

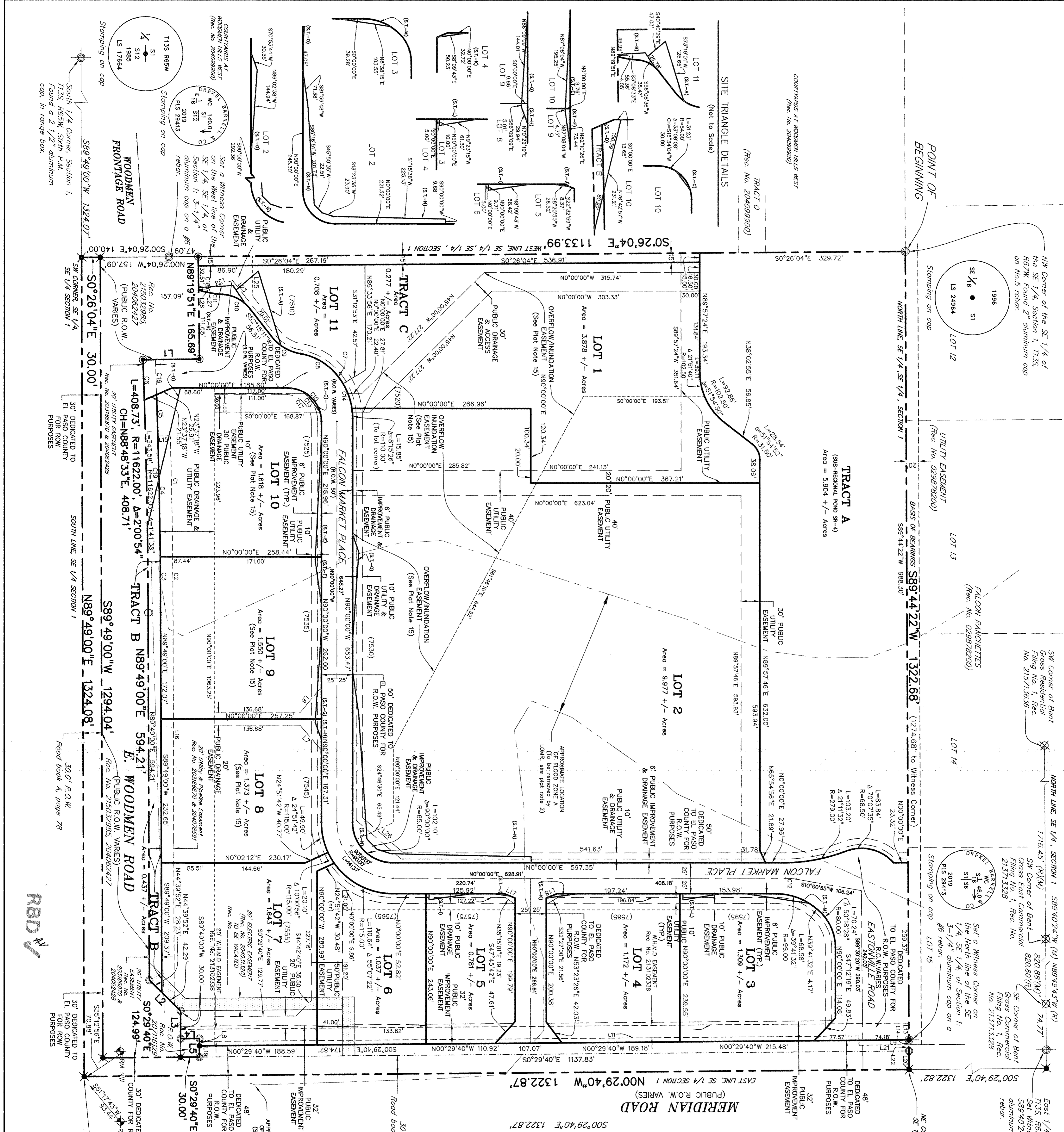




# FALCON MARKETPLACE

A SUBDIVISION OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

14441



## EASTONVILLE ROAD (80' PUBLIC R.O.W.)

| LINE # | LENGTH   | BIRECTION   | LINE # | LENGTH  | BIRECTION   |
|--------|----------|-------------|--------|---------|-------------|
| L1     | 100.00'  | S87°40'00\" | L16    | 634.00' | N89°40'00\" |
| L2     | 100.00'  | S87°40'00\" | L17    | 18.44'  | N22°32'00\" |
| L3     | 70.52'   | N44°30'00\" | L18    | 8.41'   | S22°29'00\" |
| L4     | 45.00'   | N89°40'00\" | L19    | 16.00'  | N89°40'00\" |
| L5     | 30.00'   | N0°29'16\"  | L20    | 30.00'  | S89°44'22\" |
| L6     | 30.00'   | N89°40'00\" | L21    | 74.11'  | S00°29'40\" |
| L7     | 54.17'   | N89°40'00\" | L22    | 100.00' | S89°44'22\" |
| L8     | 52.82'   | N42°33'54\" | L23    | 39.28'  | S22°29'16\" |
| L9     | 12.01'   | N89°40'00\" | L24    | 38.18'  | S17°18'06\" |
| L10    | 80.00'   | S0°29'40\"  | L25    | 64.68'  | N89°33'56\" |
| L11    | 150.00'  | S89°29'55\" | L26    | 87.02'  | S40°53'22\" |
| L12    | 1087.27' | N0°29'40\"  | L27    | 2.48'   | N89°19'51\" |
| L13    | 27.00'   | N89°44'22\" | L28    | 4.00'   | N89°19'51\" |
| L14    | 7.98'    | N89°44'22\" | L29    | 20.00'  | S00°40'00\" |
| L15    | 20.00'   | S00°40'00\" |        |         |             |

| LINE # | LENGTH  | RADIUS    | BEAR       | CURVE BEARING | CURVE DISTANCE |
|--------|---------|-----------|------------|---------------|----------------|
| C1     | 195.56' | 11662.00' | 0°29'38\"  | S88°53'41\"   | 195.56'        |
| C2     | 89.86'  | 11662.00' | 0°29'38\"  | S89°35'45\"   | 89.86'         |
| C3     | 89.83'  | 11642.00' | 0°29'34\"  | S89°35'45\"   | 89.83'         |
| C4     | 195.53' | 11642.00' | 0°29'34\"  | S88°53'38\"   | 195.53'        |
| C5     | 64.92'  | 11642.00' | 0°29'34\"  | S89°14'53\"   | 64.92'         |
| C6     | 65.15'  | 11622.00' | 0°18'16\"  | S87°57'44\"   | 65.15'         |
| C7     | 28.53'  | 11000.00' | 1°34'03\"  | S27°29'35\"   | 28.46'         |
| C8     | 60.15'  | 96.00'    | 32°53'50\" | S27°28'10\"   | 59.17'         |
| C9     | 54.89'  | 74.00'    | 42°33'50\" | S30°59'13\"   | 53.72'         |
| C10    | 51.85'  | 60.00'    | 40°14'00\" | S27°29'08\"   | 49.89'         |
| C11    | 38.72'  | 148.00'   | 14°53'19\" | S10°27'43\"   | 38.81'         |
| C12    | 17.48'  | 1000.00'  | 10°00'55\" | S00°00'28\"   | 17.46'         |
| C13    | 57.95'  | 99.00'    | 59°16'30\" | S07°54'21\"   | 55.65'         |
| C14    | 42.88'  | 110.00'   | 22°20'28\" | S10°34'21\"   | 42.62'         |
| C15    | 84.82'  | 11642.00' | 0°29'34\"  | S87°56'38\"   | 84.75'         |
| C16    | 56.75'  | 11642.00' | 0°29'34\"  | S87°56'38\"   | 56.75'         |
| C17    | 69.12'  | 44.00'    | 80°00'00\" | S40°00'00\"   | 62.22'         |
| C18    | 18.24'  | 11642.00' | 0°17'18\"  | S89°43'14\"   | 28.24'         |

**LEGEND**

- FOUND #5 REBAR WITH 1.5\" YELLOW PLASTIC CAP PLS 31548
- FOUND NAIL WITH 1.5\" WASHER PLS 31548
- FOUND 1.5\" ALUMINUM CAP ON A #5 REBAR STAMPED \"CCS LLC PLS 30118\"
- FOUND 3.25\" ALUMINUM CAP STAMPED \"EL PASO COUNTY ROW MONUMENT PLS 35565 2005
- SET #5 REBAR & 1.5\" ALUMINUM CAP OR NAIL & STEEL DISC \"PLS 29413\"
- SECTION CORNER MONUMENT AS INDICATED
- SECTION CORNER REFERENCE MONUMENT
- FOUND 1\" DIAMETER PIPE, SET 2.5\" ALUMINUM CAP PLS STAMPED \"DREXEL BARRELL PLS 29413\"
- CALCULATED POSITION, CORNER NOT SET.
- RECORD DIMENSION: BENT GRASS RESIDENTIAL FLING 1 & BENT GRASS COMMERCIAL FLING 1

**MEASURED DIMENSION**

RECEPTION NUMBER

WOODMEN HILLS METROPOLITAN DISTRICT

NON-RADIAL LINE

PLUS OR MINUS (MORE OR LESS)

RIGHT-OF-WAY

TYPICAL

SQUARE FEET

ASSIGNED STREET ADDRESS

SITE TRIANGLE EASEMENTS

EXISTING UTILITY AND PUBLIC IMPROVEMENT EASEMENT

PROPOSED DRAINAGE EASEMENT

PROPOSED UTILITY AND UTILITY EASEMENT

RIGHT-OF-WAY LINE, FALCON MARKET PLACE & EASTONVILLE RD, LOT LINE/TRACT LINE

SUBDIVISION BOUNDARY

SITE TRIANGLE EASEMENT LINES

EXISTING R.O.W.

R.O.W. PER ROAD BOOK A, PAGE 78

DECEMBER 16, 2019

**DREXEL, BARRELL & CO.**  
Engineers - Surveyors

3 SOUTH 7TH STREET  
COLORADO SPRINGS, COLORADO 80905  
(719) 260-0887 Fax: (719) 260-8552

SHEET 2 OF 2

160 No. 20988-00