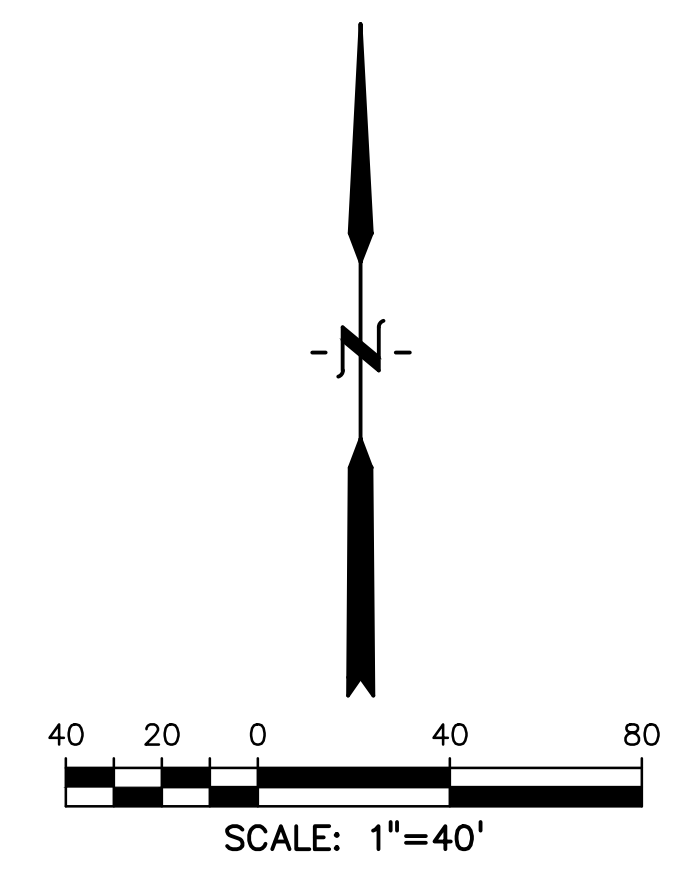




# HAVEN VALLEY SUBDIVISION

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



- LEGEND**
- FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "WKC & ASSOC PLS 14611"
  - FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC CAP STAMPED "RM 19625"
  - FOUND 0.2 BELOW GROUND SURFACE: BENT #4 REBAR WITH 1" YELLOW PLASTIC CAP, STAMPED ILLEGIBLE REPLACED WITH #5 REBAR WITH 1.5" ALUMINUM CAP 29413 AT GROUND SURFACE.
  - NORTH FOUND: SET #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "DBCO PLS 29413"
  - SECTION CORNER MONUMENT AS INDICATED
  - SECTION CORNER REFERENCE MONUMENT  RM NE
  - FOUND 1" DIAMETER PIPE, SET 2.5" ALUMINUM CAP STAMPED "DREXEL BARRELL PLS 29413"
  - CALCULATED POSITION, CORNER NOT SET, FALLS INTO TRAFFIC LANE
  - RECORD DIMENSION: BENT GRASS RESIDENTIAL FILING 1 & BENT GRASS COMMERCIAL FILING 1  (R)
  - MEASURED DIMENSION  (M)
  - RECEPTION NUMBER  Rec. No.
  - WOODMEN HILLS METROPOLITAN DISTRICT  W.H.M.D.
  - NON-RADIAL LINE  (nr)
  - PLUS OR MINUS (MORE OR LESS)  +/-
  - RIGHT OF WAY  R.O.W.
  - SQUARE FEET  SF
  - ASSIGNED STREET ADDRESS  (XXXX)
  - SITE TRIANGLE EASEMENTS  (S.T.-A)
  - ROAD CENTERLINE
  - PROPOSED UTILITY AND PUBLIC IMPROVEMENT EASEMENT
  - PROPOSED DRAINAGE EASEMENT
  - RIGHT-OF-WAY LINE, FALCON MARKET PLACE & EASTONVILLE RD., LOT LINE/TRACT LINE
  - SUBDIVISION BOUNDARY
  - EXISTING R.O.W.
  - SITE TRIANGLE EASEMENT LINES
  - R.O.W. PER ROAD BOOK A, PAGE 78

**PARCEL LINE TABLE**

LINE #	LENGTH	DIRECTION
L9	3.58'	S24°14'49"E
L10	78.87'	S54°14'49"E
L11	44.47'	N54°14'49"W
L12	10.01'	S84°14'49"E
L8	1.00'	S89°45'54"E
L13	105.67'	S60°02'56"E
L14	9.12'	N0°40'06"W

**CURVE TABLE**

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'
C44	14.76'	9.50'	89°01'23"	S45°15'13"E	13.32'
C45	15.08'	9.50'	90°58'37"	S44°44'48"W	13.55'
C46	14.76'	9.50'	89°01'23"	S45°15'12"E	13.32'
C47	15.08'	9.50'	90°58'37"	S44°44'48"W	13.55'
C48	14.76'	9.50'	89°01'23"	S45°15'12"E	13.32'
C49	15.08'	9.50'	90°58'37"	N44°44'48"E	13.55'
C50	14.92'	9.50'	90°00'00"	N45°14'06"E	13.44'
C51	14.92'	9.50'	90°00'00"	N44°45'54"W	13.44'
C52	14.92'	9.50'	90°00'00"	N45°14'06"E	13.44'
C56	14.92'	9.50'	90°00'00"	S44°46'36"E	13.44'
C57	15.07'	9.50'	90°55'01"	N44°46'36"E	13.54'
C59	15.07'	9.50'	90°55'01"	N44°46'36"E	13.54'
C63	14.92'	9.50'	90°00'00"	S45°40'55"E	13.44'

Subdivision of Tract No. 1 Refiling of Security, Colorado Springs No. 4 Reception #82833, Book Z, Page 76

Pheasant Run Ranch Reception No. 201078268