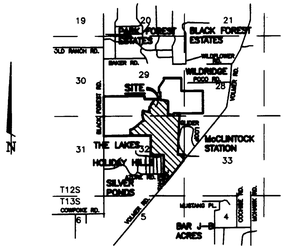
HIGHLAND PARK FILING NO. 2

A SUBDIVISION OF A PORTION OF SECTIONS 29 & 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO



VICINITY MAP
NO SCALE

NOTES:

1. Ranch-Style Homes: Lots 102, 103, 105, 106, 115, 116, 118 and 119 are limited to homes with only one-story above grade.

2. Addresses: The addresses shown on the plat are for informational purposes only. They are not the legal description, and are subject to change.

3. Utilities: Electric service is provided by Mountain View Electric Association. Gas service is provided by Colorado Springs Utilities. Telephone is provided by Qwest.

Wells on Lots 53-59, inclusive, shall be in the Dawson aquifer, and all other wells shall be in the Denver aquifer.

Due to the geologic conditions associated with this area, it is likely that a number of lots in this subdivision will require mound-type individual sewage disposal systems. It is highly recommended that well and septic locations be established prior to locating residences and other structures. Additionally, all individual sewage disposal systems shall be located and designed by a Professional Engineer. Evaporative septic systems are not permitted.

4. Design/Location: All structural foundations shall be designed by a Professional Engineer, currently registered in the State of Colorado. The lowest finished floor elevations for lots adjacent to the 100 year flood plain will be above the 100 year flood plain elevation.

Lots 64, 65, 67 and 68 contain areas with slopes currently greater than 30%. No building shall be allowed in such areas unless they are regraded to less than 30% slope. There is a potential for unstable slopes (erosion) on Lots 63, 64, 65 and 66. Owners should refer to the soils report filed with the County for specific soils conditions, and should obtain a site-specific soil test and have structures engineered prior to locating and designing structures on these lots. Affected no-build areas are so designated on the plat.

No residential structures, walls, or septic systems are permitted within designated flood plain or park and open space areas, or within the boundaries of the prudent line. The "Prudent Line" is a buffer zone on either side of the natural drainage channel. The prudent line setback is a no-build area. The setback allows for lateral movement of the natural drainage channel over time. The maintenance of the prudent line setback shall be vested with each individual property owner.

5. Access: There shall be no direct vehicular access to the roundabout from Lots 77, 80, 112 and 117. There shall be no direct vehicular access from any lot to Vollmer Road or Briargate Parkway. The El Paso County Department of Transportation shall be contacted prior to the establishment of any driveway.

6. Reports: The following reports: public improvements agreement, recorded water augmentation plan, covenants, sketch plan, soils/geologic hazards and water supply plan and water quality analysis have been submitted and are on file at the El Paso County Planning Department. Seasonably wet areas may exist on the subdivision, and builders and homeowners should consult the geotechnical report for Highland Park filings 1 and 2 on file at El Paso County's Planning Department.

7. Gas Pipeline: Lots 59, 85, 86, 87, 88, 102, 103, 105, 108 and 109 are crossed by a Colorado Springs Department of Utilities natural gas pipeline easement. The protective covenants contain pertinent information regarding this easement.

8. Pond/Dam: The Highland Park Neighborhood Association, Inc., and not El Paso County, shall be responsible for maintaining, repairing and/or replacing the Highland Park pond and any impoundment or spillway structures related thereto, and for breaching the dam at the time required by the water augmentation plan, and shall be liable for any and all damages and claims resulting from the Highland Park pond.

If development activities associated with this subdivision result in required modifications, repairs, enlargements or replacement of any dam, spillway, spillway channel or other water detention facility located on property adjacent to this subdivision, El Paso County shall not be responsible or liable for such modifications, repairs, enlargements or replacement, or the costs thereof by virtue of this subdivision approval.

9. Easements: In addition to any easements shown on the plat, the following apply:

A. Utility/Drainage Easements: All front lot lines and lot lines which are the right-of-way lines of platted roads are hereby platted with a fifteen (15) foot public utility and drainage easement unless otherwise noted. All lot lines which are the outer boundary of the Highland Park subdivision are hereby platted with a twenty (20) foot public utility and drainage easement unless otherwise noted. Both sides of all side and rear lot lines are hereby platted with a ten (10) foot public utility and drainage easement unless otherwise noted. Portions of the subdivision may be subject to that Mountain View Electric Association Right-of-Way Easement recorded in Book 3673 at Page 917, the location of which is not specific. Lot owners acknowledge and agree to acceptance of stormwater runoff onto their property, which may occur from both roads and adjoining properties. Lot owners are responsible for maintaining any drainage easements (some denoted with DE on the plat) and water flow paths on their lots, and providing any necessary measures to minimize erosion. Those drainage easements shown on Lots 57-61 were conveyed by Grant of Easement recorded at Reception No. 20006841 in the records of El Paso County.

B. Private Trail Easement: Twenty-five (25) foot wide non-motorized trail easements for the exclusive use of owners in all filings of Highland Park are as shown on the plat along the north side of Forestgate Road and the west side of Lochwinnoch Lane. Responsibility for maintenance of the trail easements is hereby vested with the Highland Park Neighborhood Association, Inc.

C. Private Trail Easement: Twenty-five (25) foot wide non-exclusive public non-motorized trail easement shall be shall be granted free by the developer or the Highland Park Association, Inc. to El Paso County through Tracts B and C as a corridor for the County's Cottonwood Creek Regional Trail at the time the County determines that the need for the trail exists. The exact location of the easement shall be determined by the County and the developer or Highland Park Neighborhood Association, Inc., whichever owns the Tracts at the time.

D. Fire Easements: The following non-exclusive easements are hereby granted to the Black Forest Fire Protection District. Maintenance of facilities within those easements shall be the responsibility of the District:

1) A twenty (20) foot wide easement through Tract C for the construction and maintenance of a pipeline and hydrant for fire protection purposes from the pond on Tract C to Forestgate Road. Scope and description of said easement shall be set forth in a separately recorded instrument, which instrument may be recorded subsequent to this plat.

2) An easement for the construction and maintenance of a cistern and hydrant for fire protection purposes in the Northwest corner of Lot 119, described as follows: Beginning at the Northwest corner of Lot 119, thence Easterly, along the North line of Lot 119, fifty (50) feet; thence angle ninety degrees South from the North Lot line, fifty (50) feet; thence Westerly, parallel with the North Lot line to a point on the West line of Lot 119; thence along the Westerly line of Lot 119 to the point of beginning.

10. Open Space: The developer, or Highland Park Neighborhood Association, Inc., after the developer conveys title, shall own Tracts B and C, which shall remain as permanent open space. El Paso County shall be responsible for maintaining these tracts except for the pond/dam as described in Note 8.

11. A. Bearings as shown hereon are based upon the West line of the Southwest quarter of Section 29, Township 12 South, Range 65 West of the 6th P.M., monumented as shown hereon and assumed to be North 00 degrees 07 minutes 10 seconds East. All corners are set No. 4 rebar with plastic surveyor's cap P.L.S. No. 4842, unless otherwise noted.

B. This Subdivision plat does not constitute a title search by W. K. Clark and Associates, LLC, to determine ownership, easements or rights-of-way of record. For all information regarding said matters of record W. K. Clark and Associates, LLC, relied upon Title Commitment No. 39299 prepared by Unified Title Co., Inc., and dated April 27, 2001 at 7:30 A.M.

C. According to Colorado law, you must commence any 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 the certification shown hereon. (C.R.S. 13-80-105)

KNOW ALL MEN BY THESE PRESENTS:

That Little London, LLC, being the owner of a parcel of land in Sections 29 & 32, Township 12 South, Range 65 West, of the 6th P.M., County of El Paso, State Of Colorado, and more particularly described as follows:

LEGAL DESCRIPTION:

That portion of Sections 29 & 32, Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado, more particularly described as follows:

COMMENCING at the northwest corner of said Section 32; thence N00°07'10"E (all bearings used in this description are relative to the West line of the Southwest quarter of said Section 29 which was assumed to be 00°07'10"E) on the West line of the Southwest quarter of said Section 29, 1326.18 feet to the northwest corner of the South half of the Southwest quarter of said Section 29; thence N89°47'35"E on the North line of the South half of said Southwest quarter, 2692.92 feet to the Northeast corner of the South half of said Southwest quarter; thence S00°19'40"E on the East line of the South half of said Southwest quarter, 206.09 feet; thence S89°59'09"E, 621.11 feet to the POINT OF BEGINNING; thence continue S89°59'09"E, 478.62 feet; thence on the arc of a curve to the right having a central angle of 09°25'51", a radius of 1000.00 feet and an arc length of 164.60 feet; thence S80°33'18"E on the forward tangent to the last mentioned curve, 308.64 feet; thence S00°21'18"E, 921.10 feet; thence S17°47'29"W, 43.74 feet; thence S78°15'01"E, 385.63 feet; thence on the arc of a curve to the left whose chord bears N06°40'57"E, having a central angle of 10°08'05", a radius of 970.00 feet and an arc length of 171.58 feet; thence S88°23'06"E, 375.79 feet to a point on the Westerly line of Wildridge Subdivision No. 2 as recorded in Plat Book J-3 at Page 58 of the records of El Paso County; thence Southerly and Easterly on the Westerly and Southerly lines of said Wildridge Subdivision No. 2 for the following six (6) courses; (1) thence S02°33'58"W, 481.90 feet; (2) thence S02°33'41"W, 734.38 feet; (3) thence S02°33'30"W, 624.92 feet; (4) thence S02°33'22"W, 616.55 feet; (5) thence S02°33'01"W, 304.97 feet; (6) thence N89°16'55"E, 395.13 feet to a point on the Westerly line of that tract of land described in Book 1073 at Page 219 of said records; thence S00°03'35"W on said Westerly line, 444.91 feet to a point on the Northwesterly right-of-way line of Vollmer Road; thence Southwesterly on said Northwesterly right-of-way line for the following two (2) courses; (1) thence S40°59'29"W, 1068.95 feet; (2) thence S40°20'56"W, 999.64 feet to a point on the Easterly line of Holiday Hills No. 1 as recorded in Plat Book E-2 at Page 12 of said records; thence Northerly on said Easterly line for the following two (2) courses; (1) thence N00°01'56"E, 659.66 feet; (2) thence N00°01'23"W, 1320.02 feet; thence S89°32'13"W on the Northerly line of said Holiday Hills No. 1, 878.86 feet; thence N00°34'30"E, 1313.10 feet; thence S89°36'48"W, 400.09 feet to the Southeast corner of the North half of the Northwest quarter of Section 32; thence S89°39'11"W on the Southerly line of said North half, 936.94 feet; thence N01°48'52"W, 400.04 feet; thence on the arc of a curve to the left whose chord bears N69°10'44"E having a central angle of 38°00'48", a radius of 430.00 feet and an arc length of 285.29 feet; thence N50°10'20"E on the forward tangent to the last mentioned curve 674.73 feet; thence on the arc of a curve to the right having a central angle of 21°49'01", a radius of 420.00 feet and an arc length of 159.93 feet; thence N22°06'25"W on a non tangent line to the last mentioned curve, 78.57 feet; thence on the arc of a curve to the right having a central angle of 34°37'42", a radius of 970.00 feet and an arc length of 586.25 feet; thence S77°28'43"E on a non tangent line to the last mentioned curve, 451.62 feet; thence N12°39'00"E, 55.62 feet; thence N28°38'00"W, 116.00 feet; thence N20°13'00"E, 101.00 feet; thence N00°36'00"W, 106.00 feet; thence S53°03'00"E, 54.00 feet; thence N17°56'00"E, 199.00 feet; thence N67°30'00"E, 33.00 feet; thence N20°05'00"W, 42.00 feet; thence N74°00'00"E, 83.00 feet; thence N09°05'00"W, 72.00 feet; thence N75°27'00"E, 46.00 feet; thence N26°43'00"E, 165.00 feet; thence N00°00'51"E, 60.00 feet to the Point of Beginning and containing 212.36 acres more or less.

12. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to the Colorado Department of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers, and/or the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

13. Water in the Denver Basin aquifers is allocated based on a 100 year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin aquifers is evaluated based on a 300 year aquifer life. Applicants, the Home Owners Association and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.

Individual wells and septic systems are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.

14. All or part of Tract D may be required for future road right-of-way for Research Parkway, and shall be dedicated to the County at no charge upon the County's request. Developer may retain ownership of Tract D, or may convey it to the Highland Park Association. If it is determined by the County that the Tract is not needed for right-of-way, the developer may replat the Tract as a residential lot and sell it to anyone.

15. All areas inside roundabouts are dedicated to El Paso County as road right-of-way. The landscape area within the roundabout shall be maintained by the developer or the Highland Park Neighborhood Association, Inc.

16. COVENANTS/WATER RIGHTS: Covenants affecting Highland Park Filing No. 1, recorded in the records of the El Paso County Clerk and Recorder at Reception No. 200068418 and Highland Park Filing No. 2 recorded at Reception No. 202145113, should be read by property owners. These detail limitations on water use, and duties of owners and the Highland Park Neighborhood Association, Inc. for the maintenance and costs of operating the augmentation plan pursuant to water decrees, Case Nos. 97 CW 148 (Div. No. 2) and 95 CW 188 (Div. No. 2), and Cherokee Metropolitan District contract for effluent recorded in Book 6861 at Page 1173, and at Reception No. 200074498, and water rights conveyed to the Association recorded at Reception No. 200068420. Individual lot owners shall be conveyed 168 acre-feet of groundwater rights under their lots in the Dawson and Denver Aquifers.

DEDICATION:

The above owner has caused said tract to be surveyed and platted into lots, roads and public easements as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said tract and the location of said easements, and which plat so platted shall be known as "HIGHLAND PARK FILING NO. 2", El Paso County, Colorado. All streets as platted are hereby dedicated to public use and said owner does hereby personally covenant and agree that all platted streets will be graded and paved and that proper drainage for same will be provided at his own expense, all to the satisfaction of the Board Of County Commissioners Of El Paso County, Colorado and upon acceptance by resolution, all streets so dedicated will become matters of maintenance by El Paso County, Colorado.

IN WITNESS WHEREOF:

The aforementioned Little London, LLC, by Kenneth H. Barber, Manager has executed this instrument this 22nd day of August, A.D. 2002.

Little London, LLC

Kenneth H. Barber
Manager

STATE OF COLORADO
S.S.
COUNTY OF EL PASO

The foregoing instrument was acknowledged before me this 22nd day of August, A.D. 2002 by Little London, LLC, by Kenneth H. Barber, Manager.

WITNESS MY HAND AND OFFICIAL SEAL:

My Commission Expires: 8/9/2004

Dale Van Fossen
Notary Public

DALE VAN FOSSEN NOTARY PUBLIC STATE OF COLORADO

CERTIFICATION:

The undersigned Professional Land Surveyor in the State of Colorado hereby certifies that the accompanying plat was surveyed and drawn under his supervision and accurately shows the described tract of land and subdivision thereof; and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his knowledge and belief.

Wayne K. Clark
Wayne K. Clark
State of Colorado P.L.S. 4842
W.K. Clark & Associates, LLC

COLORADO REGISTERED WAYNE K. CLARK 4842 PROFESSIONAL LAND SURVEYOR

COUNTY APPROVAL:

Approval is granted this 20th day of June, A.D. 2002.

Chairman, Board of County Commissioners

Director, Planning

STATE OF COLORADO
S.S.
COUNTY OF EL PASO

I hereby certify that this instrument was filed for record in my office at 2:26 o'clock P .M., this 29th day of August, A.D. 2002 and is duly recorded under Reception Number 202145110

J. PATRICK KELLY, Recorder

FEE: 20.00

By: Deputy

Park Fees: $13,693.00 - Regional
Bridge Fees: $4,119.00 + $18,556.00
Drainage Fees: $ 172,384.00 (Sand Creek)
School Fees: $20,502 - District 20

REVISED: 08-21-02
REVISED: 08-14-02
REVISED: 07-23-02
REVISED: 05-07-02
REVISED: 01-22-02

SHEET 1 OF 2

W.K. CLARK & ASSOCIATES, LLC
5180 N. UNION BLVD.
COLORADO SPRINGS, COLORADO

PROJECT #: 00-129	DRAWING #: 1208	DATE: MAY 17, 2001

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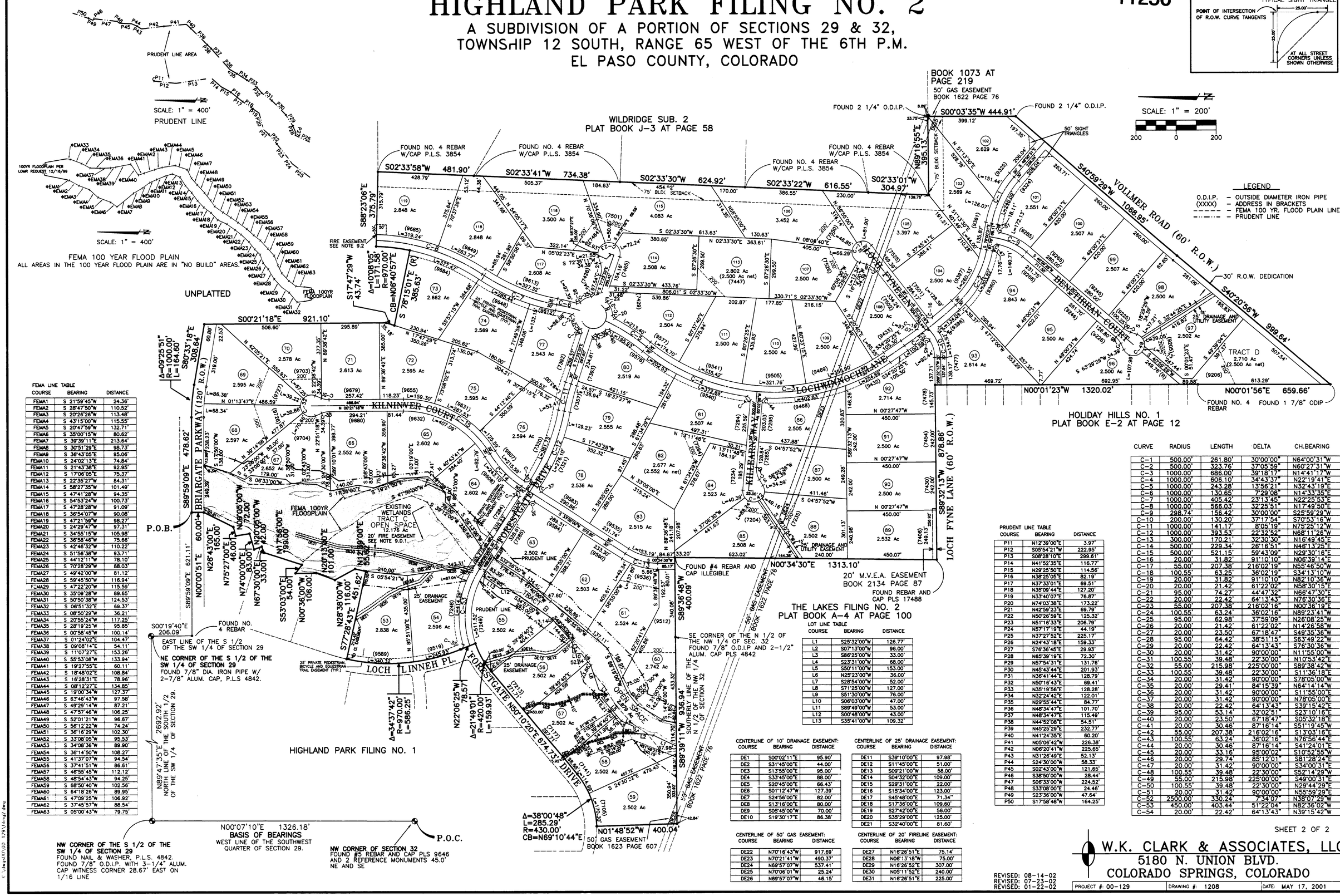

FEMA LINE TABLE

COURSE	BEARING	DISTANCE
FEMA1	S 21°59'45"W	24.36'
FEMA2	S 28°47'50"W	110.52'
FEMA3	S 20°26'26"W	113.48'
FEMA4	S 43°15'00"W	115.55'
FEMA5	S 20°47'59"W	132.71'
FEMA6	S 35°00'15"W	80.62'
FEMA7	S 39°39'11"E	213.64'
FEMA8	S 30°51'29"E	98.73'
FEMA9	S 36°43'05"E	95.06'
FEMA10	S 24°02'13"E	74.84'
FEMA11	S 21°43'38"E	92.95'
FEMA12	S 17°06'05"E	75.37'
FEMA13	S 22°35'27"W	84.31'
FEMA14	S 58°27'35"W	101.49'
FEMA15	S 47°41'28"W	94.35'
FEMA16	S 54°53'24"W	100.73'
FEMA17	S 47°28'28"W	91.09'
FEMA18	S 36°54'07"W	90.08'
FEMA19	S 47°21'59"W	98.27'
FEMA20	S 24°29'47"W	97.31'
FEMA21	S 34°55'15"W	105.98'
FEMA22	S 36°58'46"W	75.66'
FEMA23	S 42°46'32"W	110.22'
FEMA24	S 51°56'38"W	93.71'
FEMA25	S 44°12'11"W	78.10'
FEMA26	S 70°28'29"W	88.03'
FEMA27	S 49°42'00"W	81.12'
FEMA28	S 59°45'50"W	116.94'
FEMA29	S 47°22'20"W	115.59'
FEMA30	S 35°09'28"W	89.65'
FEMA31	S 50°50'38"W	124.53'
FEMA32	S 06°51'32"E	69.37'
FEMA33	S 08°50'29"W	36.21'
FEMA34	S 20°55'24"W	117.25'
FEMA35	S 28°19'25"W	95.85'
FEMA36	S 00°58'45"W	100.14'
FEMA37	S 01°24'02"E	104.47'
FEMA38	S 09°08'14"E	54.11'
FEMA39	S 11°07'27"E	153.26'
FEMA40	S 55°53'08"W	133.94'
FEMA41	S 19°27'55"E	60.11'
FEMA42	S 18°48'02"E	108.84'
FEMA43	S 16°28'31"E	78.96'
FEMA44	S 08°12'27"E	134.85'
FEMA45	S 19°00'34"W	127.37'
FEMA46	S 63°46'43"W	97.58'
FEMA47	S 49°29'14"W	87.21'
FEMA48	S 47°57'46"W	106.25'
FEMA49	S 52°01'21"W	96.67'
FEMA50	S 56°12'22"W	74.24'
FEMA51	S 36°16'29"W	102.30'
FEMA52	S 33°08'05"W	95.53'
FEMA53	S 34°08'36"W	89.90'
FEMA54	S 36°14'50"W	108.27'
FEMA55	S 41°37'07"W	94.54'
FEMA56	S 37°41'51"W	86.61'
FEMA57	S 46°55'45"W	112.12'
FEMA58	S 48°54'43"W	94.25'
FEMA59	S 68°50'40"W	102.56'
FEMA60	S 64°18'26"W	89.90'
FEMA61	S 47°09'25"W	106.92'
FEMA62	S 37°45'57"W	88.54'
FEMA63	S 05°00'43"W	79.75'

PRUDENT LINE TABLE

COURSE	BEARING	DISTANCE
P11	N12°39'00"E	3.97'
P12	S05°54'21"W	222.95'
P13	S08°28'10"E	299.61'
P14	N41°52'35"E	116.77'
P15	N29°25'50"E	114.56'
P16	N38°25'05"E	82.19'
P17	N37°33'01"E	69.51'
P18	N35°09'44"E	127.20'
P19	N33°40'07"E	76.87'
P20	N74°03'38"E	173.22'
P21	N42°59'23"E	69.79'
P22	N50°26'59"E	125.32'
P23	N51°16'33"E	206.79'
P24	N57°17'19"E	44.19'
P25	N37°27'52"E	225.17'
P26	N24°43'18"E	159.33'
P27	S76°36'45"E	29.93'
P28	N65°39'19"E	72.30'
P29	N57°54'31"E	131.76'
P30	N45°43'44"E	201.93'
P31	N36°41'44"E	128.79'
P32	N50°16'43"E	69.41'
P33	N35°19'56"E	128.28'
P34	N32°24'42"E	122.01'
P35	N29°55'44"E	84.77'
P36	N48°34'47"E	101.70'
P37	N48°34'47"E	115.49'
P38	N44°52'08"E	54.51'
P39	N45°25'29"E	232.77'
P40	N41°24'35"E	60.20'
P41	N05°06'42"W	226.38'
P42	N06°20'41"W	225.65'
P43	N31°26'49"E	52.13'
P44	S24°30'00"W	58.33'
P45	S02°43'00"W	121.65'
P46	S38°50'00"W	28.44'
P47	S06°33'00"W	224.52'
P48	S33°08'00"E	24.46'
P49	S23°36'00"W	47.64'
P50	S17°58'48"W	164.25'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CH.BEARING
C-1	500.00'	261.80'	30°00'00"	N64°00'31"W
C-2	500.00'	323.76'	37°05'59	N60°27'31"W
C-3	1000.00'	686.00'	39°18'17"	N14°41'17"W
C-4	1000.00'	606.10'	34°43'37"	N22°19'41"E
C-5	1000.00'	243.28'	13°56'21"	N32°43'19"E
C-6	1000.00'	130.65'	7°29'08"	N14°33'35"E
C-7	1000.00'	405.42'	23°13'45"	N22°25'53"E
C-8	1000.00'	566.03'	32°25'51"	N17°49'50"E
C-9	298.74'	156.42	30°00'00	S25°59'29"W
C-10	200.00'	130.20'	37°17'54"	S70°53'16"W
C-11	1000.00'	141.17'	8°05'19"	N76°25'12"W
C-12	1000.00'	393.53'	22°32'52"	N68°11'26"W
C-13	300.00'	170.21'	32°30'30"	N16°49'45"E
C-14	500.00'	229.34'	26°16'51"	N46°13'25"E
C-15	500.00'	521.15'	59°43'09"	N29°30'16"E
C-16	20.00'	31.82'	91°10'10	N06°39'14"E
C-17	55.00'	207.38'	216°02'19"	N55°46'50"W
C-18	100.55'	63.25'	36°02'16"	S34°13'10"W
C-19	20.00'	31.82'	91°10'10"	N82°10'36"W
C-20	20.00'	21.42'	61°22'02"	N58°30'15"E
C-21	95.00'	74.27'	44°47'32"	N66°47'30"E
C-22	20.00'	22.42'	64°13'43"	N76°30'36"E
C-23	55.00'	207.38'	216°02'16"	N00°36'19"E
C-24	100.55'	63.24'	36°02'16"	N82°23'41"W
C-25	95.00'	62.98'	37°59'09"	N26°08'25"W
C-26	20.00'	21.42'	61°22'02"	N14°26'58"W
C-27	20.00'	23.50'	67°18'47"	S49°35'36"W
C-28	95.00'	64.42'	38°51'15"	S63°49'22"W
C-29	20.00'	22.42'	64°13'43"	S76°30'36"W
C-30	20.00'	31.42'	90°00'00"	N11°55'00"W
C-31	100.55'	39.48'	22°30'00"	N10°53'42"E
C-32	55.00'	215.98'	225°00'00"	S89°38'42"W
C-33	100.55'	39.48'	22°30'00"	S11°36'18"E
C-34	20.00'	31.42'	90°00'00"	S78°05'00"W
C-35	20.00'	29.41'	84°15'39"	N64°14'14"W
C-36	20.00'	31.42'	90°00'00	S11°55'00"E
C-37	20.00'	31.42'	90°00'00"	N78°05'00"E
C-38	20.00'	22.42'	64°13'43"	S39°15'42"E
C-39	95.00'	53.14'	32°02'51"	S23°10'16"E
C-40	20.00'	23.50'	67°18'47"	S05°32'18"E
C-41	20.00'	30.46'	87°16'14"	S51°19'45"W
C-42	55.00'	207.38'	216°02'16"	S13°03'16"E
C-43	100.55	63.24'	36°02'16"	N76°56'44"E
C-44	20.00'	30.46'	87°16'14"	S41°24'01"E
C-45	20.00'	33.16'	95°00'02"	S10°52'55"W
C-46	20.00'	29.74'	85°12'01"	S81°28'24"E
C-47	20.00'	31.42'	90°00'00"	S34°00'31"E
C-48	100.55'	39.48'	22°30'00"	S52°14'29"W
C-49	55.00'	215.98'	225°00'00"	S49°00'31"E
C-50	100.55	39.48'	22°30'00"	N29°44'29"E
C-51	20.00'	31.42'	90°00'00"	N55°59'29"E
C-52	250.00'	330.24'	7°34'07"	N38°07'29"W
C-53	450.00'	403.44'	51°22'04"	N82°36'02"W
C-54	20.00'	22.42'	64°13'43"	N39°15'42"W

LOT LINE TABLE

COURSE	BEARING	DISTANCE
L1	S25°32'00"W	126.77'
L2	S07°13'00"W	96.00'
L3	S86°25'00"W	33.00'
L4	S23°31'00"W	68.00'
L5	S50°11'00"W	153.00'
L6	N25°23'00"W	36.00'
L7	S28°54'00"W	52.00'
L8	S71°25'00"W	127.00'
L9	S51°30'00"W	76.00'
L10	S06°03'00"W	47.00'
L11	S89°49'00"W	53.00'
L12	S00°48'00"W	43.00'
L13	S35°41'00"W	109.32'

CENTERLINE OF 10' DRAINAGE EASEMENT:

COURSE	BEARING	DISTANCE
DE1	S00°02'11"E	95.90'
DE2	S31°45'00"E	44.00'
DE3	S13°55'00"E	95.00'
DE4	S33°45'00"E	88.00'
DE5	S20°45'00"E	66.43'
DE6	S01°12'47"W	127.39'
DE7	S24°56'00"E	82.00'
DE8	S13°16'00"E	80.00'
DE9	S05°45'00"W	70.00'
DE10	S19°30'17"E	86.38'

CENTERLINE OF 25' DRAINAGE EASEMENT:

COURSE	BEARING	DISTANCE
DE11	S39°10'00"E	97.98'
DE12	S11°45'00"E	51.00'
DE13	S09°21'00"W	58.00'
DE14	S04°32'00"E	109.00'
DE15	S28°31'00"E	22.00'
DE16	S15°34'00"E	123.00'
DE17	S45°48'00"E	71.34"
DE18	S17°36'00"E	109.60'
DE19	S27°42'00"E	56.00'
DE20	S35°29'00"E	125.00'
DE21	S32°40'00"E	81.60'

CENTERLINE OF 50' GAS EASEMENT:

COURSE	BEARING	DISTANCE
DE22	N70°16'43"W	917.69'
DE23	N70°21'41"W	490.37'
DE24	N69°57'07"W	537.41'
DE25	N70°06'01"W	25.24'
DE26	N69°57'07"W	46.15'

CENTERLINE OF 20' FIRELINE EASEMENT:

COURSE	BEARING	DISTANCE
DE27	N16°26'51"E	75.14'
DE28	N06°13'18"W	75.00'
DE29	N16°26'52"E	307.00'
DE30	N05°11'52"E	240.00'
DE31	N16°26'51"E	225.00'

REVISED: 08-14-02
REVISED: 07-23-02
REVISED: 01-22-02

SHEET 2 OF 2

W.K. CLARK & ASSOCIATES, LLC
5180 N. UNION BLVD.
COLORADO SPRINGS, COLORADO

PROJECT #: 00-129 | DRAWING #: 1208 | DATE: MAY 17, 2001