

# LAND SURVEY PLAT

## TRACT B, COMSTOCK VILLAGE FILING NO.1

CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

SITUATE

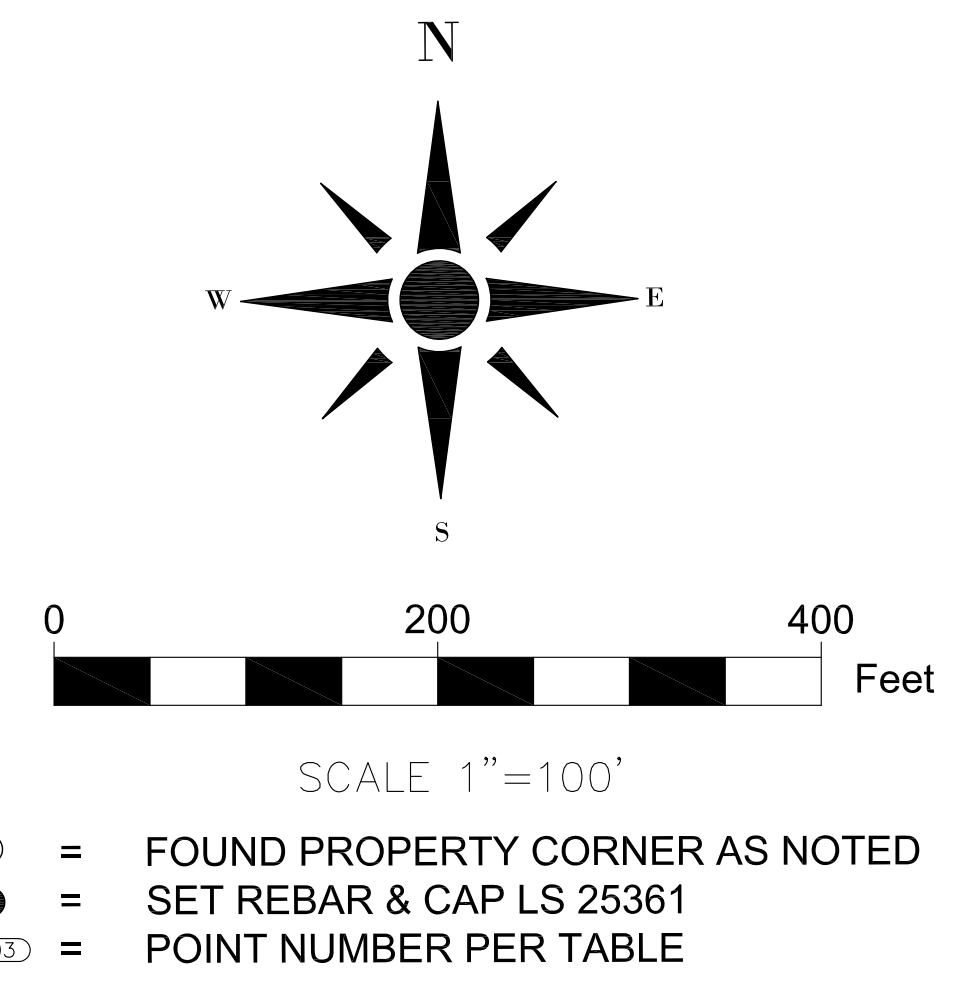
NORTHWEST & SOUTHWEST QUARTERS SECTION 12  
TOWNSHIP 13 SOUTH, RANGE 67 WEST, 6TH P.M.

TRACT "C"  
OPEN SPACE

TRACT "B"  
OPEN SPACE

POINT TABLE			
POINT NO.	LATITUDE	LONGITUDE	DESCRIPTION
100	N38.932823	W104.839064	SET REBAR & CP LS 25361
101	N38.932392	W104.839272	SET REBAR & CAP LS 25361
102	N38.931737	W104.839113	FOUND REBAR & CAP LS 5076
103	N38.931636	W104.838999	FOUND 1/2" REBAR
104	N38.931361	W104.839177	SET REBAR & CAP LS 25361
105	N38.931270	W104.839012	FOUND REBAR & CAP LS 5672
106	N38.931478	W104.838681	SET REBAR & CAP LS 25361
107	N38.931583	W104.838720	SET REBAR & CAP LS 25361
108	N38.931599	W104.838866	FOUND REBAR & CAP LS 5672
109	N38.931838	W104.838850	FOUND REBAR & CAP LS 5672
110	N38.932057	W104.838609	FOUND REBAR & CAP LS 5672
111	N38.932260	W104.837227	FOUND 1/2" REBAR
112	N38.931958	W104.837148	FOUND 1/2" REBAR
113	N38.931824	W104.836916	FOUND 3/8" REBAR
114	N38.931241	W104.836892	FOUND REBAR & CAP LS 5872
115	N38.931160	W104.837314	FOUND REBAR & CAP LS 5672
116	N38.931322	W104.837846	FOUND REBAR & CAP LS 5672
117	N38.931264	W104.837894	SET REBAR & CAP LS 25361
118	N38.931077	W104.837516	FOUND REBAR & CAP LS 15642
119	N38.930930	W104.837524	SET REBAR & CAP LS 25361
120	N38.930918	W104.837165	FOUND 1/2" REBAR
121	N38.930954	W104.836777	FOUND REBAR & CAP LS 5076
122	N38.930834	W104.836328	FOUND REBAR & CAP LS 5076
123	N38.930309	W104.836440	SET REBAR & CAP LS 25361
124	N38.930305	W104.836397	SET REBAR & CAP LS 25361
125	N38.930669	W104.836245	FOUND REBAR & CAP LS 5076
126	N38.931127	W104.835592	FOUND REBAR & CAP LS 5076
127	N38.931290	W104.835135	FOUND 1/2" REBAR
128	N38.931128	W104.834996	FOUND 1/2" REBAR
129	N38.931158	W104.834917	FOUND REBAR & CAP LS 5076
130	N38.931358	W104.834954	SET REBAR & CAP LS 25361
131	N38.931439	W104.834731	SET REBAR & CAP LS 25361
132	N38.931376	W104.834543	SET REBAR & CAP LS 25361
133	N38.931203	W104.834428	FOUND REBAR & CAP LS 5076
134	N38.931198	W104.834156	FOUND 3/8" REBAR
135	N38.931406	W104.834150	SET REBAR & CAP LS 25361
136	N38.931414	W104.834466	SET REBAR & CAP LS 25361
137	N38.931511	W104.834754	FOUND REBAR & CAP ILLEGIBLE
138	N38.931671	W104.834958	FOUND REBAR & CAP ILLEGIBLE
139	N38.932530	W104.835479	FOUND REBAR & CAP LS 5076
140	N38.932890	W104.835604	SET REBAR & CAP LS 25361

Parcel Line Table		
Line #	Length	Direction
L1	49.11'	S41° 45' 14"E
L2	112.24'	N26° 28' 19"E
L3	120.88'	N50° 48' 15"E
L4	40.00'	N17° 27' 00"W
L5	41.80'	N82° 22' 00"W
L6	87.31'	N2° 34' 17"E
L7	104.94'	N40° 17' 53"E
L8	112.38'	S11° 54' 54"E
L9	81.81'	S54° 04' 39"E
L10	123.61'	S75° 53' 33"W
L11	25.00'	N32° 13' 30"E
L12	127.28'	N57° 58' 54"W
L13	53.50'	N1° 56' 58"E
L14	102.15'	S88° 03' 02"E
L15	111.21'	S82° 50' 29"W
L17	142.61'	S65° 05' 10"W
L18	71.67'	S34° 28' 24"E
L19	24.86'	N64° 10' 15"E
L20	73.68'	S8° 39' 26"E
L21	70.00'	S64° 43' 37"W
L22	58.00'	N67° 21' 27"W
L23	71.05'	N27° 58' 01"W
L24	77.39'	S89° 05' 48"E
L25	75.48'	S0° 54' 01"W
L26	90.00'	S88° 31' 06"E
L27	89.19'	S66° 58' 16"E
L28	82.13'	N45° 25' 34"W



**COUNTY SURVEYOR'S DEPOSIT CERTIFICATE:**  
 DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018 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

- GENERAL NOTES:**
1. BEARINGS ARE BASED ON A GPS SURVEY PERFORMED AUGUST 25, 2017.
  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 SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

**LEGAL DESCRIPTION**  
 TRACT B, 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

**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.

**FOXFIREONE LLC**

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

---

LAND SURVEY PLAT  
 TRACT B, COMSTOCK VILLAGE FILING NO.1  
 SITUATE  
 SE QUARTER S12, R67W  
 DATE: JUNE 7, 2017 SCALE: 1"=100' JOB NUMBER: AA08003