'

Segment# 2: Line

Course: N2° 27' 53"E Length: 44.00'

North: 349,712.490' East: 219,888.290'

Segment# 3: Line

Course: S87° 32' 07"E Length: 64.50'

North: 349,709.716' East: 219,952.730'

Segment# 4: Line

Course: S2° 27' 53"W Length: 44.00'

North: 349,665.757' East: 219,950.838'

Perimeter: 217.00' Area: 2,838Sq.Ft.

Error Closure: 0.000 Course: N0° 00' 00"E

Error North : 0.0000 East: 0.0000

Precision 1: 217,000,000.00

Parcel Name: PLAT - LOT 39

Description: 39

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,631.789' East:219,949.376'

Segment# 1: Line

Course: N87° 32' 07"W Length: 64.50'

North: 349,634.562' East: 219,884.935'

Segment# 2: Line

Course: N2° 27' 53"E Length: 34.00'

North: 349,668.531' East: 219,886.398'

Segment# 3: Line

Course: S87° 32' 07"E

North: 349,665.757'

Length: 64.50'

East: 219,950.838'

Segment# 4: Line

Course: S2° 27' 53"W

North: 349,631.789'

Length: 34.00'

East: 219,949.376'

Perimeter: 197.00'

Error Closure: 0.000

Error North : 0.0000

Area: 2,193Sq.Ft.

Course: N0° 00' 00"E

East: 0.0000

Precision 1: 197,000,000.00

Parcel Name: PLAT - LOT 4

Description: 4

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,769.819'

East:219,719.098'

Segment# 1: Line

Course: N2° 27' 53"E

North: 349,844.749'

Length: 75.00'

East: 219,722.324'

Segment# 2: Line

Course: S87° 32' 07"E

North: 349,843.287'

Length: 34.00'

East: 219,756.292'

Segment# 3: Line

Course: S2° 27' 53"W

North: 349,768.357'

Length: 75.00'

East: 219,753.067'

Segment# 4: Line

Course: N87° 32' 07"W

North: 349,769.819'

Length: 34.00'

East: 219,719.098'

Perimeter: 218.00'

Error Closure: 0.000

Error North : 0.0000

Area: 2,550Sq.Ft.

Course: N0° 00' 00"E

East: 0.0000

Precision 1: 218,000,000.00

Parcel Name: PLAT - LOT 40

Description: 40

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,597.820'

East:219,947.914'

Segment# 1: Line

Course: N87° 32' 07"W

Length: 64.50'

North: 349,600.594'

East: 219,883.473'

Segment# 2: Line

Course: N2° 27' 53"E

Length: 34.00'

North: 349,634.562'

East: 219,884.935'

Segment# 3: Line

Course: S87° 32' 07"E

Length: 64.50'

North: 349,631.789'

East: 219,949.376'

Segment# 4: Line

Course: S2° 27' 53"W

Length: 34.00'

North: 349,597.820'

East: 219,947.914'

Perimeter: 197.00'

Area: 2,193Sq.Ft.

Error Closure: 0.000

Course: N0° 00' 00"E

Error North : 0.0000

East: 0.0000

Precision 1: 197,000,000.00

Parcel Name: PLAT - LOT 41

Description: 41

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,547.866'

East:219,945.764'

Segment# 1: Line

Course: S2° 27' 53"W

Length: 34.00'

North: 349,513.898'

East: 219,944.301'

Segment# 2: Line

Course: N87° 32' 07"W

Length: 64.50'

North: 349,516.671'

East: 219,879.861'

Segment# 3: Line

Course: N2° 27' 53"E

Length: 34.00'

North: 349,550.640'

East: 219,881.323'

Segment# 4: Line

Course: S87° 32' 07"E

Length: 64.50'

North: 349,547.866'

East: 219,945.764'

Perimeter: 197.00'

Area: 2,193Sq.Ft.

Error Closure: 0.000

Course: N0° 00' 00"E

Error North : 0.0000

East: 0.0000

Precision 1: 197,000,000.00

Parcel Name: PLAT - LOT 42

Description: 42

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,513.898'

East:219,944.301'

Segment# 1: Line

Course: S2° 27' 53"W

Length: 34.00'

North: 349,479.929'

East: 219,942.839'

Segment# 2: Line

Course: N87° 32' 07"W

Length: 64.50'

North: 349,482.703'

East: 219,878.399'

Segment# 3: Line

Course: N2° 27' 53"E

Length: 34.00'

North: 349,516.671'

East: 219,879.861'

Segment# 4: Line

Course: S87° 32' 07"E

Length: 64.50'

North: 349,513.898'

East: 219,944.301'

Perimeter: 197.00'

Area: 2,193Sq.Ft.

Error Closure: 0.000

Course: N0° 00' 00"E

Error North : 0.0000

East: 0.0000

Precision 1: 197,000,000.00

Parcel Name: PLAT - LOT 43

Description: 43

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,510.049'

East:220,033.719'

Segment# 1: Line
Course: S2° 27' 53"W Length: 34.00'
North: 349,476.080' East: 220,032.257'

Segment# 2: Line
Course: N87° 32' 07"W Length: 69.50'
North: 349,479.069' East: 219,962.821'

Segment# 3: Line
Course: N2° 27' 53"E Length: 34.00'
North: 349,513.038' East: 219,964.283'

Segment# 4: Line
Course: S87° 32' 07"E Length: 69.50'
North: 349,510.049' East: 220,033.719'

Perimeter: 207.00' Area: 2,363Sq.Ft.
Error Closure: 0.000 Course: N0° 00' 00"E
Error North : 0.0000 East: 0.0000

Precision 1: 207,000,000.00

Parcel Name: PLAT - LOT 44
Description: 44
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:349,544.018' East:220,035.181'

Segment# 1: Line
Course: S2° 27' 53"W Length: 34.00'
North: 349,510.049' East: 220,033.719'

Segment# 2: Line
Course: N87° 32' 07"W Length: 69.50'
North: 349,513.038' East: 219,964.283'

Segment# 3: Line
Course: N2° 27' 53"E Length: 34.00'
North: 349,547.006' East: 219,965.745'

Segment# 4: Line
Course: S87° 32' 07"E Length: 69.50'
North: 349,544.018' East: 220,035.181'

Perimeter: 207.00'
Error Closure: 0.000
Error North : 0.0000

Area: 2,363Sq.Ft.
Course: N0° 00' 00"E
East: 0.0000

Precision 1: 207,000,000.00

Parcel Name: PLAT - LOT 45
Description: 45
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:349,627.940' East:220,038.793'

Segment# 1: Line

Course: S2° 27' 53"W Length: 34.00'
North: 349,593.971' East: 220,037.331'

Segment# 2: Line

Course: N87° 32' 07"W Length: 69.50'
North: 349,596.960' East: 219,967.895'

Segment# 3: Line

Course: N2° 27' 53"E Length: 34.00'
North: 349,630.929' East: 219,969.357'

Segment# 4: Line

Course: S87° 32' 07"E Length: 69.50'
North: 349,627.940' East: 220,038.793'

Perimeter: 207.00'
Error Closure: 0.000
Error North : 0.0000

Area: 2,363Sq.Ft.
Course: N0° 00' 00"E
East: 0.0000

Precision 1: 207,000,000.00

Parcel Name: PLAT - LOT 46
Description: 46
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:349,661.908' East:220,040.255'

Segment# 1: Line

Course: S2° 27' 53"W Length: 34.00'
North: 349,627.940' East: 220,038.793'

Segment# 2: Line

Course: N87° 32' 07"W

North: 349,630.929'

Length: 69.50'

East: 219,969.357'

Segment# 3: Line

Course: N2° 27' 53"E

North: 349,664.897'

Length: 34.00'

East: 219,970.819'

Segment# 4: Line

Course: S87° 32' 07"E

North: 349,661.908'

Length: 69.50'

East: 220,040.255'

Perimeter: 207.00'

Error Closure: 0.000

Error North : 0.0000

Area: 2,363Sq.Ft.

Course: N0° 00' 00"E

East: 0.0000

Precision 1: 207,000,000.00

Parcel Name: PLAT - LOT 47

Description: 47

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,705.868'

East:220,042.147'

Segment# 1: Line

Course: S2° 27' 53"W

North: 349,661.908'

Length: 44.00'

East: 220,040.255'

Segment# 2: Line

Course: N87° 32' 07"W

North: 349,664.897'

Length: 69.50'

East: 219,970.819'

Segment# 3: Line

Course: N2° 27' 53"E

North: 349,708.856'

Length: 44.00'

East: 219,972.711'

Segment# 4: Line

Course: S87° 32' 07"E

North: 349,705.868'

Length: 69.50'

East: 220,042.147'

Perimeter: 227.00'

Error Closure: 0.000

Error North : 0.0000

Area: 3,058Sq.Ft.

Course: N0° 00' 00"E

East: 0.0000

Precision 1: 227,000,000.00

Parcel Name: PLAT - LOT 48

Description: 48

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,636.356'

East:220,064.178'

Segment# 1: Line

Course: N2° 27' 53"E

Length: 68.50'

North: 349,704.793'

East: 220,067.124'

Segment# 2: Line

Course: S87° 32' 07"E

Length: 39.00'

North: 349,703.115'

East: 220,106.088'

Segment# 3: Line

Course: S2° 27' 53"W

Length: 68.50'

North: 349,634.679'

East: 220,103.142'

Segment# 4: Line

Course: N87° 32' 07"W

Length: 39.00'

North: 349,636.356'

East: 220,064.178'

Perimeter: 215.00'

Area: 2,672Sq.Ft.

Error Closure: 0.000

Course: N0° 00' 00"E

Error North : 0.0000

East: 0.0000

Precision 1: 215,000,000.00

Parcel Name: PLAT - LOT 49

Description: 49

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,634.679'

East:220,103.142'

Segment# 1: Line

Course: N2° 27' 53"E

Length: 68.50'

North: 349,703.116'

East: 220,106.088'

Segment# 2: Line

Course: S87° 32' 07"E

Length: 34.00'

North: 349,701.653'

East: 220,140.057'

Segment# 3: Line
Course: S2° 27' 53"W Length: 68.50'
North: 349,633.217' East: 220,137.111'

Segment# 4: Line
Course: N87° 32' 07"W Length: 29.00'
North: 349,634.464' East: 220,108.138'

Segment# 5: Line
Course: N87° 32' 07"W Length: 5.00'
North: 349,634.679' East: 220,103.142'

Perimeter: 205.00' Area: 2,329Sq.Ft.
Error Closure: 0.000 Course: N0° 00' 00"E
Error North : 0.0000 East: 0.0000

Precision 1: 205,000,000.00

Parcel Name: PLAT - LOT 5
Description: 5
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:349,768.357' East:219,753.067'

Segment# 1: Line
Course: N2° 27' 53"E Length: 75.00'
North: 349,843.287' East: 219,756.292'

Segment# 2: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,841.825' East: 219,790.261'

Segment# 3: Line
Course: S2° 27' 53"W Length: 75.00'
North: 349,766.895' East: 219,787.035'

Segment# 4: Line
Course: N87° 32' 07"W Length: 34.00'
North: 349,768.357' East: 219,753.067'

Perimeter: 218.00' Area: 2,550Sq.Ft.
Error Closure: 0.000 Course: N0° 00' 00"E
Error North : 0.0000 East: 0.0000

Precision 1: 218,000,000.00

Parcel Name: PLAT - LOT 50

Description: 50

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,633.217'

East:220,137.111'

Segment# 1: Line

Course: N2° 27' 53"E

Length: 68.50'

North: 349,701.653'

East: 220,140.057'

Segment# 2: Line

Course: S87° 32' 07"E

Length: 34.00'

North: 349,700.191'

East: 220,174.025'

Segment# 3: Line

Course: S2° 27' 53"W

Length: 68.50'

North: 349,631.755'

East: 220,171.079'

Segment# 4: Line

Course: N87° 32' 07"W

Length: 29.00'

North: 349,633.002'

East: 220,142.106'

Segment# 5: Line

Course: N87° 32' 07"W

Length: 5.00'

North: 349,633.217'

East: 220,137.111'

Perimeter: 205.00'

Area: 2,329Sq.Ft.

Error Closure: 0.000

Course: N0° 00' 00"E

Error North : 0.0000

East: 0.0000

Precision 1: 205,000,000.00

Parcel Name: PLAT - LOT 51

Description: 51

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,631.755'

East:220,171.079'

Segment# 1: Line

Course: N2° 27' 53"E

Length: 68.50'

North: 349,700.191'

East: 220,174.025'

Segment# 2: Line

Course: S87° 32' 07"E

North: 349,698.729'

Length: 34.00'

East: 220,207.994'

Segment# 3: Line

Course: S2° 27' 53"W

North: 349,630.293'

Length: 68.50'

East: 220,205.048'

Segment# 4: Line

Course: N87° 32' 07"W

North: 349,631.755'

Length: 34.00'

East: 220,171.079'

Perimeter: 205.00'

Error Closure: 0.000

Error North : 0.0000

Area: 2,329Sq.Ft.

Course: N0° 00' 00"E

East: 0.0000

Precision 1: 205,000,000.00

Parcel Name: PLAT - LOT 52

Description: 52

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,630.293'

East:220,205.048'

Segment# 1: Line

Course: N2° 27' 53"E

North: 349,698.729'

Length: 68.50'

East: 220,207.994'

Segment# 2: Line

Course: S87° 32' 07"E

North: 349,697.267'

Length: 34.00'

East: 220,241.962'

Segment# 3: Line

Course: S2° 27' 53"W

North: 349,628.831'

Length: 68.50'

East: 220,239.016'

Segment# 4: Line

Course: N87° 32' 07"W

North: 349,630.293'

Length: 34.00'

East: 220,205.048'

Perimeter: 205.00'

Error Closure: 0.000

Error North : 0.0000

Area: 2,329Sq.Ft.

Course: N0° 00' 00"E

East: 0.0000

Precision 1: 205,000,000.00

Parcel Name: PLAT - LOT 53

Description: 53

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,695.805'

East:220,275.931'

Segment# 1: Line

Course: S2° 27' 53"W

Length: 68.50'

North: 349,627.369'

East: 220,272.985'

Segment# 2: Line

Course: N87° 32' 07"W

Length: 34.00'

North: 349,628.831'

East: 220,239.016'

Segment# 3: Line

Course: N2° 27' 53"E

Length: 68.50'

North: 349,697.267'

East: 220,241.962'

Segment# 4: Line

Course: S87° 32' 07"E

Length: 34.00'

North: 349,695.805'

East: 220,275.931'

Perimeter: 205.00'

Area: 2,329Sq.Ft.

Error Closure: 0.000

Course: N0° 00' 00"E

Error North : 0.0000

East: 0.0000

Precision 1: 205,000,000.00

Parcel Name: PLAT - LOT 54

Description: 54

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,627.368'

East:220,272.985'

Segment# 1: Line

Course: N2° 27' 53"E

Length: 68.50'

North: 349,695.805'

East: 220,275.931'

Segment# 2: Line

Course: S87° 32' 07"E

Length: 34.00'

North: 349,694.343'

East: 220,309.899'

Segment# 3: Line

Course: S2° 27' 53"W

North: 349,625.906'

Length: 68.50'

East: 220,306.954'

Segment# 4: Line

Course: N87° 32' 07"W

North: 349,627.368'

Length: 34.00'

East: 220,272.985'

Perimeter: 205.00'

Error Closure: 0.000

Error North : 0.0000

Area: 2,329Sq.Ft.

Course: N0° 00' 00"E

East: 0.0000

Precision 1: 205,000,000.00

Parcel Name: PLAT - LOT 55

Description: 55

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,692.881'

East:220,343.868'

Segment# 1: Line

Course: S2° 27' 53"W

North: 349,624.444'

Length: 68.50'

East: 220,340.922'

Segment# 2: Line

Course: N87° 32' 07"W

North: 349,625.906'

Length: 34.00'

East: 220,306.953'

Segment# 3: Line

Course: N2° 27' 53"E

North: 349,694.343'

Length: 68.50'

East: 220,309.899'

Segment# 4: Line

Course: S87° 32' 07"E

North: 349,692.881'

Length: 34.00'

East: 220,343.868'

Perimeter: 205.00'

Error Closure: 0.000

Error North : 0.0000

Area: 2,329Sq.Ft.

Course: N0° 00' 00"E

East: 0.0000

Precision 1: 205,000,000.00

Parcel Name: PLAT - LOT 56

Description: 56

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,556.970' East:220,303.986'

Segment# 1: Line

Course: N2° 27' 53"E Length: 69.00'
North: 349,625.906' East: 220,306.954'

Segment# 2: Line

Course: S87° 32' 07"E Length: 34.00'
North: 349,624.444' East: 220,340.922'

Segment# 3: Line

Course: S2° 27' 53"W Length: 68.98'
North: 349,555.528' East: 220,337.956'

Segment# 4: Curve

Length: 1.00' Radius: 24.50'
Delta: 2°20'21" Tangent: 0.50'
Chord: 1.00' Course: N88° 42' 18"W
Course In: N0° 07' 31"E Course Out: S2° 27' 53"W
RP North: 349,580.028' East: 220,338.009'
End North: 349,555.551' East: 220,336.956'

Segment# 5: Line

Course: N87° 32' 07"W Length: 33.00'
North: 349,556.970' East: 220,303.986'

Perimeter: 205.98' Area: 2,346Sq.Ft.

Error Closure: 0.000 Course: S13° 28' 50"W

Error North : -0.0004 East: -0.0001

Precision 1: 205,980,000.00

Parcel Name: PLAT - LOT 57

Description: 57

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,558.432' East:220,270.018'

Segment# 1: Line

Course: N2° 27' 53"E Length: 69.00'
North: 349,627.368' East: 220,272.985'

Segment# 2: Line

Course: S87° 32' 07"E

North: 349,625.906'

Length: 34.00'

East: 220,306.954'

Segment# 3: Line

Course: S2° 27' 53"W

North: 349,556.970'

Length: 69.00'

East: 220,303.986'

Segment# 4: Line

Course: N87° 32' 07"W

North: 349,558.432'

Length: 34.00'

East: 220,270.018'

Perimeter: 206.00'

Error Closure: 0.000

Error North : 0.0000

Area: 2,346Sq.Ft.

Course: N0° 00' 00"E

East: 0.0000

Precision 1: 206,000,000.00

Parcel Name: PLAT - LOT 58

Description: 58

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,627.368'

East:220,272.985'

Segment# 1: Line

Course: S2° 27' 53"W

North: 349,558.432'

Length: 69.00'

East: 220,270.018'

Segment# 2: Line

Course: N87° 32' 07"W

North: 349,559.894'

Length: 34.00'

East: 220,236.049'

Segment# 3: Line

Course: N2° 27' 53"E

North: 349,628.831'

Length: 69.00'

East: 220,239.016'

Segment# 4: Line

Course: S87° 32' 07"E

North: 349,627.368'

Length: 34.00'

East: 220,272.985'

Perimeter: 206.00'

Error Closure: 0.000

Error North : 0.0000

Area: 2,346Sq.Ft.

Course: N0° 00' 00"E

East: 0.0000

Precision 1: 206,000,000.00

Parcel Name: PLAT - LOT 59

Description: 59

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,565.528'

East:220,105.170'

Segment# 1: Line

Course: N2° 27' 53"E

Length: 69.00'

North: 349,634.464'

East: 220,108.138'

Segment# 2: Line

Course: S87° 32' 07"E

Length: 29.00'

North: 349,633.217'

East: 220,137.111'

Segment# 3: Line

Course: S87° 32' 07"E

Length: 5.00'

North: 349,633.002'

East: 220,142.106'

Segment# 4: Line

Course: S2° 27' 53"W

Length: 69.00'

North: 349,564.066'

East: 220,139.139'

Segment# 5: Line

Course: N87° 32' 07"W

Length: 34.00'

North: 349,565.528'

East: 220,105.170'

Perimeter: 206.00'

Area: 2,346Sq.Ft.

Error Closure: 0.000

Course: N0° 00' 00"E

Error North : 0.0000

East: 0.0000

Precision 1: 206,000,000.00

Parcel Name: PLAT - LOT 6

Description: 6

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,766.895'

East:219,787.035'

Segment# 1: Line

Course: N2° 27' 53"E

Length: 75.00'

North: 349,841.825'

East: 219,790.261'

Segment# 2: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,840.363' East: 219,824.229'

Segment# 3: Line
Course: S2° 27' 53"W Length: 75.00'
North: 349,765.432' East: 219,821.004'

Segment# 4: Line
Course: N87° 32' 07"W Length: 34.00'
North: 349,766.895' East: 219,787.035'

Perimeter: 218.00' Area: 2,550Sq.Ft.
Error Closure: 0.000 Course: N0° 00' 00"E
Error North : 0.0000 East: 0.0000

Precision 1: 218,000,000.00

Parcel Name: PLAT - LOT 60
Description: 60
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:349,591.897' East:220,062.265'

Segment# 1: Line
Course: N2° 27' 53"E Length: 44.50'
North: 349,636.356' East: 220,064.178'

Segment# 2: Line
Course: S87° 32' 07"E Length: 39.00'
North: 349,634.679' East: 220,103.142'

Segment# 3: Line
Course: S87° 32' 07"E Length: 5.00'
North: 349,634.464' East: 220,108.138'

Segment# 4: Line
Course: S2° 27' 53"W Length: 69.00'
North: 349,565.528' East: 220,105.170'

Segment# 5: Line
Course: N87° 32' 07"W Length: 19.50'
North: 349,566.366' East: 220,085.688'

Segment# 6: Curve

Length: 38.48'

Delta: 90°00'00"

Chord: 34.65'

Course In: N2° 27' 53"E

RP North: 349,590.844'

End North: 349,591.897'

Radius: 24.50'

Tangent: 24.50'

Course: N42° 32' 07"W

Course Out: N87° 32' 07"W

East: 220,086.742'

East: 220,062.265'

Perimeter: 215.48'

Error Closure: 0.000

Error North : 0.0000

Area: 2,907Sq.Ft.

Course: N90° 00' 00"W

East: 0.0000

Precision 1: 215,480,000.00

Parcel Name: PLAT - LOT 61

Description: 61

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,476.504'

East:220,057.298'

Segment# 1: Line

Course: N2° 27' 53"E

North: 349,517.966'

Length: 41.50'

East: 220,059.083'

Segment# 2: Curve

Length: 38.48'

Delta: 90°00'00"

Chord: 34.65'

Course In: S87° 32' 07"E

RP North: 349,516.912'

End North: 349,541.389'

Radius: 24.50'

Tangent: 24.50'

Course: N47° 27' 53"E

Course Out: N2° 27' 53"E

East: 220,083.560'

East: 220,084.614'

Segment# 3: Line

Course: S87° 32' 07"E

North: 349,540.551'

Length: 19.50'

East: 220,104.096'

Segment# 4: Line

Course: S2° 27' 53"W

North: 349,474.612'

Length: 66.00'

East: 220,101.257'

Segment# 5: Line

Course: N87° 32' 07"W

North: 349,476.504'

Length: 44.00'

East: 220,057.298'

Perimeter: 209.48'
Error Closure: 0.000
Error North : 0.0000

Area: 2,775Sq.Ft.
Course: N90° 00' 00"E
East: 0.0000

Precision 1: 209,480,000.00

Parcel Name: PLAT - LOT 62
Description: 62
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:349,474.612' East:220,101.257'

Segment# 1: Line

Course: N2° 27' 53"E Length: 66.00'
North: 349,540.551' East: 220,104.096'

Segment# 2: Line

Course: S87° 32' 07"E Length: 34.00'
North: 349,539.089' East: 220,138.064'

Segment# 3: Line

Course: S2° 27' 53"W Length: 66.00'
North: 349,473.150' East: 220,135.226'

Segment# 4: Line

Course: N87° 32' 07"W Length: 34.00'
North: 349,474.612' East: 220,101.257'

Perimeter: 200.00'
Error Closure: 0.000
Error North : 0.0000

Area: 2,244Sq.Ft.
Course: N0° 00' 00"E
East: 0.0000

Precision 1: 200,000,000.00

Parcel Name: PLAT - LOT 63
Description: 63
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:349,473.150' East:220,135.226'

Segment# 1: Line

Course: N2° 27' 53"E Length: 66.00'
North: 349,539.089' East: 220,138.064'

Segment# 2: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,537.627' East: 220,172.033'

Segment# 3: Line
Course: S2° 27' 53"W Length: 66.00'
North: 349,471.688' East: 220,169.194'

Segment# 4: Line
Course: N87° 32' 07"W Length: 34.00'
North: 349,473.150' East: 220,135.226'

Perimeter: 200.00' Area: 2,244Sq.Ft.
Error Closure: 0.000 Course: N0° 00' 00"E
Error North : 0.0000 East: 0.0000

Precision 1: 200,000,000.00

Parcel Name: PLAT - LOT 64
Description: 64
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:349,536.767' East:220,192.014'

Segment# 1: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,535.304' East: 220,225.983'

Segment# 2: Line
Course: S2° 27' 53"W Length: 79.71'
North: 349,455.668' East: 220,222.555'

Segment# 3: Line
Course: S85° 22' 06"W Length: 34.26'
North: 349,452.902' East: 220,188.407'

Segment# 4: Line
Course: N2° 27' 53"E Length: 83.95'
North: 349,536.774' East: 220,192.017'

Perimeter: 231.92' Area: 2,782Sq.Ft.
Error Closure: 0.008 Course: N20° 22' 04"E
Error North : 0.0074 East: 0.0028

Precision 1: 28,990.00

Parcel Name: PLAT - LOT 65

Description: 65

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,535.305' East:220,225.983'

Segment# 1: Line

Course: S87° 32' 07"E Length: 34.00'
North: 349,533.842' East: 220,259.951'

Segment# 2: Line

Course: S2° 27' 53"W Length: 75.04'
North: 349,458.872' East: 220,256.724'

Segment# 3: Line

Course: S83° 40' 49"W Length: 14.97'
North: 349,457.224' East: 220,241.845'

Segment# 4: Line

Course: S85° 22' 06"W Length: 19.36'
North: 349,455.661' East: 220,222.548'

Segment# 5: Line

Course: N2° 27' 53"E Length: 79.71'
North: 349,535.297' East: 220,225.976'

Perimeter: 223.07' Area: 2,635Sq.Ft.
Error Closure: 0.010 Course: S40° 08' 33"W
Error North : -0.0076 East: -0.0064

Precision 1: 22,308.00

Parcel Name: PLAT - LOT 66

Description: 66

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,533.842' East:220,259.951'

Segment# 1: Line

Course: S87° 32' 07"E Length: 34.00'
North: 349,532.380' East: 220,293.920'

Segment# 2: Line
Course: S2° 27' 53"W Length: 69.78'
North: 349,462.665' East: 220,290.919'

Segment# 3: Line
Course: S83° 40' 49"W Length: 34.40'
North: 349,458.878' East: 220,256.728'

Segment# 4: Line
Course: N2° 27' 53"E Length: 75.04'
North: 349,533.849' East: 220,259.955'

Perimeter: 213.22' Area: 2,462Sq.Ft.
Error Closure: 0.007 Course: N30° 48' 48"E
Error North : 0.0064 East: 0.0038

Precision 1: 30,460.00

Parcel Name: PLAT - LOT 67
Description: 67
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:349,532.380' East:220,293.920'

Segment# 1: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,530.918' East: 220,327.888'

Segment# 2: Line
Course: S2° 27' 53"W Length: 64.53'
North: 349,466.448' East: 220,325.113'

Segment# 3: Line
Course: S83° 40' 49"W Length: 34.40'
North: 349,462.661' East: 220,290.922'

Segment# 4: Line
Course: N2° 27' 53"E Length: 69.78'
North: 349,532.377' East: 220,293.923'

Perimeter: 202.71' Area: 2,283Sq.Ft.
Error Closure: 0.005 Course: S42° 48' 21"E
Error North : -0.0036 East: 0.0034

Precision 1: 40,542.00

Parcel Name: PLAT - LOT 68

Description: 68

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,530.918'

East:220,327.888'

Segment# 1: Line

Course: S87° 32' 07"E

Length: 8.00'

North: 349,530.574'

East: 220,335.881'

Segment# 2: Curve

Length: 20.86'

Radius: 49.50'

Delta: 24°08'27"

Tangent: 10.59'

Chord: 20.70'

Course: N80° 23' 39"E

Course In: N2° 27' 53"E

Course Out: S21° 40' 34"E

RP North: 349,580.028'

East: 220,338.010'

End North: 349,534.029'

East: 220,356.293'

Segment# 3: Line

Course: S37° 18' 15"E

Length: 69.87'

North: 349,478.452'

East: 220,398.637'

Segment# 4: Line

Course: S79° 49' 47"W

Length: 57.18'

North: 349,468.356'

East: 220,342.356'

Segment# 5: Line

Course: S83° 40' 49"W

Length: 17.35'

North: 349,466.446'

East: 220,325.111'

Segment# 6: Line

Course: N2° 27' 53"E

Length: 64.53'

North: 349,530.916'

East: 220,327.886'

Perimeter: 237.78'

Area: 3,209Sq.Ft.

Error Closure: 0.003

Course: S42° 17' 02"W

Error North : -0.0022

East: -0.0020

Precision 1: 79,263.33

Parcel Name: PLAT - LOT 69

Description: 69

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,548.279' East:220,375.986'

Segment# 1: Line

Course: S87° 30' 04"E Length: 70.96'

North: 349,545.185' East: 220,446.878'

Segment# 2: Line

Course: S0° 39' 38"E Length: 31.24'

North: 349,513.947' East: 220,447.238'

Segment# 3: Line

Course: S53° 51' 40"W Length: 60.18'

North: 349,478.456' East: 220,398.638'

Segment# 4: Line

Course: N37° 18' 15"W Length: 69.87'

North: 349,534.033' East: 220,356.293'

Segment# 5: Curve

Length: 24.56' Radius: 49.50'

Delta: 28°25'36" Tangent: 12.54'

Chord: 24.31' Course: N54° 06' 38"E

Course In: N21° 40' 34"W Course Out: S50° 06' 10"E

RP North: 349,580.032' East: 220,338.010'

End North: 349,548.282' East: 220,375.986'

Perimeter: 256.80' Area: 4,030Sq.Ft.

Error Closure: 0.004 Course: N5° 57' 51"E

Error North : 0.0038 East: 0.0004

Precision 1: 64,202.50

Parcel Name: PLAT - LOT 7

Description: 7

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,765.432' East:219,821.004'

Segment# 1: Line

Course: N2° 27' 53"E Length: 75.00'

North: 349,840.363' East: 219,824.229'

Segment# 2: Line

Course: S87° 32' 07"E

Length: 34.00'

North: 349,838.901'

East: 219,858.198'

Segment# 3: Line

Course: S2° 27' 53"W

Length: 75.00'

North: 349,763.970'

East: 219,854.973'

Segment# 4: Line

Course: N87° 32' 07"W

Length: 34.00'

North: 349,765.432'

East: 219,821.004'

Perimeter: 218.00'

Area: 2,550Sq.Ft.

Error Closure: 0.000

Course: N0° 00' 00"E

Error North : 0.0000

East: 0.0000

Precision 1: 218,000,000.00

Parcel Name: PLAT - LOT 70

Description: 70

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,545.185'

East:220,446.875'

Segment# 1: Line

Course: N87° 30' 04"W

Length: 70.96'

North: 349,548.279'

East: 220,375.983'

Segment# 2: Curve

Length: 32.34'

Radius: 49.50'

Delta: 37°25'58"

Tangent: 16.77'

Chord: 31.77'

Course: N21° 10' 51"E

Course In: N50° 06' 10"W

Course Out: S87° 32' 07"E

RP North: 349,580.029'

East: 220,338.006'

End North: 349,577.900'

East: 220,387.461'

Segment# 3: Line

Course: N2° 27' 53"E

Length: 3.91'

North: 349,581.806'

East: 220,387.629'

Segment# 4: Line

Course: S87° 30' 04"E

Length: 58.91'

North: 349,579.238'

East: 220,446.483'

Segment# 5: Line

Course: S0° 39' 38"E

North: 349,545.190'

Length: 34.05'

East: 220,446.875'

Perimeter: 200.17'

Error Closure: 0.005

Error North : 0.0052

Area: 2,132Sq.Ft.

Course: N1° 36' 49"E

East: 0.0001

Precision 1: 40,034.00

Parcel Name: PLAT - LOT 71

Description: 71

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,579.237'

East:220,446.482'

Segment# 1: Line

Course: N87° 30' 04"W

North: 349,581.805'

Length: 58.91'

East: 220,387.628'

Segment# 2: Line

Course: N2° 27' 53"E

North: 349,615.774'

Length: 34.00'

East: 220,389.091'

Segment# 3: Line

Course: S87° 30' 04"E

North: 349,613.286'

Length: 57.05'

East: 220,446.086'

Segment# 4: Line

Course: S0° 39' 38"E

North: 349,579.239'

Length: 34.05'

East: 220,446.479'

Perimeter: 184.01'

Error Closure: 0.004

Error North : 0.0019

Area: 1,971Sq.Ft.

Course: N61° 41' 41"W

East: -0.0035

Precision 1: 46,002.50

Parcel Name: PLAT - LOT 72

Description: 72

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,613.286'

East:220,446.090'

Segment# 1: Line
Course: N87° 30' 04"W Length: 57.05'
North: 349,615.774' East: 220,389.094'

Segment# 2: Line
Course: N2° 27' 53"E Length: 34.00'
North: 349,649.742' East: 220,390.556'

Segment# 3: Line
Course: S87° 30' 04"E Length: 55.19'
North: 349,647.336' East: 220,445.694'

Segment# 4: Line
Course: S0° 39' 38"E Length: 34.05'
North: 349,613.288' East: 220,446.086'

Perimeter: 180.30' Area: 1,908Sq.Ft.
Error Closure: 0.004 Course: N61° 41' 41"W
Error North : 0.0019 East: -0.0035

Precision 1: 45,072.50

Parcel Name: PLAT - LOT 73
Description: 73
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:349,649.742' East:220,390.556'

Segment# 1: Line
Course: N2° 27' 53"E Length: 41.09'
North: 349,690.794' East: 220,392.323'

Segment# 2: Line
Course: S87° 32' 07"E Length: 44.22'
North: 349,688.893' East: 220,436.502'

Segment# 3: Line
Course: S87° 32' 07"E Length: 8.73'
North: 349,688.517' East: 220,445.224'

Segment# 4: Line
Course: S0° 39' 38"E Length: 41.19'
North: 349,647.330' East: 220,445.699'

Segment# 5: Line

Course: N87° 30' 04"W

North: 349,649.736'

Length: 55.19'

East: 220,390.561'

Perimeter: 190.42'

Error Closure: 0.008

Error North : -0.0061

Area: 2,223Sq.Ft.

Course: S41° 42' 23"E

East: 0.0054

Precision 1: 23,802.50

Parcel Name: PLAT - LOT 8

Description: 8

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,763.970'

East:219,854.973'

Segment# 1: Line

Course: N2° 27' 53"E

North: 349,838.901'

Length: 75.00'

East: 219,858.198'

Segment# 2: Line

Course: S87° 32' 07"E

North: 349,837.439'

Length: 34.00'

East: 219,892.166'

Segment# 3: Line

Course: S2° 27' 53"W

North: 349,762.508'

Length: 75.00'

East: 219,888.941'

Segment# 4: Line

Course: N87° 32' 07"W

North: 349,763.970'

Length: 34.00'

East: 219,854.973'

Perimeter: 218.00'

Error Closure: 0.000

Error North : 0.0000

Area: 2,550Sq.Ft.

Course: N0° 00' 00"E

East: 0.0000

Precision 1: 218,000,000.00

Parcel Name: PLAT - LOT 9

Description: 9

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,762.508'

East:219,888.941'

Segment# 1: Line
Course: N2° 27' 53"E Length: 75.00'
North: 349,837.439' East: 219,892.166'

Segment# 2: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,835.977' East: 219,926.135'

Segment# 3: Line
Course: S2° 27' 53"W Length: 75.00'
North: 349,761.046' East: 219,922.910'

Segment# 4: Line
Course: N87° 32' 07"W Length: 34.00'
North: 349,762.508' East: 219,888.941'

Perimeter: 218.00' Area: 2,550Sq.Ft.
Error Closure: 0.000 Course: N0° 00' 00"E
Error North : 0.0000 East: 0.0000

Precision 1: 218,000,000.00

Parcel Name: PLAT - TRACT A
Description: TRACT A
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:349,849.136' East:219,620.418'

Segment# 1: Line
Course: S2° 27' 53"W Length: 74.95'
North: 349,774.255' East: 219,617.195'

Segment# 2: Curve
Length: 14.42' Radius: 16.00'
Delta: 51°37'19" Tangent: 7.74'
Chord: 13.93' Course: N57° 08' 11"W
Course In: N7° 03' 10"E Course Out: S58° 40' 29"W
RP North: 349,790.134' East: 219,619.159'
End North: 349,781.816' East: 219,605.492'

Segment# 3: Line
Course: N2° 28' 46"E Length: 67.90'
North: 349,849.652' East: 219,608.429'

Segment# 4: Line

Course: S87° 32' 07"E Length: 12.00'
North: 349,849.136' East: 219,620.418'

Perimeter: 169.26' Area: 873Sq.Ft.
Error Closure: 0.000 Course: N2° 30' 03"E
Error North : 0.0003 East: 0.0000

Precision 1: 169,270,000.00

Parcel Name: PLAT - TRACT B

Description: TRACT B

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,547.415' East:219,607.431'

Segment# 1: Line

Course: S87° 32' 07"E Length: 69.50'
North: 349,544.426' East: 219,676.867'

Segment# 2: Line

Course: N47° 02' 08"E Length: 17.76'
North: 349,556.530' East: 219,689.863'

Segment# 3: Curve

Length: 41.84' Radius: 49.50'
Delta: 48°25'48" Tangent: 22.26'
Chord: 40.61' Course: S63° 19' 14"E
Course In: N50° 53' 40"E Course Out: S2° 27' 53"W
RP North: 349,587.753' East: 219,728.275'
End North: 349,538.298' East: 219,726.146'

Segment# 4: Line

Course: S87° 32' 07"E Length: 105.00'
North: 349,533.783' East: 219,831.049'

Segment# 5: Curve

Length: 38.48' Radius: 24.50'
Delta: 90°00'00" Tangent: 24.50'
Chord: 34.65' Course: S42° 32' 07"E
Course In: S2° 27' 53"W Course Out: S87° 32' 07"E
RP North: 349,509.306' East: 219,829.995'
End North: 349,508.252' East: 219,854.472'

Segment# 6: Line
Course: S2° 27' 53"W Length: 24.50'
North: 349,483.775' East: 219,853.419'

Segment# 7: Line
Course: S87° 32' 07"E Length: 25.00'
North: 349,482.700' East: 219,878.396'

Segment# 8: Line
Course: S87° 32' 07"E Length: 64.50'
North: 349,479.926' East: 219,942.836'

Segment# 9: Line
Course: N2° 27' 53"E Length: 34.00'
North: 349,513.894' East: 219,944.298'

Segment# 10: Line
Course: N2° 27' 53"E Length: 34.00'
North: 349,547.863' East: 219,945.760'

Segment# 11: Line
Course: N87° 32' 07"W Length: 64.50'
North: 349,550.637' East: 219,881.320'

Segment# 12: Line
Course: N2° 27' 53"E Length: 50.00'
North: 349,600.590' East: 219,883.470'

Segment# 13: Line
Course: S87° 32' 07"E Length: 64.50'
North: 349,597.817' East: 219,947.910'

Segment# 14: Line
Course: N2° 27' 53"E Length: 34.00'
North: 349,631.785' East: 219,949.373'

Segment# 15: Line
Course: N2° 27' 53"E Length: 34.00'
North: 349,665.754' East: 219,950.835'

Segment# 16: Line
Course: N2° 27' 53"E Length: 44.00'
North: 349,709.713' East: 219,952.727'

Segment# 17: Line
Course: S87° 32' 07"E Length: 20.00'
North: 349,708.853' East: 219,972.708'

Segment# 18: Line
Course: S2° 27' 53"W Length: 44.00'
North: 349,664.894' East: 219,970.816'

Segment# 19: Line
Course: S2° 27' 53"W Length: 34.00'
North: 349,630.925' East: 219,969.354'

Segment# 20: Line
Course: S2° 27' 53"W Length: 34.00'
North: 349,596.957' East: 219,967.892'

Segment# 21: Line
Course: S87° 32' 07"E Length: 69.50'
North: 349,593.968' East: 220,037.328'

Segment# 22: Line
Course: S2° 27' 53"W Length: 50.00'
North: 349,544.014' East: 220,035.177'

Segment# 23: Line
Course: N87° 32' 07"W Length: 69.50'
North: 349,547.003' East: 219,965.742'

Segment# 24: Line
Course: S2° 27' 53"W Length: 34.00'
North: 349,513.034' East: 219,964.280'

Segment# 25: Line
Course: S2° 27' 53"W Length: 34.00'
North: 349,479.066' East: 219,962.817'

Segment# 26: Line
Course: S87° 32' 07"E Length: 69.50'
North: 349,476.077' East: 220,032.253'

Segment# 27: Line
Course: S87° 32' 07"E Length: 25.00'
North: 349,475.002' East: 220,057.230'

Segment# 28: Line
Course: N2° 27' 53"E Length: 1.50'
North: 349,476.500' East: 220,057.295'

Segment# 29: Line
Course: S87° 32' 07"E Length: 44.00'
North: 349,474.608' East: 220,101.254'

Segment# 30: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,473.146' East: 220,135.222'

Segment# 31: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,471.684' East: 220,169.191'

Segment# 32: Line
Course: N2° 27' 53"E Length: 66.00'
North: 349,537.623' East: 220,172.029'

Segment# 33: Line
Course: S87° 32' 07"E Length: 20.00'
North: 349,536.763' East: 220,192.011'

Segment# 34: Line
Course: S2° 27' 53"W Length: 83.95'
North: 349,452.890' East: 220,188.401'

Segment# 35: Line
Course: S85° 22' 06"W Length: 47.10'
North: 349,449.087' East: 220,141.454'

Segment# 36: Line
Course: S89° 55' 14"W Length: 200.16'
North: 349,448.810' East: 219,941.295'

Segment# 37: Line
Course: S88° 46' 39"W Length: 100.18'
North: 349,446.672' East: 219,841.137'

Segment# 38: Line
Course: S89° 20' 55"W Length: 218.82'
North: 349,444.185' East: 219,622.331'

Segment# 39: Line
Course: N46° 44' 20"W
North: 349,472.632'

Length: 41.51'
East: 219,592.102'

Segment# 40: Line
Course: N2° 28' 46"E
North: 349,717.643'

Length: 245.24'
East: 219,602.712'

Segment# 41: Curve
Length: 14.45'
Delta: 51°43'42"
Chord: 13.96'
Course In: S53° 51' 07"E
RP North: 349,708.205'
End North: 349,724.194'

Radius: 16.00'
Tangent: 7.76'
Course: N62° 00' 44"E
Course Out: N2° 07' 25"W
East: 219,615.632'
East: 219,615.039'

Segment# 42: Line
Course: S2° 27' 53"W
North: 349,683.282'

Length: 40.95'
East: 219,613.278'

Segment# 43: Line
Course: S2° 27' 53"W
North: 349,649.313'

Length: 34.00'
East: 219,611.816'

Segment# 44: Line
Course: S2° 27' 53"W
North: 349,615.345'

Length: 34.00'
East: 219,610.353'

Segment# 45: Line
Course: S2° 27' 53"W
North: 349,581.376'

Length: 34.00'
East: 219,608.891'

Segment# 46: Line
Course: S2° 27' 53"W
North: 349,547.407'

Length: 34.00'
East: 219,607.429'

Perimeter: 2,556.94'
Error Closure: 0.008
Error North : -0.0075

Area: 48,532Sq.Ft.
Course: S15° 46' 51"W
East: -0.0021

Precision 1: 319,617.50

Parcel Name: PLAT - TRACT C

Description: TRACT C

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,482.703'

East:219,878.399'

Segment# 1: Line

Course: N87° 32' 07"W

Length: 25.00'

North: 349,483.778'

East: 219,853.422'

Segment# 2: Line

Course: N2° 27' 53"E

Length: 24.50'

North: 349,508.255'

East: 219,854.476'

Segment# 3: Curve

Length: 38.48'

Radius: 24.50'

Delta: 90°00'00"

Tangent: 24.50'

Chord: 34.65'

Course: N42° 32' 07"W

Course In: N87° 32' 07"W

Course Out: N2° 27' 53"E

RP North: 349,509.309'

East: 219,829.998'

End North: 349,533.786'

East: 219,831.052'

Segment# 4: Line

Course: N87° 32' 07"W

Length: 105.00'

North: 349,538.302'

East: 219,726.149'

Segment# 5: Curve

Length: 41.84'

Radius: 49.50'

Delta: 48°25'48"

Tangent: 22.26'

Chord: 40.61'

Course: N63° 19' 14"W

Course In: N2° 27' 53"E

Course Out: S50° 53' 40"W

RP North: 349,587.756'

East: 219,728.278'

End North: 349,556.534'

East: 219,689.867'

Segment# 6: Curve

Length: 24.31'

Radius: 49.50'

Delta: 28°08'10"

Tangent: 12.40'

Chord: 24.06'

Course: N25° 02' 15"W

Course In: N50° 53' 40"E

Course Out: S79° 01' 51"W

RP North: 349,587.756'

East: 219,728.278'

End North: 349,578.337'

East: 219,679.682'

Segment# 7: Curve

Length: 11.61'

Radius: 49.50'

Delta: 13°26'02"

Tangent: 5.83'

Chord: 11.58'
Course In: N79° 01' 51"E
RP North: 349,587.756'
End North: 349,589.885'

Course: N4° 15' 08"W
Course Out: N87° 32' 07"W
East: 219,728.278'
East: 219,678.824'

Segment# 8: Line
Course: N2° 27' 53"E
North: 349,612.364'

Length: 22.50'
East: 219,679.791'

Segment# 9: Line
Course: N2° 27' 53"E
North: 349,646.332'

Length: 34.00'
East: 219,681.253'

Segment# 10: Line
Course: N2° 27' 53"E
North: 349,680.301'

Length: 34.00'
East: 219,682.716'

Segment# 11: Line
Course: N2° 27' 53"E
North: 349,721.263'

Length: 41.00'
East: 219,684.479'

Segment# 12: Line
Course: S87° 32' 07"E
North: 349,720.188'

Length: 25.00'
East: 219,709.456'

Segment# 13: Line
Course: S2° 27' 53"W
North: 349,676.229'

Length: 44.00'
East: 219,707.563'

Segment# 14: Line
Course: S2° 27' 53"W
North: 349,642.260'

Length: 34.00'
East: 219,706.101'

Segment# 15: Line
Course: S2° 27' 53"W
North: 349,608.291'

Length: 34.00'
East: 219,704.639'

Segment# 16: Line
Course: S2° 27' 53"W
North: 349,588.809'

Length: 19.50'
East: 219,703.801'

Segment# 17: Curve
Length: 15.52'
Delta: 36°17'15"

Radius: 24.50'
Tangent: 8.03'

Chord: 15.26'
Course In: S87° 32' 07"E
RP North: 349,587.756'
End North: 349,574.119'

Course: S15° 40' 45"E
Course Out: S56° 10' 38"W
East: 219,728.278'
East: 219,707.924'

Segment# 18: Curve
Length: 22.97'
Delta: 53°42'45"
Chord: 22.14'
Course In: N56° 10' 38"E
RP North: 349,587.756'
End North: 349,563.279'

Radius: 24.50'
Tangent: 12.41'
Course: S60° 40' 45"E
Course Out: S2° 27' 53"W
East: 219,728.278'
East: 219,727.224'

Segment# 19: Line
Course: S87° 32' 07"E
North: 349,558.763'

Length: 105.00'
East: 219,832.127'

Segment# 20: Curve
Length: 22.97'
Delta: 53°42'45"
Chord: 22.14'
Course In: N2° 27' 53"E
RP North: 349,583.240'
End North: 349,567.905'

Radius: 24.50'
Tangent: 12.41'
Course: N65° 36' 30"E
Course Out: S51° 14' 53"E
East: 219,833.181'
East: 219,852.287'

Segment# 21: Curve
Length: 15.52'
Delta: 36°17'15"
Chord: 15.26'
Course In: N51° 14' 53"W
RP North: 349,583.240'
End North: 349,582.187'

Radius: 24.50'
Tangent: 8.03'
Course: N20° 36' 30"E
Course Out: S87° 32' 07"E
East: 219,833.181'
East: 219,857.658'

Segment# 22: Line
Course: N2° 27' 53"E
North: 349,601.669'

Length: 19.50'
East: 219,858.497'

Segment# 23: Line
Course: N2° 27' 53"E
North: 349,635.637'

Length: 34.00'
East: 219,859.959'

Segment# 24: Line
Course: N2° 27' 53"E
North: 349,669.606'

Length: 34.00'
East: 219,861.421'

Segment# 25: Line
Course: N2° 27' 53"E Length: 44.00'
North: 349,713.565' East: 219,863.313'

Segment# 26: Line
Course: S87° 32' 07"E Length: 25.00'
North: 349,712.490' East: 219,888.290'

Segment# 27: Line
Course: S2° 27' 53"W Length: 44.00'
North: 349,668.531' East: 219,886.398'

Segment# 28: Line
Course: S2° 27' 53"W Length: 34.00'
North: 349,634.562' East: 219,884.936'

Segment# 29: Line
Course: S2° 27' 53"W Length: 34.00'
North: 349,600.594' East: 219,883.474'

Segment# 30: Line
Course: S2° 27' 53"W Length: 50.00'
North: 349,550.640' East: 219,881.323'

Segment# 31: Line
Course: S2° 27' 53"W Length: 34.00'
North: 349,516.671' East: 219,879.861'

Segment# 32: Line
Course: S2° 27' 53"W Length: 34.00'
North: 349,482.703' East: 219,878.399'

Perimeter: 1,127.21' Area: 13,986Sq.Ft.
Error Closure: 0.000 Course: N0° 00' 00"E
Error North : 0.0000 East: 0.0000

Precision 1: 1,127,220,000.00

Parcel Name: PLAT - TRACT D
Description: TRACT D
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:349,567.905' East:219,852.287'

Segment# 1: Curve

Length: 22.97'

Delta: 53°42'45"

Chord: 22.14'

Course In: N51° 14' 53"W

RP North: 349,583.240'

End North: 349,558.763'

Radius: 24.50'

Tangent: 12.41'

Course: S65° 36' 30"W

Course Out: S2° 27' 53"W

East: 219,833.181'

East: 219,832.127'

Segment# 2: Line

Course: N87° 32' 07"W

North: 349,563.278'

Length: 105.00'

East: 219,727.224'

Segment# 3: Curve

Length: 22.97'

Delta: 53°42'45"

Chord: 22.14'

Course In: N2° 27' 53"E

RP North: 349,587.756'

End North: 349,574.118'

Radius: 24.50'

Tangent: 12.41'

Course: N60° 40' 45"W

Course Out: S56° 10' 38"W

East: 219,728.278'

East: 219,707.924'

Segment# 4: Line

Course: S87° 32' 07"E

North: 349,571.549'

Length: 59.75'

East: 219,767.619'

Segment# 5: Line

Course: N2° 27' 53"E

North: 349,605.517'

Length: 34.00'

East: 219,769.081'

Segment# 6: Line

Course: N2° 27' 53"E

North: 349,639.486'

Length: 34.00'

East: 219,770.543'

Segment# 7: Line

Course: N2° 27' 53"E

North: 349,673.455'

Length: 34.00'

East: 219,772.005'

Segment# 8: Line

Course: N2° 27' 53"E

North: 349,717.414'

Length: 44.00'

East: 219,773.897'

Segment# 9: Line

Course: S87° 32' 07"E

North: 349,716.554'

Length: 20.00'

East: 219,793.879'

Segment# 10: Line
Course: S2° 27' 53"W Length: 44.00'
North: 349,672.594' East: 219,791.987'

Segment# 11: Line
Course: S2° 27' 53"W Length: 34.00'
North: 349,638.626' East: 219,790.524'

Segment# 12: Line
Course: S2° 27' 53"W Length: 34.00'
North: 349,604.657' East: 219,789.062'

Segment# 13: Line
Course: S2° 27' 53"W Length: 34.00'
North: 349,570.689' East: 219,787.600'

Segment# 14: Line
Course: S87° 32' 07"E Length: 64.75'
North: 349,567.904' East: 219,852.290'

Perimeter: 587.43' Area: 4,246Sq.Ft.
Error Closure: 0.003 Course: S85° 46' 31"E
Error North : -0.0002 East: 0.0031

Precision 1: 195,813.33

Parcel Name: PLAT - TRACT E
Description: TRACT E
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:349,717.649' East:219,602.713'

Segment# 1: Line
Course: N2° 28' 46"E Length: 64.23'
North: 349,781.819' East: 219,605.492'

Segment# 2: Curve
Length: 14.42' Radius: 16.00'
Delta: 51°37'19" Tangent: 7.74'
Chord: 13.93' Course: S57° 08' 11"E
Course In: N58° 40' 29"E Course Out: S7° 03' 10"W
RP North: 349,790.137' East: 219,619.160'
End North: 349,774.258' East: 219,617.195'

Segment# 3: Curve

Length: 1.28'	Radius: 16.00'
Delta: 4°35'17"	Tangent: 0.64'
Chord: 1.28'	Course: S85° 14' 29"E
Course In: N7° 03' 10"E	Course Out: S2° 27' 53"W
RP North: 349,790.137'	East: 219,619.160'
End North: 349,774.152'	East: 219,618.472'

Segment# 4: Line

Course: S87° 32' 07"E	Length: 32.72'
North: 349,772.745'	East: 219,651.161'

Segment# 5: Line

Course: S87° 32' 07"E	Length: 34.00'
North: 349,771.283'	East: 219,685.130'

Segment# 6: Line

Course: S87° 32' 07"E	Length: 34.00'
North: 349,769.821'	East: 219,719.098'

Segment# 7: Line

Course: S87° 32' 07"E	Length: 34.00'
North: 349,768.358'	East: 219,753.067'

Segment# 8: Line

Course: S87° 32' 07"E	Length: 34.00'
North: 349,766.896'	East: 219,787.036'

Segment# 9: Line

Course: S87° 32' 07"E	Length: 34.00'
North: 349,765.434'	East: 219,821.004'

Segment# 10: Line

Course: S87° 32' 07"E	Length: 34.00'
North: 349,763.972'	East: 219,854.973'

Segment# 11: Line

Course: S87° 32' 07"E	Length: 34.00'
North: 349,762.510'	East: 219,888.941'

Segment# 12: Line

Course: S87° 32' 07"E	Length: 34.00'
North: 349,761.048'	East: 219,922.910'

Segment# 13: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,759.586' East: 219,956.878'

Segment# 14: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,758.123' East: 219,990.847'

Segment# 15: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,756.661' East: 220,024.815'

Segment# 16: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,755.199' East: 220,058.784'

Segment# 17: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,753.737' East: 220,092.752'

Segment# 18: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,752.275' East: 220,126.721'

Segment# 19: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,750.813' East: 220,160.690'

Segment# 20: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,749.351' East: 220,194.658'

Segment# 21: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,747.888' East: 220,228.627'

Segment# 22: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,746.426' East: 220,262.595'

Segment# 23: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,744.964' East: 220,296.564'

Segment# 24: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,743.502' East: 220,330.532'

Segment# 25: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,742.040' East: 220,364.501'

Segment# 26: Line
Course: S87° 32' 07"E Length: 34.00'
North: 349,740.578' East: 220,398.469'

Segment# 27: Line
Course: S87° 32' 07"E Length: 40.22'
North: 349,738.848' East: 220,438.652'

Segment# 28: Line
Course: S2° 27' 53"W Length: 50.00'
North: 349,688.894' East: 220,436.502'

Segment# 29: Line
Course: N87° 32' 07"W Length: 44.22'
North: 349,690.796' East: 220,392.323'

Segment# 30: Line
Course: N87° 32' 07"W Length: 25.00'
North: 349,691.871' East: 220,367.346'

Segment# 31: Line
Course: N87° 32' 07"W Length: 23.50'
North: 349,692.882' East: 220,343.868'

Segment# 32: Line
Course: N87° 32' 07"W Length: 34.00'
North: 349,694.344' East: 220,309.899'

Segment# 33: Line
Course: N87° 32' 07"W Length: 34.00'
North: 349,695.806' East: 220,275.931'

Segment# 34: Line
Course: N87° 32' 07"W Length: 34.00'
North: 349,697.268' East: 220,241.962'

Segment# 35: Line
Course: N87° 32' 07"W Length: 34.00'
North: 349,698.730' East: 220,207.994'

Segment# 36: Line
Course: N87° 32' 07"W Length: 34.00'
North: 349,700.192' East: 220,174.025'

Segment# 37: Line
Course: N87° 32' 07"W Length: 34.00'
North: 349,701.655' East: 220,140.056'

Segment# 38: Line
Course: N87° 32' 07"W Length: 34.00'
North: 349,703.117' East: 220,106.088'

Segment# 39: Line
Course: N87° 32' 07"W Length: 39.00'
North: 349,704.794' East: 220,067.124'

Segment# 40: Line
Course: N87° 32' 07"W Length: 25.00'
North: 349,705.869' East: 220,042.147'

Segment# 41: Line
Course: N87° 32' 07"W Length: 69.50'
North: 349,708.858' East: 219,972.711'

Segment# 42: Line
Course: N87° 32' 07"W Length: 20.00'
North: 349,709.718' East: 219,952.730'

Segment# 43: Line
Course: N87° 32' 07"W Length: 64.50'
North: 349,712.492' East: 219,888.290'

Segment# 44: Line
Course: N87° 32' 07"W Length: 25.00'
North: 349,713.567' East: 219,863.313'

Segment# 45: Line
Course: N87° 32' 07"W Length: 69.50'
North: 349,716.556' East: 219,793.877'

Segment# 46: Line
Course: N87° 32' 07"W Length: 20.00'
North: 349,717.416' East: 219,773.895'

Segment# 47: Line
Course: N87° 32' 07"W Length: 64.50'
North: 349,720.189' East: 219,709.455'

Segment# 48: Line
Course: N87° 32' 07"W Length: 25.00'
North: 349,721.264' East: 219,684.478'

Segment# 49: Line
Course: N87° 32' 07"W Length: 68.22'
North: 349,724.198' East: 219,616.321'

Segment# 50: Curve
Length: 1.28' Radius: 16.00'
Delta: 4°35'17" Tangent: 0.64'
Chord: 1.28' Course: N89° 49' 46"W
Course In: S2° 27' 53"W Course Out: N2° 07' 25"W
RP North: 349,708.213' East: 219,615.633'
End North: 349,724.202' East: 219,615.040'

Segment# 51: Curve
Length: 14.45' Radius: 16.00'
Delta: 51°43'42" Tangent: 7.76'
Chord: 13.96' Course: S62° 00' 44"W
Course In: S2° 07' 25"E Course Out: N53° 51' 07"W
RP North: 349,708.213' East: 219,615.633'
End North: 349,717.651' East: 219,602.713'

Perimeter: 1,787.53' Area: 41,768Sq.Ft.
Error Closure: 0.002 Course: N1° 22' 21"E
Error North : 0.0020 East: 0.0000

Precision 1: 893,770.00

Parcel Name: PLAT - TRACT F
Description: TRACT F
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:349,476.504' East:220,057.298'

Segment# 1: Line
Course: S2° 27' 53"W Length: 1.50'
North: 349,475.005' East: 220,057.233'

Segment# 2: Line
Course: N87° 32' 07"W Length: 25.00'
North: 349,476.081' East: 220,032.257'

Segment# 3: Line
Course: N2° 27' 53"E Length: 34.00'
North: 349,510.049' East: 220,033.719'

Segment# 4: Line
Course: N2° 27' 53"E Length: 34.00'
North: 349,544.018' East: 220,035.181'

Segment# 5: Line
Course: N2° 27' 53"E Length: 50.00'
North: 349,593.971' East: 220,037.331'

Segment# 6: Line
Course: N2° 27' 53"E Length: 34.00'
North: 349,627.940' East: 220,038.793'

Segment# 7: Line
Course: N2° 27' 53"E Length: 34.00'
North: 349,661.908' East: 220,040.255'

Segment# 8: Line
Course: N2° 27' 53"E Length: 44.00'
North: 349,705.868' East: 220,042.148'

Segment# 9: Line
Course: S87° 32' 07"E Length: 25.00'
North: 349,704.793' East: 220,067.124'

Segment# 10: Line
Course: S2° 27' 53"W Length: 68.50'
North: 349,636.356' East: 220,064.179'

Segment# 11: Line
Course: S2° 27' 53"W Length: 44.50'
North: 349,591.897' East: 220,062.265'

Segment# 12: Curve

Length: 38.48'

Delta: 90°00'00"

Chord: 34.65'

Course In: S87° 32' 07"E

RP North: 349,590.844'

End North: 349,566.366'

Radius: 24.50'

Tangent: 24.50'

Course: S42° 32' 07"E

Course Out: S2° 27' 53"W

East: 220,086.742'

East: 220,085.689'

Segment# 13: Line

Course: S87° 32' 07"E

North: 349,565.528'

Length: 19.50'

East: 220,105.171'

Segment# 14: Line

Course: S87° 32' 07"E

North: 349,564.065'

Length: 34.00'

East: 220,139.139'

Segment# 15: Line

Course: S87° 32' 07"E

North: 349,559.894'

Length: 97.00'

East: 220,236.049'

Segment# 16: Line

Course: S87° 32' 07"E

North: 349,558.432'

Length: 34.00'

East: 220,270.018'

Segment# 17: Line

Course: S87° 32' 07"E

North: 349,556.970'

Length: 34.00'

East: 220,303.987'

Segment# 18: Line

Course: S87° 32' 07"E

North: 349,555.551'

Length: 33.00'

East: 220,336.956'

Segment# 19: Curve

Length: 1.00'

Delta: 2°20'21"

Chord: 1.00'

Course In: N2° 27' 53"E

RP North: 349,580.028'

End North: 349,555.528'

Radius: 24.50'

Tangent: 0.50'

Course: S88° 42' 18"E

Course Out: S0° 07' 31"W

East: 220,338.010'

East: 220,337.956'

Segment# 20: Curve

Length: 37.48'

Delta: 87°39'39"

Radius: 24.50'

Tangent: 23.52'

Chord: 33.93'
Course In: N0° 07' 31"E
RP North: 349,580.028'
End North: 349,578.974'

Course: N46° 17' 42"E
Course Out: S87° 32' 07"E
East: 220,338.010'
East: 220,362.487'

Segment# 21: Line
Course: N2° 27' 53"E
North: 349,691.870'

Length: 113.00'
East: 220,367.346'

Segment# 22: Line
Course: S87° 32' 07"E
North: 349,690.795'

Length: 25.00'
East: 220,392.323'

Segment# 23: Line
Course: S2° 27' 53"W
North: 349,649.743'

Length: 41.09'
East: 220,390.556'

Segment# 24: Line
Course: S2° 27' 53"W
North: 349,615.774'

Length: 34.00'
East: 220,389.094'

Segment# 25: Line
Course: S2° 27' 53"W
North: 349,581.806'

Length: 34.00'
East: 220,387.632'

Segment# 26: Line
Course: S2° 27' 53"W
North: 349,577.899'

Length: 3.91'
East: 220,387.464'

Segment# 27: Curve
Length: 32.34'
Delta: 37°25'58"
Chord: 31.77'
Course In: N87° 32' 07"W
RP North: 349,580.028'
End North: 349,548.278'

Radius: 49.50'
Tangent: 16.77'
Course: S21° 10' 51"W
Course Out: S50° 06' 10"E
East: 220,338.010'
East: 220,375.986'

Segment# 28: Curve
Length: 24.56'
Delta: 28°25'36"
Chord: 24.31'
Course In: N50° 06' 10"W
RP North: 349,580.028'
End North: 349,534.028'

Radius: 49.50'
Tangent: 12.54'
Course: S54° 06' 38"W
Course Out: S21° 40' 34"E
East: 220,338.010'
East: 220,356.293'

Segment# 29: Curve

Length: 20.86'

Delta: 24°08'27"

Chord: 20.70'

Course In: N21° 40' 34"W

RP North: 349,580.028'

End North: 349,530.574'

Radius: 49.50'

Tangent: 10.59'

Course: S80° 23' 39"W

Course Out: S2° 27' 53"W

East: 220,338.010'

East: 220,335.881'

Segment# 30: Line

Course: N87° 32' 07"W

North: 349,530.918'

Length: 8.00'

East: 220,327.888'

Segment# 31: Line

Course: N87° 32' 07"W

North: 349,532.380'

Length: 34.00'

East: 220,293.920'

Segment# 32: Line

Course: N87° 32' 07"W

North: 349,533.842'

Length: 34.00'

East: 220,259.951'

Segment# 33: Line

Course: N87° 32' 07"W

North: 349,535.304'

Length: 34.00'

East: 220,225.983'

Segment# 34: Line

Course: N87° 32' 07"W

North: 349,536.766'

Length: 34.00'

East: 220,192.014'

Segment# 35: Line

Course: N87° 32' 07"W

North: 349,537.626'

Length: 20.00'

East: 220,172.033'

Segment# 36: Line

Course: N87° 32' 07"W

North: 349,539.089'

Length: 34.00'

East: 220,138.064'

Segment# 37: Line

Course: N87° 32' 07"W

North: 349,540.551'

Length: 34.00'

East: 220,104.096'

Segment# 38: Line

Course: N87° 32' 07"W

North: 349,541.389'

Length: 19.50'

East: 220,084.614'

Segment# 39: Curve

Length: 38.48'	Radius: 24.50'
Delta: 90°00'00"	Tangent: 24.50'
Chord: 34.65'	Course: S47° 27' 53"W
Course In: S2° 27' 53"W	Course Out: N87° 32' 07"W
RP North: 349,516.912'	East: 220,083.560'
End North: 349,517.966'	East: 220,059.083'

Segment# 40: Line

Course: S2° 27' 53"W	Length: 41.50'
North: 349,476.504'	East: 220,057.298'

Perimeter: 1,383.21'	Area: 17,186Sq.Ft.
Error Closure: 0.000	Course: N0° 00' 00"E
Error North : 0.0000	East: 0.0000

Precision 1: 1,383,200,000.00

Parcel Name: PLAT - TRACT G

Description: TRACT G

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,564.066'	East:220,139.139'
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Segment# 1: Line

Course: N2° 27' 53"E	Length: 69.00'
North: 349,633.002'	East: 220,142.106'

Segment# 2: Line

Course: S87° 32' 07"E	Length: 29.00'
North: 349,631.755'	East: 220,171.080'

Segment# 3: Line

Course: S87° 32' 07"E	Length: 34.00'
North: 349,630.293'	East: 220,205.048'

Segment# 4: Line

Course: S87° 32' 07"E	Length: 34.00'
North: 349,628.830'	East: 220,239.017'

Segment# 5: Line

Course: S2° 27' 53"W	Length: 69.00'
North: 349,559.894'	East: 220,236.049'

Segment# 6: Line

Course: N87° 32' 07"W

North: 349,564.066'

Length: 97.00'

East: 220,139.139'

Perimeter: 332.00'

Error Closure: 0.000

Error North : 0.0000

Area: 6,693Sq.Ft.

Course: N0° 00' 00"E

East: 0.0000

Precision 1: 332,000,000.00

Parcel Name: PLAT - TRACT H

Description: TRACT H

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,555.529'

East:220,337.956'

Segment# 1: Line

Course: N2° 27' 53"E

North: 349,624.445'

Length: 68.98'

East: 220,340.922'

Segment# 2: Line

Course: N2° 27' 53"E

North: 349,692.881'

Length: 68.50'

East: 220,343.868'

Segment# 3: Line

Course: S87° 32' 07"E

North: 349,691.871'

Length: 23.50'

East: 220,367.346'

Segment# 4: Line

Course: S2° 27' 53"W

North: 349,578.975'

Length: 113.00'

East: 220,362.487'

Segment# 5: Curve

Length: 37.48'

Delta: 87°39'39"

Chord: 33.93'

Course In: N87° 32' 07"W

RP North: 349,580.029'

End North: 349,555.529'

Radius: 24.50'

Tangent: 23.52'

Course: S46° 17' 42"W

Course Out: S0° 07' 31"W

East: 220,338.010'

East: 220,337.956'

Perimeter: 311.46'

Error Closure: 0.000

Error North : 0.0004

Area: 3,102Sq.Ft.

Course: N13° 28' 50"E

East: 0.0001

Precision 1: 311,460,000.00

Parcel Name: PLAT - TRACT I

Description: TRACT I

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:349,688.894'

East:220,436.500'

Segment# 1: Line

Course: N2° 27' 53"E

Length: 50.00'

North: 349,738.848'

East: 220,438.651'

Segment# 2: Line

Course: S87° 32' 07"E

Length: 6.00'

North: 349,738.590'

East: 220,444.645'

Segment# 3: Line

Course: S0° 39' 38"E

Length: 50.07'

North: 349,688.523'

East: 220,445.222'

Segment# 4: Line

Course: N87° 32' 07"W

Length: 8.73'

North: 349,688.898'

East: 220,436.500'

Perimeter: 114.80'

Area: 368Sq.Ft.

Error Closure: 0.004

Course: N0° 18' 34"W

Error North : 0.0045

East: 0.0000

Precision 1: 28,700.00

Parcel Map Check Report

Client:
Client
Client Company
Address 1
Date: 4/22/2021 8:13:25 AM

Prepared by:
Preparer
Your Company Name
123 Main Street

Parcel Name: OVERALL - 163

Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:350,915.716' East:218,734.944'

Segment# 1: Line

Course: S87° 32' 07"E Length: 836.12'
North: 350,879.759' East: 219,570.291'

Segment# 2: Line

Course: S0° 39' 38"E Length: 299.77'
North: 350,580.009' East: 219,573.746'

Segment# 3: Line

Course: S53° 51' 40"W Length: 60.18'
North: 350,544.518' East: 219,525.146'

Segment# 4: Line

Course: S79° 49' 47"W Length: 57.18'
North: 350,534.421' East: 219,468.864'

Segment# 5: Line

Course: S83° 40' 49"W Length: 101.12'
North: 350,523.290' East: 219,368.359'

Segment# 6: Line

Course: S85° 22' 06"W Length: 100.72'
North: 350,515.157' East: 219,267.968'

Segment# 7: Line

Course: S89° 55' 14"W Length: 200.16'
North: 350,514.880' East: 219,067.808'

Segment# 8: Line

Course: S88° 46' 39"W Length: 100.18'
North: 350,512.742' East: 218,967.651'

Segment# 9: Line

Course: S89° 20' 55"W Length: 218.82'
North: 350,510.255' East: 218,748.845'

Segment# 10: Line

Course: N46° 44' 20"W Length: 41.51'
North: 350,538.703' East: 218,718.616'

Segment# 11: Line

Course: N2° 28' 46"E Length: 377.37'
North: 350,915.719' East: 218,734.941'

Perimeter: 2,393.13' Area: 319,031Sq.Ft.
Error Closure: 0.005 Course: N39° 30' 58"W
Error North : 0.0038 East: -0.0031

Precision 1: 478,626.00



PRE-APPLICATION MEETING SUMMARY

Area: South Date: 8/11/2020

Pre-Application No.: TKB-20-076

Applicant(s) Present: Jim Ivy, Lee Eisenheim, Alan Cunningham

Lot Size: 6.89 acres

Site Location: NWC Powers and Hancock

TSN: 6436200018

Project Description: Single Family Residential Development (small lot)

Zone: PBC AO

APPLICATION(S) REQUIRED: No application to the Planning Department required

- | | | |
|---|--|---|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input type="checkbox"/> Development Agreement (PUD Zone) | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Administrative Relief | <input checked="" type="checkbox"/> Development Plan <input checked="" type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input checked="" type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Master Plan <input checked="" type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Minor Improvement Plan | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/> | <input type="checkbox"/> Nonuse Variance / Warrant | <input type="checkbox"/> Vacation of Public Right-of-Way |
| <input type="checkbox"/> Concept Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> Waiver of Replat |
| <input checked="" type="checkbox"/> Conditional Use <input checked="" type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Property Boundary Adjustment | <input checked="" type="checkbox"/> Zone Change |

Visit the Land Use Review Division website at www.coloradosprings.gov/planninginfo for application forms and checklists

MJ = Major Amendment, MN = Minor Amendment, and MM = Minor Modification

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: Silver Hawk Townhomes; Soaring Eagles Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS: Pre-Application Stage Internal Review Stage Public Hearing Stage
Note: Applicant will be required to pay for postage at time of poster pick-up. Postcard Poster No Public Notice Required
 Buffer Distance: 150 ft. 500 ft. 1,000 ft. Custom distance: _____

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Geo-Hazard Report | <input checked="" type="checkbox"/> Traffic Impact Analysis | <input checked="" type="checkbox"/> Drainage Report |
| Contact: <u>Patrick Morris, 719-385-5075</u> | Contact: <u>Zaker Alazzeh, 719-385-5468</u> | Contact: <u>Jonathan Scherer, 719-385-5546</u> |
| <input checked="" type="checkbox"/> Hydraulic Grade Line | <input checked="" type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis |
| <input checked="" type="checkbox"/> Elevation Drawings | <input checked="" type="checkbox"/> Mineral Estate Owner Notification | <input checked="" type="checkbox"/> Other: <u>Fiscal Impact Study</u> |

LDTc MEETING: Yes No **Date:** TBD **Time:** _____

COMMENTS: *(This is a preliminary listing of issues and attention items; additional issues will likely surface as the application proceeds through the review process):*

- Proposed residential construction in the PBC zone under R-5 development standards requires a Conditional Use/Development Plan
- Final Plat application needed to create platted lot for multi-family or to subdivide for individual lots; Additional applications which may be required are zone change and master plan, if R-5 standards cannot be met; which require public hearings before the Planning Commission and City Council; due to conversion from commercial to residential and impacts fiscal impact study may be required
- PBC zone can accommodate several types of residential development under a Conditional Use approved by the Planning Commission
- R-5 zone standards apply (code section 7.3.104) ; - If R-5 lot size minimums cannot be met, PUD rezone is required and could face opposition; Master Plan does not appear to have been completed, and would likely be required; -Neighborhood meeting is a possibility during review cycle; - Staff support is not guaranteed for this proposal, pending further discussion with department leadership
- Use checklists on City Planning webpage for full submittal requirements and General Application Form; - You may contact staff reviewers listed above individually or schedule LDTc for specific questions regarding the respective areas of specialty: drainage report, geologic hazard report, traffic impact analysis, and utilities items. Commissioner District #4 - Avila District 4: Yolanda Avila
- If submittal is made, all items must be uploaded to a shared Dropbox folder prior to submittal, and printed copies of plans must be provided to the 7th floor of the CAB (see address below). Please coordinate with your planner for link to shared folder and to arrange application fee payment

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

Fee Estimate: \$6,723 for CU+FP; \$9,203 full MP+ (see attachments to email)

Number of Plans: one electronic, one printed, two of any reports

Tasha Brackin, AICP
 Senior Planner
 Land Use Review
 Planning & Community Development

30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5369
 P.O. Box 1575, MC 155 Fax: (719) 385-5167
 Colorado Springs, CO 80901-1575 tbrackin@springsgov.com

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: June 1, 2021

Planner: Tasha Brackin

Planner email: Tasha.Brackin@coloradosprings.gov

Planner phone number: (719) 385-5369

Applicant Email: jeff.mohr@enertiagroup.com

Applicant Name: Enertia Consulting Group, Jeff Mohr

TSNS: 6436200018

Site Address (to be used on postcard): No Address Assigned – “Northeast corner of Hancock Expressway and Silver Hawk Avenue”

PROJECT:

<input type="checkbox"/>	Pre-application Notice	<input checked="" type="checkbox"/>	Standard Notification
<input type="checkbox"/>	Pre-application Neighborhood Meeting Notice	<input type="checkbox"/>	Standard with Neighborhood Meeting Notice
<input type="checkbox"/>	No notice	<input type="checkbox"/>	Poster only

PUBLIC NOTICE:

150 feet 500 feet 1,000 feet Modified (attach modified buffer) No public notice

PROJECT BLURBS

Provide a project blurb for each application type, adjust language as needed. Note code sections where applicable for variances.

Final Plat

Request by DWR Enterprises, LLC, with representation by Enertia Consulting Group, for approval of the Skyview Village Final Plat. If approved the proposed application would allow for subdivision of the property into 73 single-family residential detached lots. The site is currently zoned PBC/AO (Planned Business Center/Airport Overlay), is 7.3 acres, and is located at the northeast corner of Hancock Expressway and Silver Hawk Avenue.

POSTCARD

Include 3-5 highlighted points to best describe the project.

- Final Plat for 73 single-family residential lots

POSTER

Fill out applicable information below:

- Final Plat for 73 single-family residential lots

Planning and Development Distribution Form
Preliminary Plat, Final Plat, Preliminary & Final Plat

Planner Intake Date: 6/1/2021

Admin Receive Date: **[6/2/21]**

Project Name: Skyview Village Final Plat

1. PUBLIC NOTICE: (see Project Blurb to establish noticing parameters)

2. Date buckslip comments are due (21 calendar days after submittal): **June 22, 2021**

3. HOA: **Silver Hawk # 151 and Soaring Eagles # 291**

4. STANDARD DISTRIBUTION:

Include all standard distribution recipients (either check here or individually check boxes below)

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
85	<input type="checkbox"/> Utilities Development Services	Buckslips@csu.org
9	<input type="checkbox"/> Fire	CSFDDDevelopmentSMB@coloradosprings.gov
24	<input type="checkbox"/> SWENT	development.review@coloradosprings.gov
17	<input type="checkbox"/> Cory Sharp, LUR MC 155	Cory.Sharp@coloradosprings.gov
66	<input type="checkbox"/> Real Estate Services	Barbara.Reinardy@coloradosprings.gov
14	<input type="checkbox"/> Lois Ruggera Candy Fontecchio	Lois.Ruggera@coloradosprings.gov Candy.Fontecchio@coloradosprings.gov
19	<input type="checkbox"/> Century Link	Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com Melissa.Spencer@centurylink.com
77	<input type="checkbox"/> CSU Customer Contract Administration	Buckslips@csu.org
11	<input type="checkbox"/> IT GIS	Bootsy.Jones@coloradosprings.gov
13	<input type="checkbox"/> Parks & Recreation	Britt.Haley@coloradosprings.gov Constance.Schmeisser@coloradosprings.gov Emily.Duncan@coloradosprings.gov
23	<input type="checkbox"/> Enumerations	addressing@pprbd.org
29	<input type="checkbox"/> Flood Plain	Keith@pprbd.org
98	<input type="checkbox"/> US Postal Service	Elaine.f.medina@usps.gov

45	<input type="checkbox"/> Zaker Alazzeh, Traffic - School Safety	development.review@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	development.review@coloradosprings.gov
48	<input type="checkbox"/> Street Division	Corey.Rivera@coloradosprings.gov Cole.Platt@coloradosprings.gov
60	<input type="checkbox"/> Transit	Roger.Austin@coloradosprings.gov
25	<input type="checkbox"/> County Health Department	catherinemcgarvy@elpasoco.com
30	<input type="checkbox"/> Comcast	Jason.Jacobsen@comcast.com Justins.Fejeran@comcast.com WSTMWR_MDSubmissions@comcast.com
3	<input type="checkbox"/> CONO	rdavis@cscono.org
92	<input type="checkbox"/> Forestry	Jeff.Cooper@coloradosprings.gov
56	<input type="checkbox"/> PlanCOS	PlanCOS@coloradosprings.gov

5. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input checked="" type="checkbox"/> School District # 2	sbecker@hsd2.org
68	<input type="checkbox"/> School District # 3	gishd@wsd3.org
37	<input type="checkbox"/> School District # 11	TERRY.SEAMAN@d11.org JOSH.CHISM@d11.org
38	<input type="checkbox"/> School District # 12	cooper@cmsd12.org
39	<input type="checkbox"/> School District # 20	tom.gregory@asd20.org
69	<input type="checkbox"/> School District # 22	chrissmith@esd22.org
41	<input type="checkbox"/> School District # 49	mandrews@d49.org

6. MILITARY INSTALLATION (if within 2 mile buffer):

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	john.j.sanders71.civ@mail.mil

		Thomas.j.wiersma.civ@mail.mil
46	<input type="checkbox"/> NORAD	Michael.kozak.2@us.af.mil Michael.Shafer.4@us.af.mil joseph.elms@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil
26	<input type="checkbox"/> USAFA	corine.weiss@us.af.mil craig.johnson.35.ctr@us.af.mil steven.westbay.ctr@us.af.mil elizabeth.dukes.3.ctr@us.af.mil 10CES.CENP.USAFADDEVREVIEWGRP@us.af.mil
75	<input checked="" type="checkbox"/> Peterson	PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB <ayoka.paek@spaceforce.mil> joseph.elms@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

7. OPTIONAL DISTRIBUTION (Depending on Location of Site):

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
59	<input type="checkbox"/> StratusIQ – AKA Falcon Broadband	jlandis@stratusiq.com tking@stratusiq.com cotrin@stratusiq.com BLR & Flying Horse
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	Valerie.vigil@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
33	<input type="checkbox"/> SECWCD, Garrett Markus	garrett@secwcd.com
18	<input type="checkbox"/> Streamside Area Overlay	Tasha.Brackin@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	Kerri.Schott@coloradosprings.gov
20	<input checked="" type="checkbox"/> Airport	Kandrews@coloradosprings.gov Patrick.Bowman@coloradosprings.gov Kevin.Keith@coloradosprings.gov
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	NinaRuiz@elpasoco.com Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	admin@wescottfire.org
71	<input type="checkbox"/> Falcon Fire Protection District	tharwig@falconfire.org

72	<input type="checkbox"/> Black Forest Fire Protection District	chief@bffire.org
81	<input type="checkbox"/> Broadmoor Fire Protection District	chief@broadmoorfire.com noalsperran@gmail.com
80	<input type="checkbox"/> CSURA – Urban Renewal	Jariah.Walker@coloradosprings.gov
5	<input type="checkbox"/> Metro District	Metro District email
65	<input type="checkbox"/> Kate Brady, Mike Planning, Traffic	Kate.Brady@coloradosprings.gov
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	mwood@uccs.edu
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	Chelsea.Gaylord@coloradosprings.gov QOZ

8. LAND USE REVIEW:

Hard Copy Full sized plans

<input checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
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Special notes or instructions: