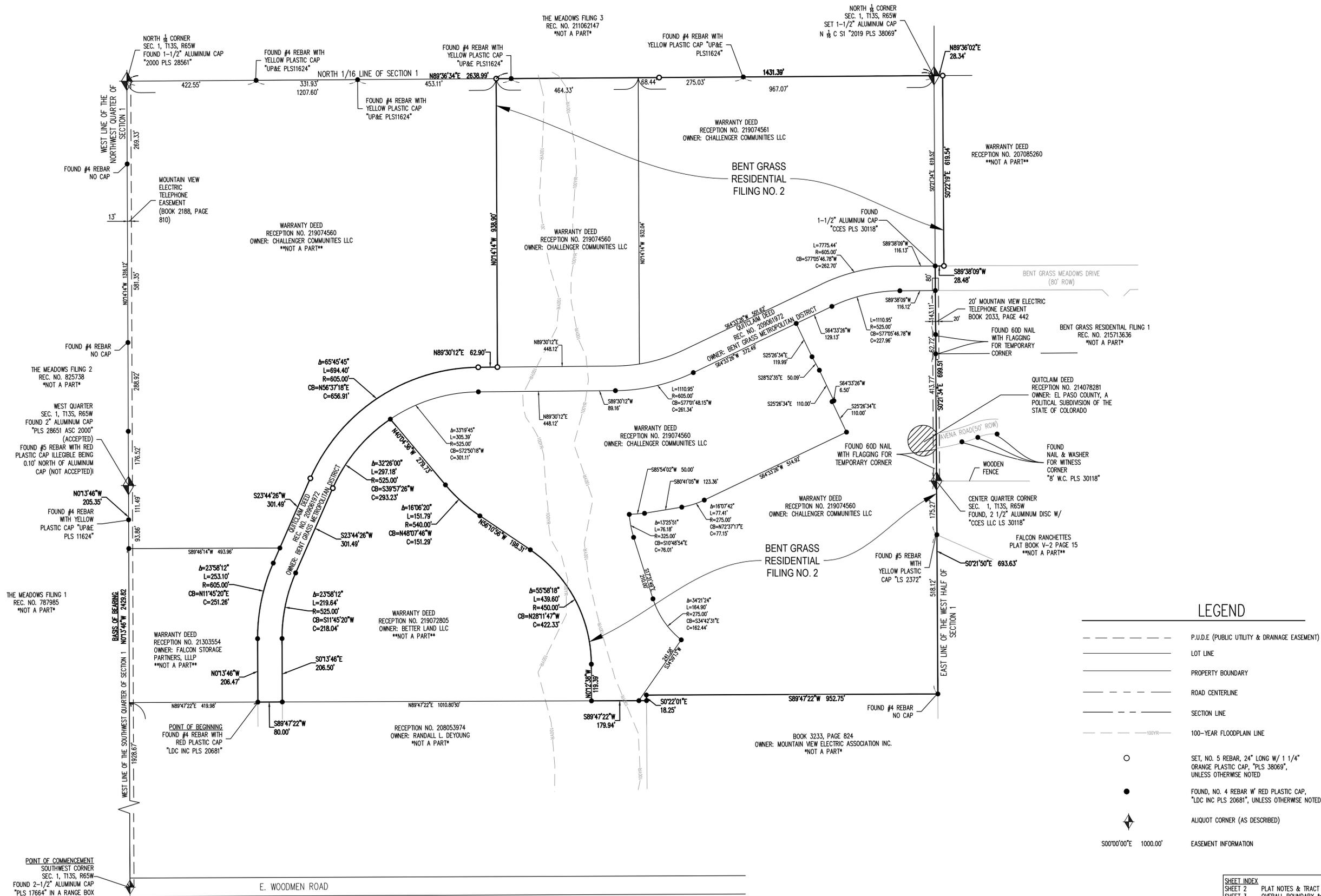


BENT GRASS RESIDENTIAL FILING NO. 2

LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO

OVERALL BOUNDARY & EXISTING EASEMENTS MAP



LEGEND

- P.U.D.E (PUBLIC UTILITY & DRAINAGE EASEMENT)
- LOT LINE
- PROPERTY BOUNDARY
- ROAD CENTERLINE
- SECTION LINE
- 100-YEAR FLOODPLAIN LINE
- SET, NO. 5 REBAR, 24" LONG W/ 1 1/4" ORANGE PLASTIC CAP, "PLS 38069", UNLESS OTHERWISE NOTED
- FOUND, NO. 4 REBAR W/ RED PLASTIC CAP, "LDC INC PLS 20681", UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- EASEMENT INFORMATION

SHEET INDEX

- SHEET 2 PLAT NOTES & TRACT TABLE
- SHEET 3 OVERALL BOUNDARY & EXISTING EASEMENTS MAP
- SHEET 4-6 LOT CONFIGURATION
- SHEET 7 CURVE TABLE



FINAL PLAT
BENT GRASS RESIDENTIAL FILING NO. 2
 LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO

#	Date	Issue / Description	Init.
1	01/22/20	Add County Comments	AAY
2	02/05/20	Add County Comments	AAY

Project No:	CLH014.20
Drawn By:	AAY
Checked By:	BJD
	5/14/2019

BENT GRASS RESIDENTIAL FILING NO. 2

LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF
SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO
PROPOSED LOTS, TRACTS AND EASEMENTS MAP



FINAL PLAT
BENT GRASS RESIDENTIAL FILING NO. 2
LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF
SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

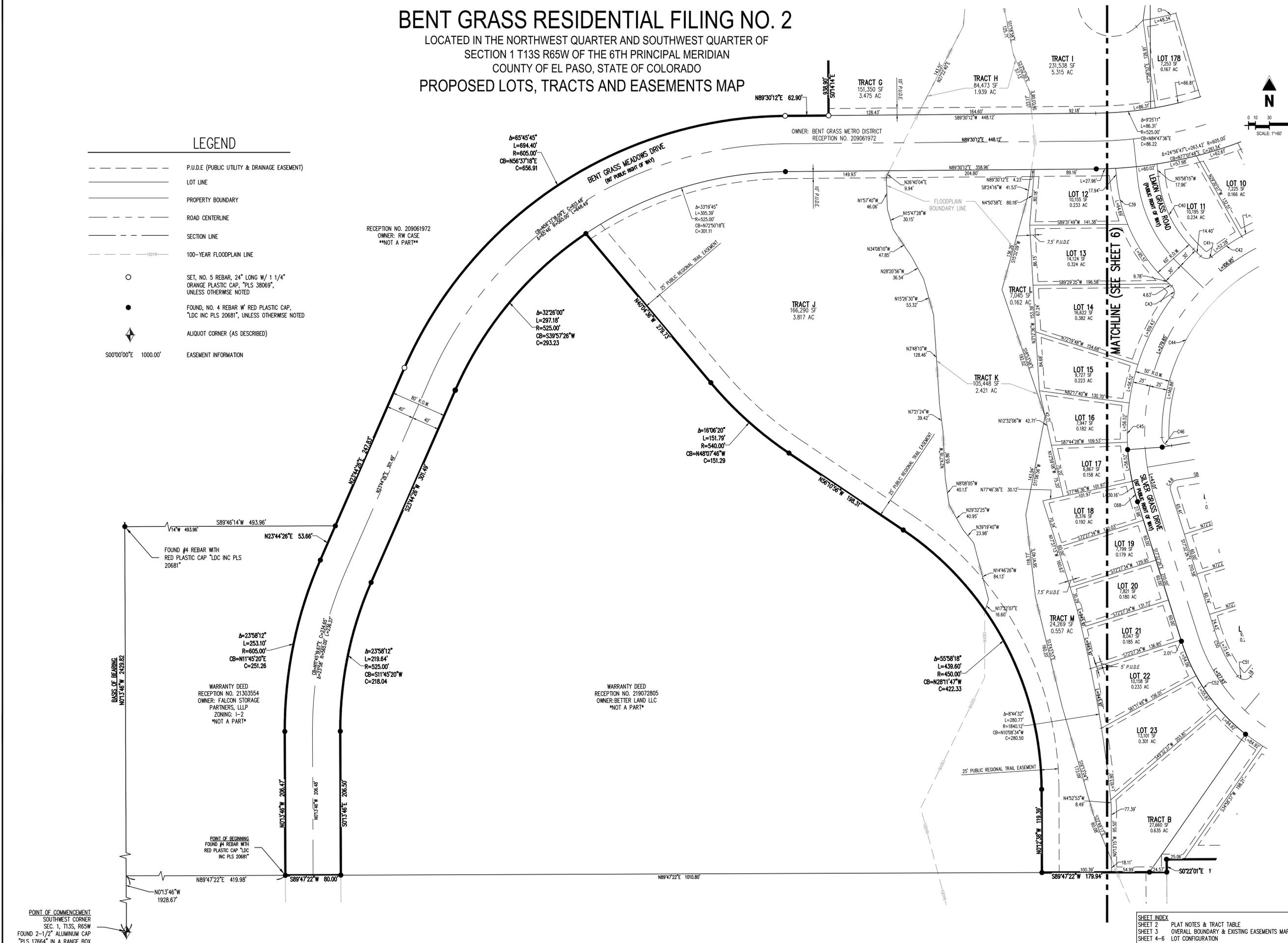
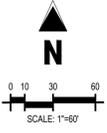
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S00°00'00"E 1000.00'



POINT OF COMMENCEMENT
SOUTHWEST CORNER
SEC. 1, T13S, R65W
FOUND 2-1/2" ALUMINUM CAP
*PLS 17664" IN A RANGE BOX

SHEET INDEX

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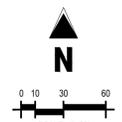
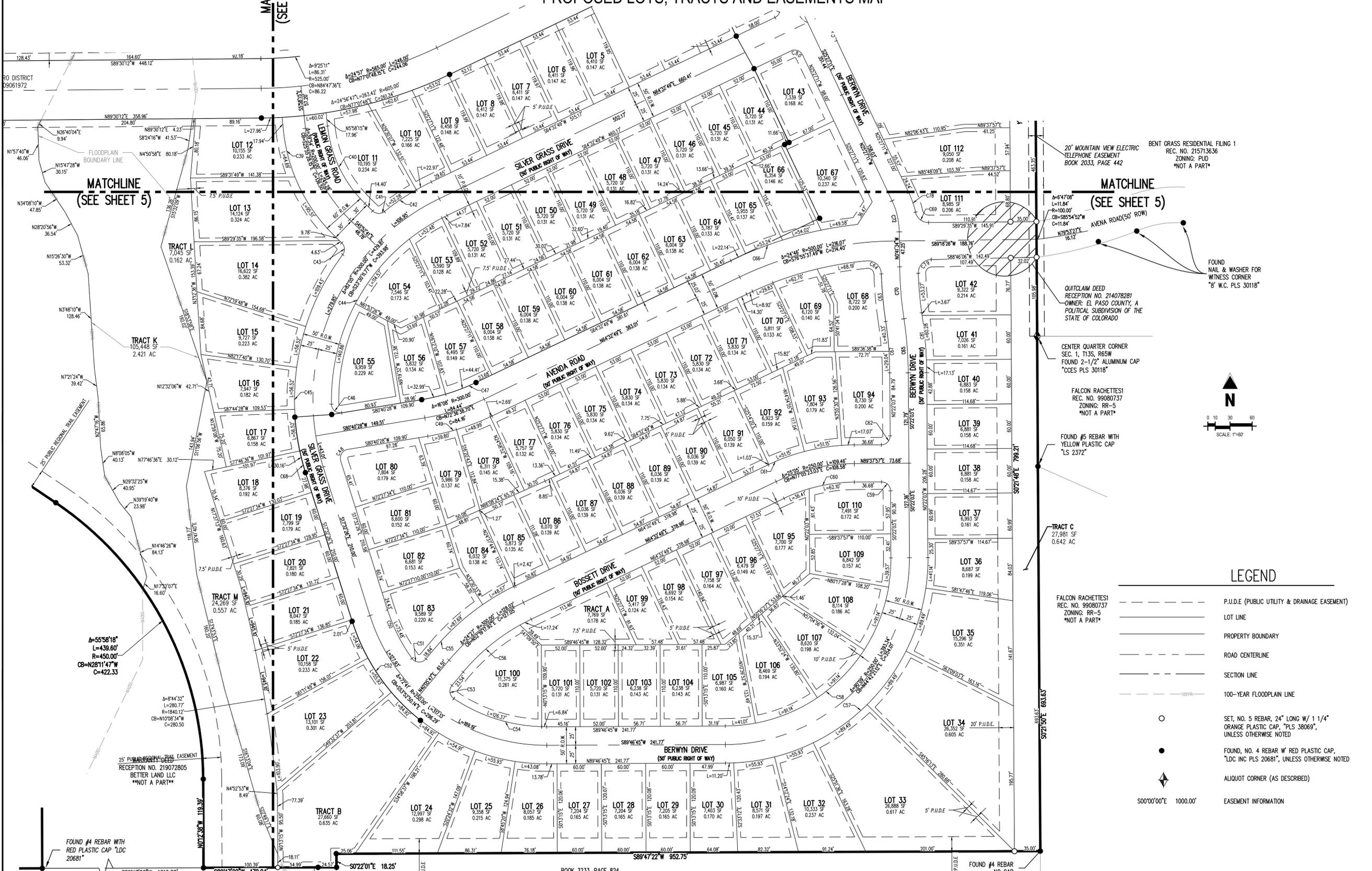
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PROPOSED LOTS, TRACTS AND EASEMENTS MAP



FINAL PLAT
BENT GRASS RESIDENTIAL FILING NO. 2
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20' MOUNTAIN VIEW ELECTRIC TELEPHONE EASEMENT BOOK 2033, PAGE 442

BENT GRASS RESIDENTIAL FILING 1 REC. NO. 215713636 ZONING: PUD *NOT A PART*

FOUND NAIL & WASHER FOR WITNESS CORNER "8" W.C. PLS 30118"

QUITCLAIM DEED RECEPTION NO. 214078281 OWNER: EL PASO COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO

CENTER QUARTER CORNER SEC. 1, T13S, R65W FOUND 2-1/2" ALUMINUM CAP "CCS PLS 30118"

FALCON RACHETTES! REC. NO. 99080737 ZONING: RR-5 *NOT A PART*

FOUND #5 REBAR WITH YELLOW PLASTIC CAP "LS 2372"

TRACT C 27,981 SF 0.642 AC

LEGEND

	P.U.D.E (PUBLIC UTILITY & DRAINAGE EASEMENT)
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BOOK 3233, PAGE 824
 OWNER: MOUNTAIN VIEW ELECTRIC ASSOCIATION INC.
 ZONING: I-2
 NOT A PART

