



SCALE: 1"=100'

NOTE: THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

Cresta Road  
(80' R.O.W.)

417'

80'

10'

80'

23.93'

Excepted - Book 1590  
at Page 441.

88°22'

P.O.B. Parcel 'B'

Northwest Corner, SE 1/4,  
Section 23, T14S R67W, Sixth P.M.

SE 1/4  
Section 23

Parcel 'B'

Area = 3.266 Acres

347.25'

335.07'

108°52'30"

90°00'00"

229.31'

416.96'

646.27'

100°00'06"

750.88'

P.O.B. Parcel 'A'

North Line, SE 1/4, Section 23

Parcel 'A'

Area = 5.335 Acres

424.05'

70°51'30"

509.09'

100°91'06"



### BEAR CREEK PARCELS

LOCATED IN THE SE 1/4 OF SECTION 23  
T14S, R67W OF THE SIXTH P.M., CITY OF COLORADO  
SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

Drexel, Barrell & Co.  
Engineers • Surveyors

DATE:  
12/05/16

DWG. NO.

JOB NO:  
20975-00

BEARCREEK

SHEET 1 OF 1

## EXHIBIT B