

LAND SURVEY PLAT

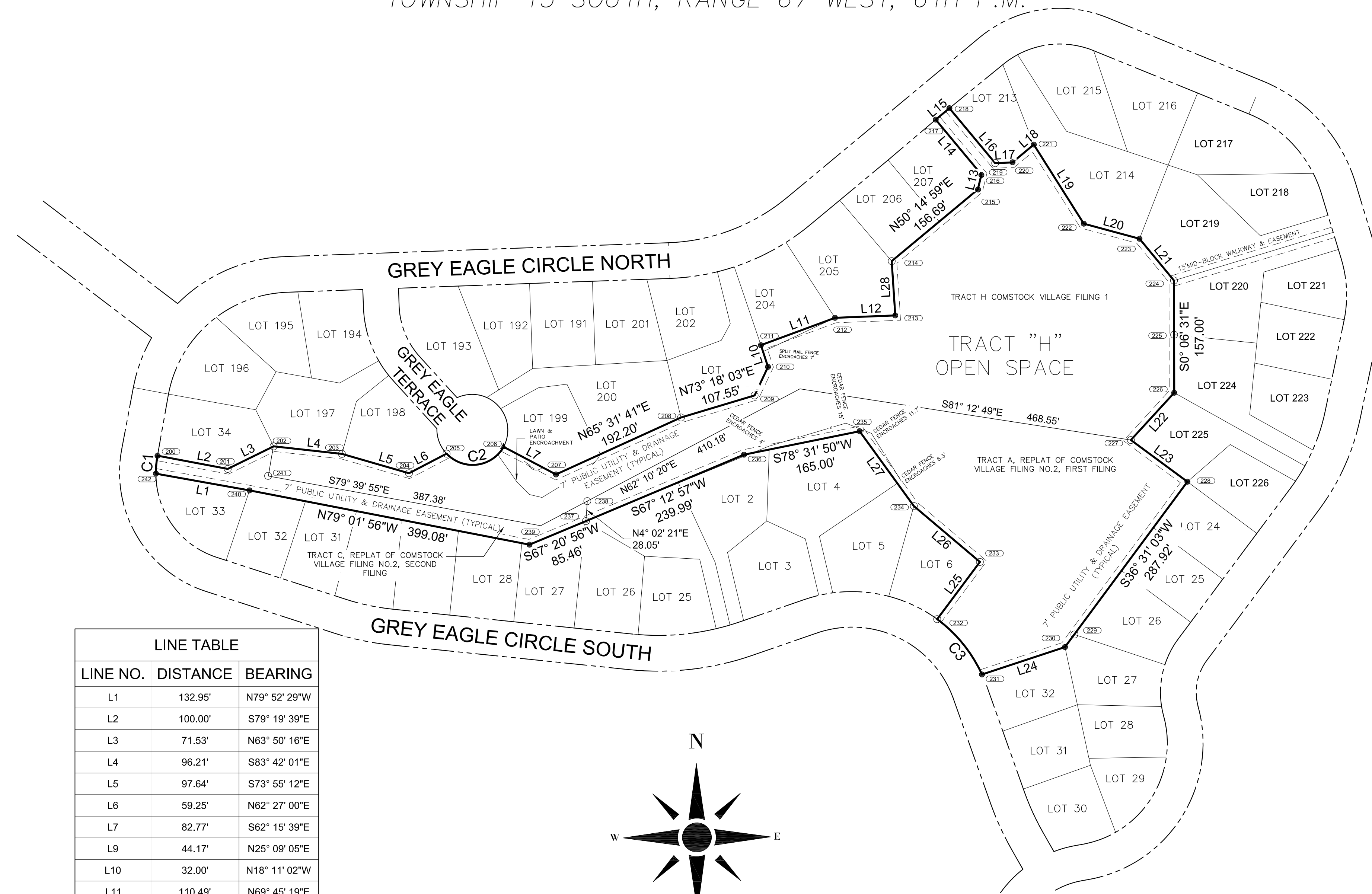
COMSTOCK VILLAGE HOME OWNERS ASSOCIATION TRACT "H"

CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

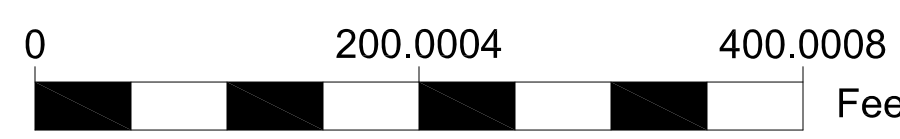
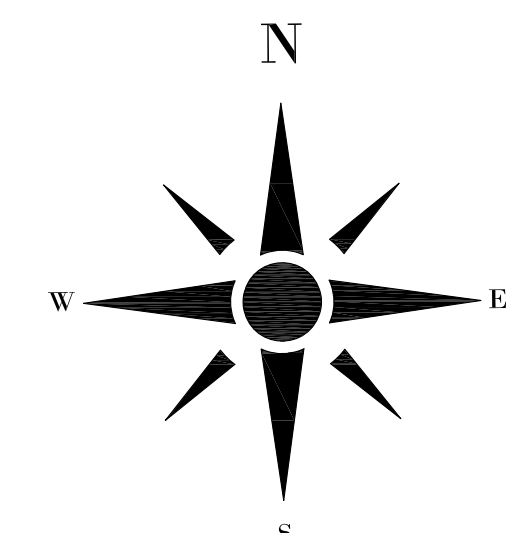
SITUATE

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

POINT TABLE			
POINT NO.	LATITUDE	LONGITUDE	DESCRIPTION
200	N38.927927	W104.844349	SET REBAR & CAP LS 25361
201	N38.927875	W104.844004	FOUND REBAR & CAP LS 2154
202	N38.927960	W104.843777	FOUND REBAR & CAP LS 2154
203	N38.927929	W104.843442	FOUND REBAR & CAP LS 2154
204	N38.927853	W104.843112	FOUND 5/8" REBAR
205	N38.927927	W104.842927	FOUND REBAR & CAP LS 31548
206	N38.927951	W104.842646	SET PK NAIL & WASHER LS 25361
207	N38.927844	W104.842390	SET REBAR & CAP LS 25361
208	N38.928059	W104.841773	FOUND 1/2" REBAR
209	N38.928142	W104.841410	FOUND REBAR & CAP LS 10372
210	N38.928252	W104.841343	SET REBAR & CAP LS 25361
211	N38.928335	W104.841377	SET REBAR & CAP LS 25361
212	N38.928438	W104.841012	SET REBAR & CAP LS 25361
213	N38.928446	W104.840715	SET REBAR & CAP LS 25361
214	N38.928654	W104.840731	FOUND REBAR & CAP "UP&E"
215	N38.928927	W104.840305	SET REBAR & CAP LS 25361
216	N38.928984	W104.840286	SET REBAR & CAP LS 25361
217	N38.929197	W104.840509	SET REBAR & CAP LS 25361
218	N38.929240	W104.840441	SET REBAR & CAP LS 25361
219	N38.929028	W104.840218	FOUND REBR & CAP ILLEGIBLE
220	N38.929030	W104.840134	SET REBAR & CAP LS 25361
221	N38.929098	W104.840028	SET REBAR & CAP LS 25361
222	N38.928793	W104.839785	SET REBAR & CAP LS 25361
223	N38.928734	W104.839511	SET REBAR & CAP LS 25361
224	N38.928572	W104.839343	FOUND REBAR & CAP LS 11624
225	N38.928364	W104.839344	FOUND REBAR & CAP ILLEGIBLE
226	N38.928141	W104.839346	SET REBAR & CAP LS 25361
227	N38.927960	W104.839561	FOUND 1/2" REBAR
228	N38.927799	W104.839284	SET REBAR & CAP LS 25361
229	N38.927215	W104.839845	FOUND REBAR & CAP LS 10372
230	N38.927167	W104.839892	SET REBAR & CAP LS 25361
231	N38.927064	W104.840301	SET REBAR & CAP LS 25361
232	N38.927277	W104.840520	FOUND 1/2" REBAR
233	N38.927496	W104.840308	FOUND REBAR & CAP LS 2154
234	N38.927713	W104.840631	FOUND 1/2" REBAR
235	N38.928002	W104.840895	SET REBAR & CAP LS 25361
236	N38.927915	W104.841464	SET REBAR & CAP LS 25361
237	N38.927664	W104.842244	FOUND REBAR & CAP LS 2154
238	N38.927741	W104.842237	FOUND 5/8" REBAR
239	N38.927575	W104.842522	SET REBAR & CAP LS 25361
240	N38.927791	W104.843898	SET REBAR & CAP LS 25361
241	N38.927848	W104.843803	FOUND 5/8" REBAR
242	N38.927858	W104.844357	SET REBAR & CAP LS 25361



LINE TABLE		
LINE NO.	DISTANCE	BEARING
L1	132.95'	N79° 52' 29"W
L2	100.00'	S79° 19' 39"E
L3	71.53'	N63° 50' 16"E
L4	96.21'	S83° 42' 01"E
L5	97.64'	S73° 55' 12"E
L6	59.25'	N62° 27' 00"E
L7	82.77'	S62° 15' 39"E
L9	44.17'	N25° 09' 05"E
L10	32.00'	N18° 11' 02"W
L11	110.49'	N69° 45' 19"E
L12	84.40'	N87° 44' 23"E
L13	21.50'	N13° 55' 00"E
L14	100.14'	N39° 45' 28"W
L15	25.00'	N50° 14' 32"E
L16	100.13'	S39° 45' 28"E
L17	24.06'	N87° 27' 07"E
L18	39.00'	N50° 14' 32"E
L19	130.85'	S32° 16' 44"E
L20	80.80'	S74° 52' 34"E
L21	75.88'	S39° 31' 54"E
L22	89.73'	S42° 31' 04"W
L23	98.29'	S53° 35' 27"E
L24	122.24'	S71° 43' 52"W
L25	99.93'	N36° 42' 32"E
L26	121.06'	N49° 46' 40"W
L27	129.32'	N35° 57' 41"W
L28	76.16'	N3° 45' 27"W



- SCALE 1"=100'
- = FOUND PROPERTY CORNER AS NOTED
 - = SET REBAR & CAP LS 25361
 - ▲ = SET NAIL & WASHER LS 25361
 - Ⓢ = POINT NUMBER PER TABLE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	25.34'	125.00'	11°36'52"	S4° 51' 55"W	25.30'
C2	93.37'	50.00'	106°59'24"	N83° 15' 20"E	80.38'
C3	100.61'	200.00'	28°49'22"	N39° 00' 38"W	99.55'

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.

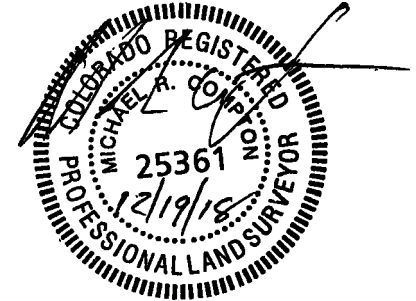
CHUCK BROERMAN, CLERK AND RECORDER
 BY: _____
 DEPUTY COUNTY CLERK

- GENERAL NOTES:**
- BEARINGS ARE BASED ON A GPS SURVEY PERFORMED JULY 27, 2018.
 - LATITUDE/LONGITUDE COORDINATES ARE BASED ON NAD83(2011) 2010
 - 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.
 - LINEAR UNITS USED IN THIS SURVEY ARE U.S. SURVEY FEET.
 - SUBJECT PROPERTY IS LOCATED WITHIN THE SOUTHEAST AND 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 H, 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, FIRST FILING, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK G-3 AT PAGE 33 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
 AND
 TRACT C, A REPLAT OF COMSTOCK VILLAGE FILING NO.2, SECOND FILING, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK I-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.

FOXFIREONE LLC

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

LAND SURVEY PLAT
 TRACT H, COMSTOCK VILLAGE
 SITUATE
 SE QUARTER S12, R67W
 DATE: DECEMBER 13, 2018 SCALE: 1"=100' JOB NUMBER: AA08003H