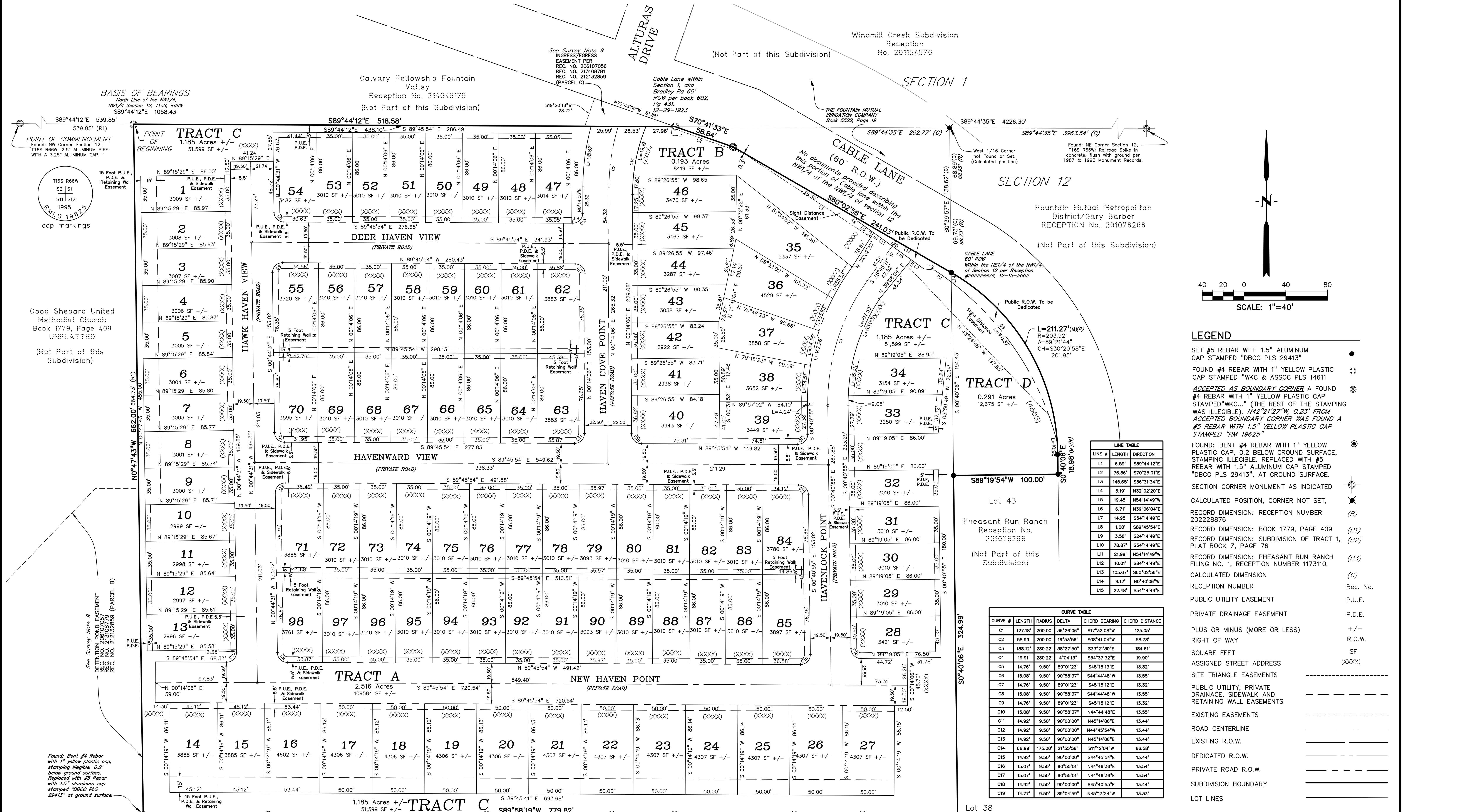
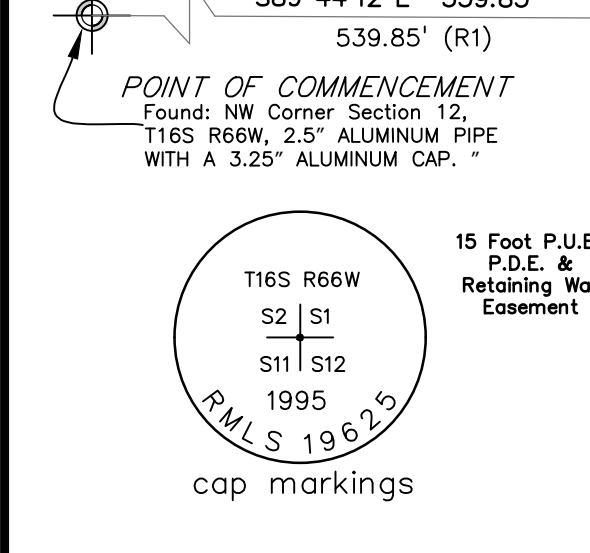


HAVEN VALLEY SUBDIVISION

A SUBDIVISION OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO
 AREA = 11.767 ACRES MORE OR LESS



BASIS OF BEARINGS
 North Line of the NW1/4, NW1/4 Section 12, T15S, R66W
 S89°44'12"E 539.85'



Good Shepard United Methodist Church Book 1779, Page 409 UNPLATTED

(Not Part of this Subdivision)

See Survey Note 9
 DEVIATION FROM EASEMENT REC. NO. 212132860 (PARCEL B)

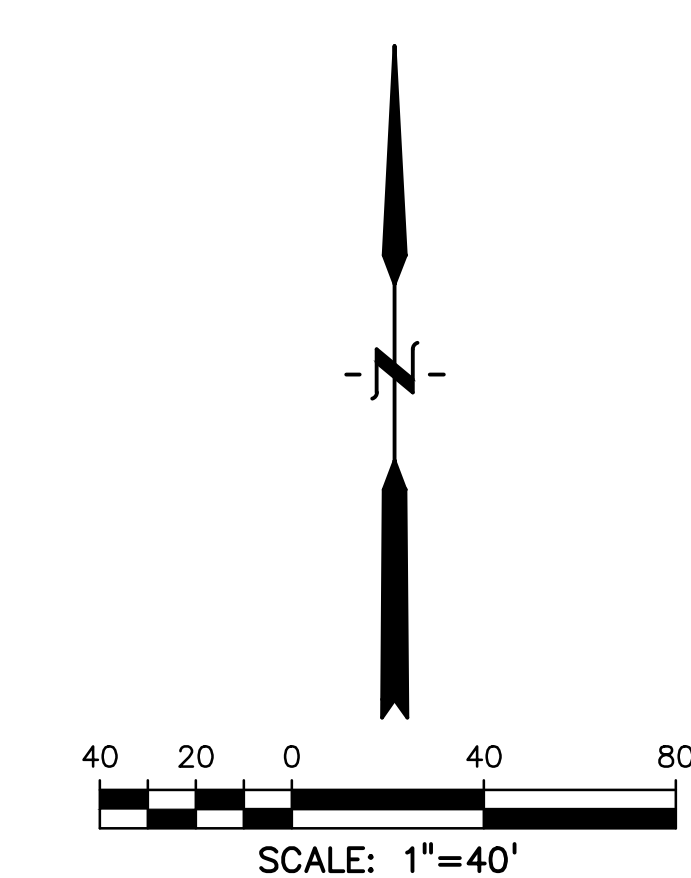
Found: Bent #4 Rebar with 1" yellow plastic cap, stamping illegible. 0.2' below ground surface. Replaced with #5 Rebar with 1.5" aluminum cap stamped "DBCO PLS 29413" at ground surface.

Subdivision of Tract No. 1 Refiling of Security, Lot 8 Colorado Springs No. 4 Reception No. 82833, Book Z, Page 76 (Not Part of this Subdivision)

Found: Bent #4 Rebar with 1" yellow plastic cap, stamping illegible. 0.2' below ground surface. Replaced with #5 Rebar with 1.5" aluminum cap stamped "DBCO PLS 29413" at ground surface.

Found: 3/4" PIPE, 0.4' below ground surface. N89°58'19"E, 1.64' from Set Boundary Corner. Accepted as NW Corner of Lot 9

DRAINAGE EASEMENTS PER REC. NO. 212132860 (PARCEL C)



LEGEND

- SET #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "DBCO PLS 29413"
- ⊙ FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "WKC & ASSOC PLS 14611"
- ⊗ ACCEPTED AS BOUNDARY CORNER A FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "WKC..." (THE REST OF THE STAMPING WAS ILLEGIBLE). N42°21'27"W, 0.23' FROM ACCEPTED BOUNDARY CORNER WAS FOUND A #5 REBAR WITH 1.5" YELLOW PLASTIC CAP STAMPED "RM 19625"
- ⊙ FOUND: BENT #4 REBAR WITH 1" YELLOW PLASTIC CAP, 0.2' BELOW GROUND SURFACE, STAMPING ILLEGIBLE. REPLACED WITH #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "DBCO PLS 29413", AT GROUND SURFACE.
- ⊕ SECTION CORNER MONUMENT AS INDICATED
- ⊗ CALCULATED POSITION, CORNER NOT SET,
- (R) RECORD DIMENSION: RECEPTION NUMBER 202228876
- (R1) RECORD DIMENSION: BOOK 1779, PAGE 409
- (R2) RECORD DIMENSION: SUBDIVISION OF TRACT 1, PLAT BOOK Z, PAGE 76
- (R3) RECORD DIMENSION: PHEASANT RUN RANCH FILING NO. 1, RECEPTION NUMBER 1173110.
- (C) CALCULATED DIMENSION
- Rec. No. RECEPTION NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- P.D.E. PRIVATE DRAINAGE EASEMENT
- +/- PLUS OR MINUS (MORE OR LESS)
- R.O.W. RIGHT OF WAY
- SF SQUARE FEET
- (XXXX) ASSIGNED STREET ADDRESS
- SITE TRIANGLE EASEMENTS
- PUBLIC UTILITY, PRIVATE DRAINAGE, SIDEWALK AND RETAINING WALL EASEMENTS
- EXISTING EASEMENTS
- ROAD CENTERLINE
- EXISTING R.O.W.
- DEDICATED R.O.W.
- PRIVATE ROAD R.O.W.
- SUBDIVISION BOUNDARY
- LOT LINES

LINE #	LENGTH	DIRECTION
L1	6.59'	S89°44'12"E
L2	76.86'	S70°25'01"E
L3	145.65'	S56°31'34"E
L4	5.19'	N32°02'20"E
L5	19.45'	N54°14'49"W
L6	6.71'	N39°06'04"E
L7	14.95'	S54°14'49"W
L8	1.00'	S89°45'54"E
L9	3.58'	S24°14'49"E
L10	78.87'	S54°14'49"W
L11	21.99'	N54°14'49"W
L12	10.01'	S84°14'49"E
L13	105.67'	S60°02'56"E
L14	9.12'	N0°40'08"W
L15	22.48'	S54°14'49"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	127.18'	200.00'	36°26'06"	S17°32'08"W	125.05'
C2	58.99'	200.00'	16°53'56"	S08°41'04"W	58.78'
C3	188.12'	280.22'	38°27'50"	S33°21'30"E	184.61'
C4	19.91'	280.22'	4°04'13"	S54°37'32"E	19.90'
C5	14.76'	9.50'	90°58'37"	S45°15'13"E	13.32'
C6	15.08'	9.50'	90°58'37"	S44°44'48"W	13.55'
C7	14.76'	9.50'	89°01'23"	S45°15'12"E	13.32'
C8	15.08'	9.50'	90°58'37"	S44°44'48"W	13.55'
C9	14.76'	9.50'	89°01'23"	S45°15'12"E	13.32'
C10	15.08'	9.50'	90°58'37"	N44°44'48"E	13.55'
C11	14.92'	9.50'	90°00'00"	N45°14'06"E	13.44'
C12	14.92'	9.50'	90°00'00"	N44°45'54"W	13.44'
C13	14.92'	9.50'	90°00'00"	N45°14'06"E	13.44'
C14	66.99'	175.00'	21°55'56"	S11°12'04"W	66.58'
C15	14.92'	9.50'	90°00'00"	S44°45'54"E	13.44'
C16	15.07'	9.50'	90°55'01"	N44°46'36"E	13.54'
C17	15.07'	9.50'	90°55'01"	N44°46'36"E	13.54'
C18	14.92'	9.50'	90°00'00"	S45°14'06"E	13.44'
C19	14.77'	9.50'	89°04'59"	N45°13'24"W	13.33'

MAY 14, 2024 SHEET 2 OF 2

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FILE NUMBER: SF2323 Job No. 21085-03