

LAND SURVEY PLAT

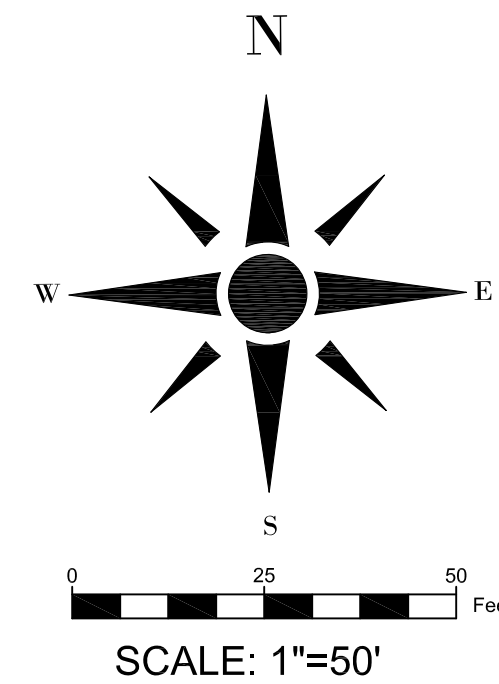
COMSTOCK VILLAGE HOME OWNERS ASSOCIATION TRACT "E & F"

CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

SITUATE

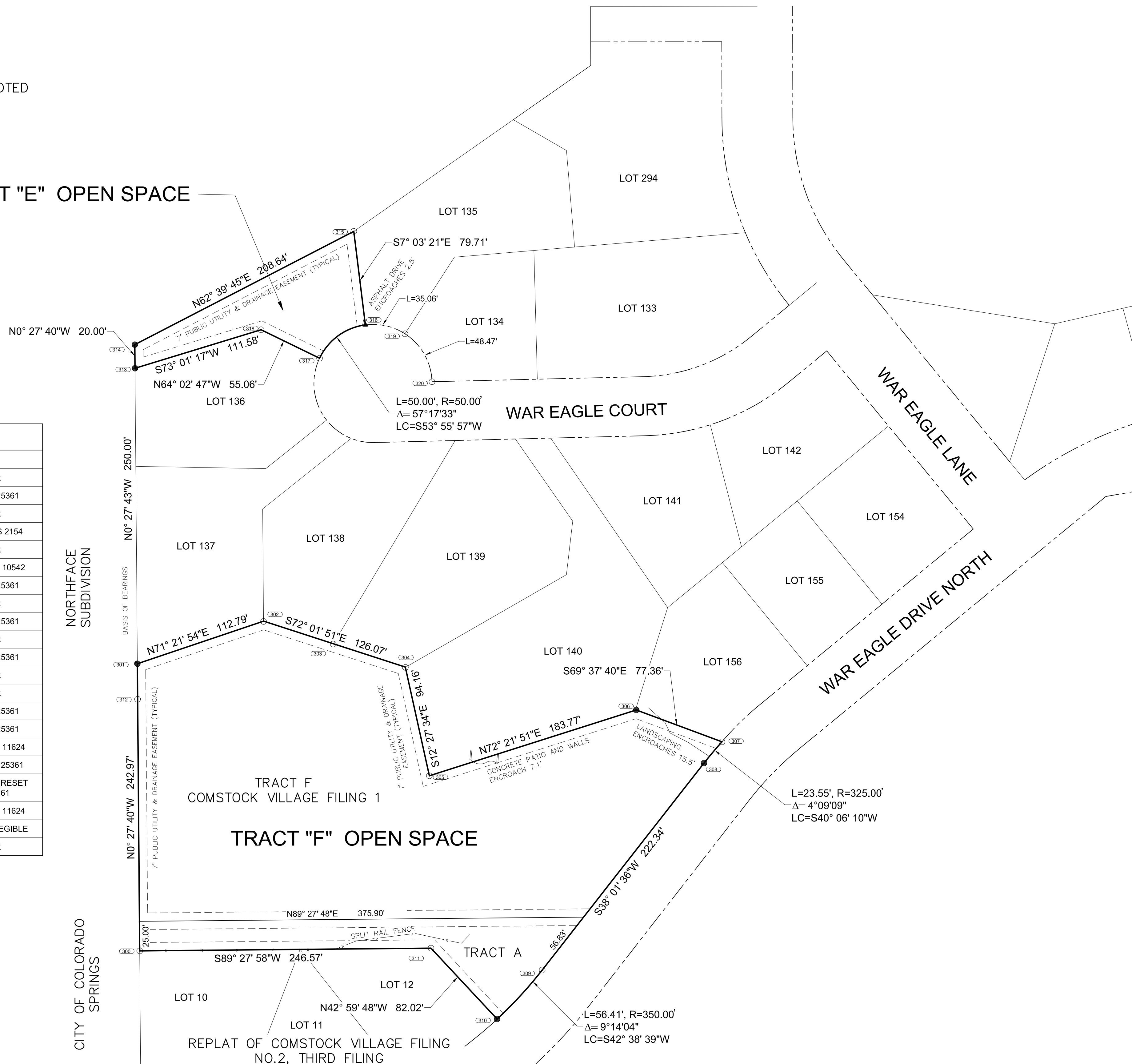
SOUTHWEST QUARTER SECTION 12

TOWNSHIP 13 SOUTH, RANGE 67 WEST, 6TH P.M.



- = FOUND PROPERTY CORNER AS NOTED
- = SET REBAR & CAP LS 25361
- ▲ = SET NAIL & WASHER LS 25361
- ③ = POINT NUMBER PER TABLE

TRACT "E" OPEN SPACE



GENERAL NOTES:

1. BEARINGS ARE BASED ON A GPS SURVEY PERFORMED JULY 27, 2018. THE WEST LINE OF TRACT F BEARS N 00°27'40" W AND IS MONUMENTED AS SHOWN HEREON
2. LATITUDE/LONGITUDE COORDINATES ARE BASED ON NAD83(2011) 2010
3. THIS LAND SURVEY PLAT WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. NO RESEARCH INTO TITLE, EASEMENTS AND RIGHT OF WAYS WAS REQUESTED BY THE CLIENT.
4. LINEAR UNITS USED IN THIS SURVEY ARE U.S. SURVEY FEET.
5. SUBJECT PROPERTY IS LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

LEGAL DESCRIPTION HOA TRACT H

TRACT E & F, COMSTOCK VILLAGE FILING NO.1 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK Y-2 AT PAGE 85 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

AND

TRACT A, A REPLAT OF COMSTOCK VILLAGE FILING NO. 2, THIRD FILING, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK M-3 AT PAGE 55 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

SURVEYOR'S STATEMENT

I HEREBY CERTIFY TO THE COMSTOCK VILLAGE HOMEOWNERS ASSOCIATION, THAT THIS PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE PERFORMED BY ME AND UNDER MY DIRECT SUPRVISION AND IS TRUE AND CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



MICHAEL R COMPTON, PLS NO 25361
FOR AND ON BEHALF OF FOXFIREONE LLC

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE AND LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

POINT TABLE			
POINT NO.	LATITUDE	LONGITUDE	DESCRIPTION
300	N38.927686	W104.849487	FOUND 5/8" REBAR
301	N38.928354	W104.849488	SET REBAR & CAP LS 25361
302	N38.928450	W104.849111	FOUND 1/2" REBAR
303	N38.928396	W104.848905	FOUND REBAR & CAP LS 2154
304	N38.928341	W104.848691	FOUND 5/8" REBAR
305	N38.928088	W104.848622	FOUND REBAR & CAP LS 10542
306	N38.928238	W104.848004	SET REBAR & CAP LS 25361
307	N38.928163	W104.847750	FOUND 5/8" REBAR
308	N38.928113	W104.847804	SET REBAR & CAP LS 25361
309	N38.927635	W104.848290	FOUND 5/8" REBAR
310	N38.927522	W104.848425	SET REBAR & CAP LS 25361
311	N38.927688	W104.848620	FOUND 5/8" REBAR
312	N38.928271	W104.849488	FOUND 1/2" REBAR
313	N38.929040	W104.849489	SET REBAR & CAP LS 25361
314	N38.929095	W104.849489	SET REBAR & CAP LS 25361
315	N38.929354	W104.848835	FOUND REBAR & CAP LS 11624
316	N38.929137	W104.848802	SET NAIL & WASHER LS 25361
317	N38.929060	W104.848939	FOUND BENT 5/8" REBAR RESET REBAR & CAP LS 25361
318	N38.929127	W104.849113	FOUND REBAR & CAP LS 11624
319	N38.929116	W104.848685	FOUND REBAR & CAP ILLEGIBLE
320	N38.929004	W104.848605	FOUND 1/2" REBAR

COUNTY SURVEYOR'S DEPOSIT CERTIFICATE:

DEPOSITED THIS _____ DAY OF _____ 20__ A.D., AT _____ O'CLOCK AM/PM. IN BOOK _____ OF LAND SURVEY PLATS AT PAGE(S) _____ DEPOSIT NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, CLERK AND RECORDER
BY: _____
DEPUTY COUNTY CLERK

FOXFIREONE LLC

MICHAEL R COMPTON
REGISTERED LAND SURVEYOR
COLORADO SPRINGS, COLORADO, 80904
719-632-3970

LAND SURVEY PLAT
TRACT E&F, COMSTOCK VILLAGE
SITUATE
SW QUARTER S12, T13S, R67W
DATE: MAY 20, 2019 SCALE: 1"=50' JOB NUMBER: AA08003EF