

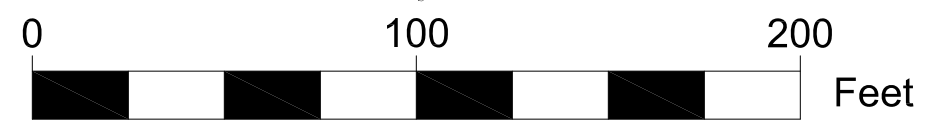
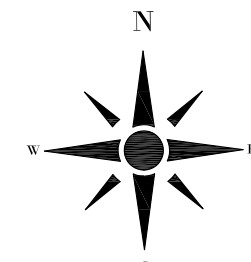
# LAND SURVEY PLAT

## TRACT A, COMSTOCK VILLAGE FILING NO.1

CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

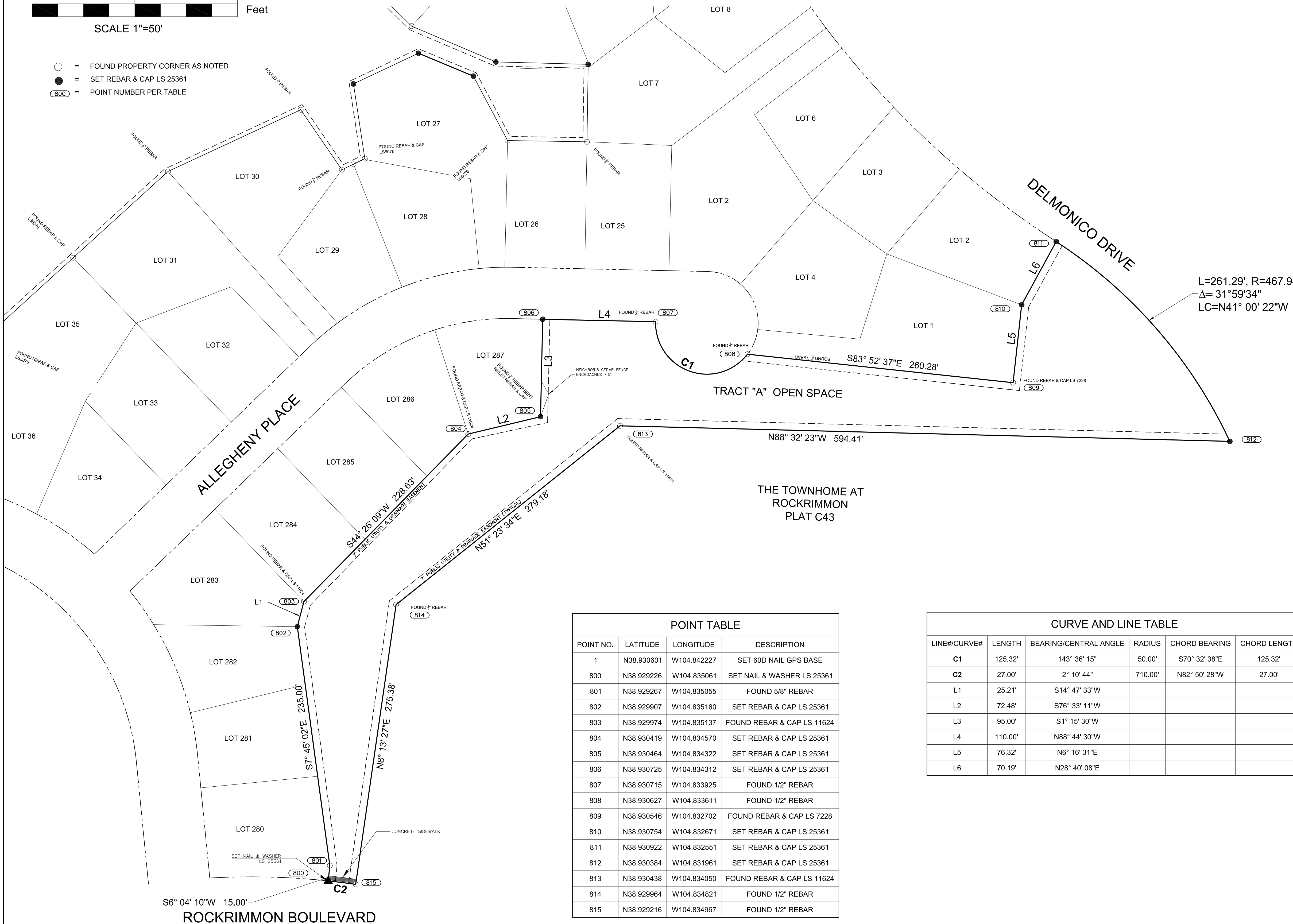
SITUATE

SOUTHEAST QUARTER SECTION 12 TOWNSHIP 13 SOUTH, RANGE 67 WEST, 6TH P.M.



SCALE 1"=50'

- = FOUND PROPERTY CORNER AS NOTED
- = SET REBAR & CAP LS 25361
- Ⓢ = POINT NUMBER PER TABLE



**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 A, 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 SUPERVISION 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.

**COUNTY SURVEYOR'S DEPOSIT CERTIFICATE:**

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019 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

POINT TABLE			
POINT NO.	LATITUDE	LONGITUDE	DESCRIPTION
1	N38.930601	W104.842227	SET 60D NAIL GPS BASE
800	N38.929226	W104.835061	SET NAIL & WASHER LS 25361
801	N38.929267	W104.835055	FOUND 5/8" REBAR
802	N38.929907	W104.835160	SET REBAR & CAP LS 25361
803	N38.929974	W104.835137	FOUND REBAR & CAP LS 11624
804	N38.930419	W104.834570	SET REBAR & CAP LS 25361
805	N38.930464	W104.834322	SET REBAR & CAP LS 25361
806	N38.930725	W104.834312	SET REBAR & CAP LS 25361
807	N38.930715	W104.833925	FOUND 1/2" REBAR
808	N38.930627	W104.833611	FOUND 1/2" REBAR
809	N38.930546	W104.832702	FOUND REBAR & CAP LS 7228
810	N38.930754	W104.832671	SET REBAR & CAP LS 25361
811	N38.930922	W104.832551	SET REBAR & CAP LS 25361
812	N38.930384	W104.831961	SET REBAR & CAP LS 25361
813	N38.930438	W104.834050	FOUND REBAR & CAP LS 11624
814	N38.929964	W104.834821	FOUND 1/2" REBAR
815	N38.929216	W104.834967	FOUND 1/2" REBAR

CURVE AND LINE TABLE					
LINE#/CURVE#	LENGTH	BEARING/CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	125.32'	143° 36' 15"	50.00'	S70° 32' 38"E	125.32'
C2	27.00'	2° 10' 44"	710.00'	N82° 50' 28"W	27.00'
L1	25.21'	S14° 47' 33"W			
L2	72.48'	S76° 33' 11"W			
L3	95.00'	S1° 15' 30"W			
L4	110.00'	N88° 44' 30"W			
L5	76.32'	N6° 16' 31"E			
L6	70.19'	N28° 40' 08"E			

### FOXFIREONE LLC

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

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LAND SURVEY PLAT  
TRACT A, COMSTOCK VILLAGE FILING NO.1

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SE QUARTER S12, T13S, R67W  
DATE: DECEMBER 7, 2019 SCALE: 1"=50' JOB NUMBER: AA08003 TRACT A