

LAND SURVEY PLAT

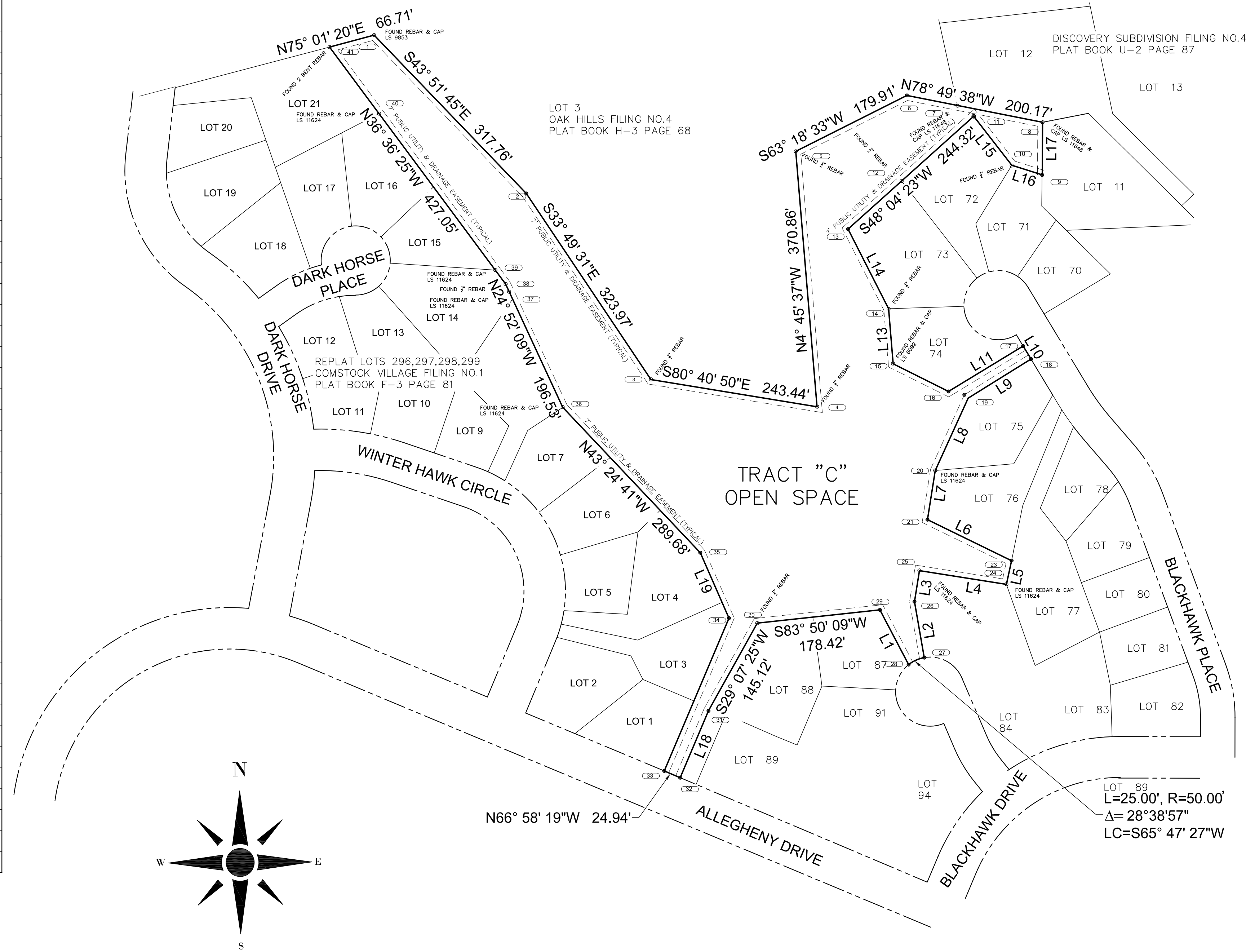
TRACT C, COMSTOCK VILLAGE FILING NO.1

CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

SITUATE

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

Point Table			
Point #	Northing	Eastng	Description
1	N38.934219	W104.843831	FOUND REBAR & CAP LS 9853
2	N38.933585	W104.843063	SET REBAR & CAP LS 25361
3	N38.932843	W104.842436	FOUND 1/2" REBAR
4	N38.932730	W104.841592	FOUND 1/2" REBAR
5	N38.933745	W104.841691	FOUND 1/2" REBAR
6	N38.933964	W104.841124	SET REBAR & CAP LS 25361
7	N38.933922	W104.840867	FOUND REBAR & CAP LS 11648
8	N38.933854	W104.840434	FOUND REBAR & CAP LS 11648
9	N38.933645	W104.840438	SET REBAR & CAP LS 25361
10	N38.933684	W104.840593	FOUND 1/2" REBAR
11	N38.933879	W104.840785	SET REBAR & CAP LS 25361
12	N38.933624	W104.841154	FOUND 1/2" REBAR
13	N38.933435	W104.841428	SET REBAR & CAP LS 25361
14	N38.933117	W104.841225	FOUND 1/2" REBAR
15	N38.932898	W104.841203	FOUND REBAR & CAP LS 6092
16	N38.932787	W104.840923	SET REBAR & CAP LS 25361
17	N38.932965	W104.840542	SET REBAR & CAP LS 25361
18	N38.932913	W104.840502	SET REBAR & CAP LS 25361
19	N38.932760	W104.840823	SET REBAR & CAP LS 25361
20	N38.932473	W104.840993	FOUND REBAR & CAP LS 11624
21	N38.932278	W104.841034	SET REBAR & CAP LS 25361
23	N38.932113	W104.840608	SET REBAR & CAP LS 25361
24	N38.932019	W104.840636	FOUND REBAR & CAP LS 11624
25	N38.932076	W104.841077	FOUND REBAR & CAP LS 11624
26	N38.931953	W104.841104	SET REBAR & CAP LS 25361
27	N38.931731	W104.841056	SET REBAR & CAP LS 25361
28	N38.931703	W104.841136	SET REBAR & CAP LS 25361
29	N38.931921	W104.841280	SET REBAR & CAP LS 25361
30	N38.931872	W104.841904	FOUND 1/2" REBAR
31	N38.931525	W104.842155	SET REBAR & CAP LS 25361
32	N38.931261	W104.842302	SET REBAR & CAP LS 25361
33	N38.931288	W104.842382	SET REBAR & CAP LS 25361
34	N38.931893	W104.842048	SET REBAR & CAP LS 25361
35	N38.932154	W104.842191	SET REBAR & CAP LS 25361
36	N38.932735	W104.842885	FOUND REBAR & CAP LS 11624
37	N38.933164	W104.843136	FOUND REBAR & CAP LS 11624
38	N38.933226	W104.843171	FOUND 1/2" REBAR
39	N38.933282	W104.843223	FOUND REBAR & CAP LS 11624
40	N38.933907	W104.843809	FOUND REBAR & CAP LS 11624
41	N38.934173	W104.844058	FOUND 1/2" REBAR X2



Parcel Line Table		
Line #	Length	Direction
L1	89.40'	N27° 41' 08"W
L2	82.19'	S9° 53' 07"E
L3	45.44'	S9° 06' 39"W
L4	127.32'	N81° 01' 04"W
L5	35.00'	S12° 21' 35"W
L6	135.51'	S63° 57' 25"E
L7	71.96'	S8° 59' 35"W
L8	115.03'	S24° 26' 14"W
L9	107.10'	S58° 08' 14"W
L10	22.00'	S31° 17' 39"E
L11	126.36'	N58° 42' 21"E
L13	79.98'	S4° 45' 05"E
L14	129.27'	S26° 58' 46"E
L15	89.79'	N37° 52' 13"W
L16	46.26'	S72° 29' 10"E
L17	76.11'	N0° 19' 44"E
L18	105.10'	S22° 56' 25"W
L19	103.40'	N23° 40' 05"W

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 NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

LEGAL DESCRIPTION

TRACT C, 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

COUNTY SURVEYOR'S DEPOSIT CERTIFICATE:

DEPOSITED THIS _____ DAY OF _____ 2016 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 C, COMSTOCK VILLAGE FILING NO.1
SITUATE
NW & SW QUARTERS S12, T13S, R67W
DATE: OCTOBER 17, 2017 SCALE: 1"=100' JOB NUMBER: AA08003

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