

ALTA/ACSM LAND TITLE SURVEY

LOCATED IN A PORTION OF THE SOUTHEAST ONE- QUARTER OF SECTION 20, A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 21, A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 29 AND A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

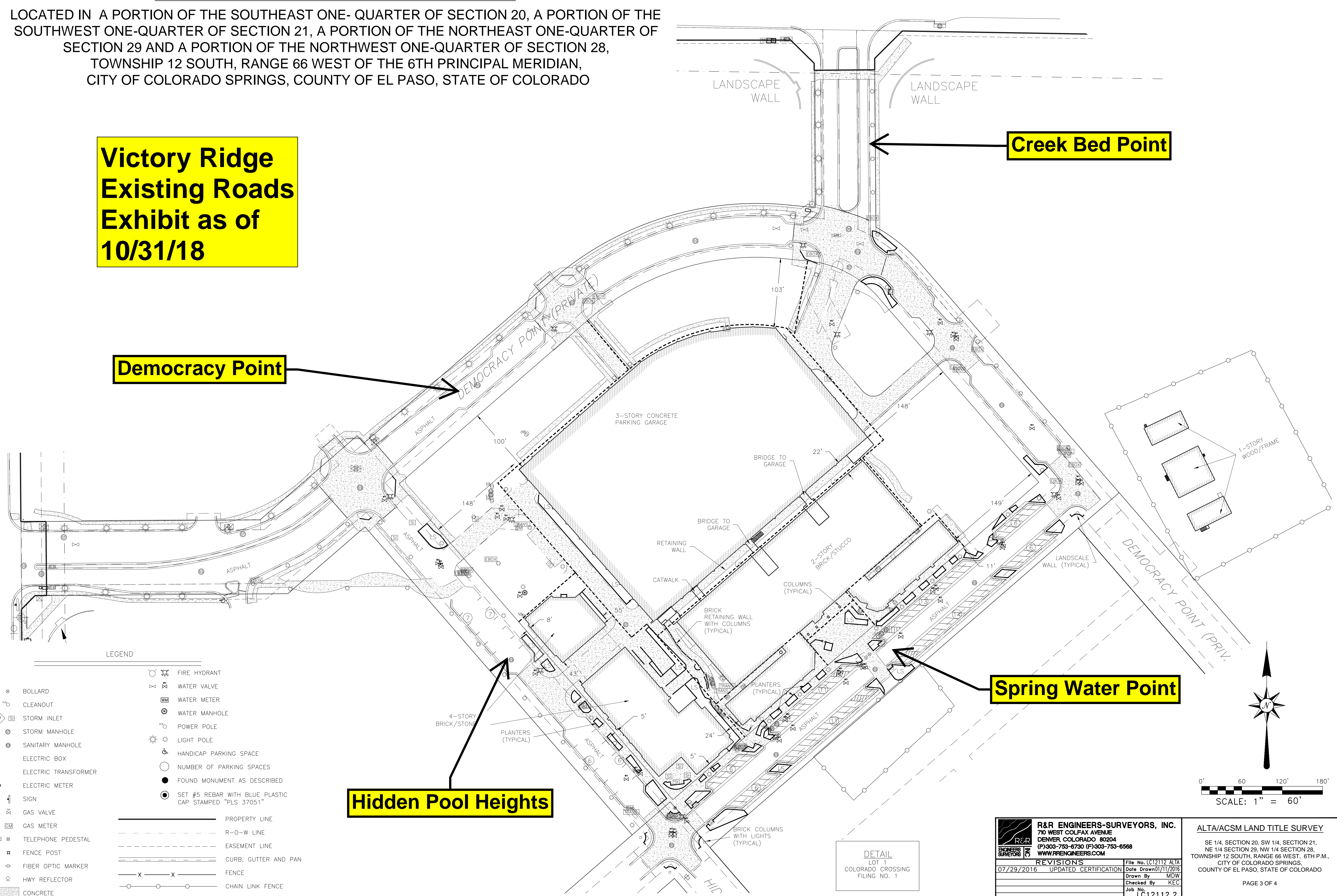
**Victory Ridge
Existing Roads
Exhibit as of
10/31/18**

Creek Bed Point

Democracy Point

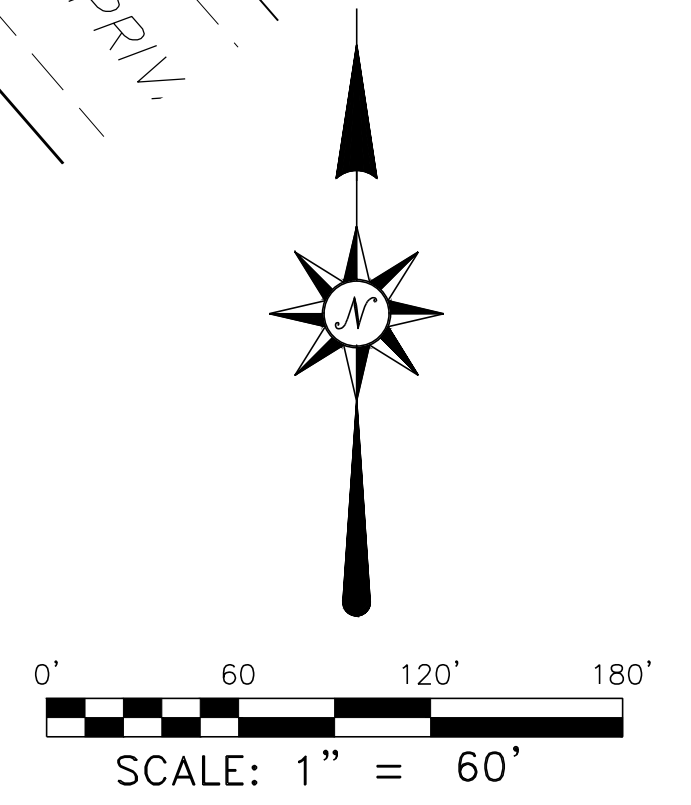
Spring Water Point

Hidden Pool Heights



LEGEND

- | | | | |
|---|----------------------|-------------|--|
| ○ | BOLLARD | ⊗ | FIRE HYDRANT |
| ⊖ | CLEANOUT | ⊗ | WATER VALVE |
| ⊕ | STORM INLET | ⊗ | WATER METER |
| ⊗ | STORM MANHOLE | ⊗ | WATER MANHOLE |
| ⊗ | SANITARY MANHOLE | ⊗ | POWER POLE |
| ⊗ | ELECTRIC BOX | ⊗ | LIGHT POLE |
| ⊗ | ELECTRIC TRANSFORMER | ⊗ | HANDICAP PARKING SPACE |
| ⊗ | ELECTRIC METER | ⊗ | NUMBER OF PARKING SPACES |
| ⊗ | SIGN | ● | FOUND MONUMENT AS DESCRIBED |
| ⊗ | GAS VALVE | ● | SET #5 REBAR WITH BLUE PLASTIC CAP STAMPED "PLS 37051" |
| ⊗ | GAS METER | — | PROPERTY LINE |
| ⊗ | TELEPHONE PEDESTAL | - - - | R-O-W LINE |
| ⊗ | FENCE POST | - - - - | EASEMENT LINE |
| ⊗ | FIBER OPTIC MARKER | - - - - - | CURB, GUTTER AND PAN |
| ⊗ | HWY REFLECTOR | - x - x - | FENCE |
| ⊗ | CONCRETE | ○ - ○ - ○ - | CHAIN LINK FENCE |



DETAIL
LOT 1
COLORADO CROSSING
FILING NO. 1

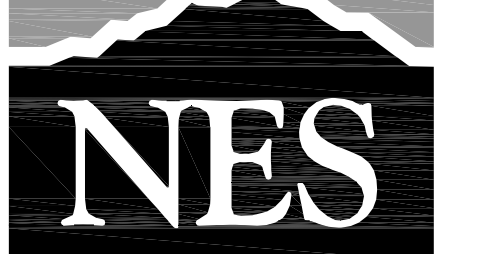
R&R ENGINEERS-SURVEYORS, INC. 710 WEST COLFAX AVENUE DENVER, COLORADO 80204 (P) 303-753-6730 (F) 303-753-6568 WWW.RRENGINEERS.COM	
REVISIONS	File No. LC12112 ALTA
07/29/2016 UPDATED CERTIFICATION	Date Drawn 07/11/2016
	Drawn By MDW
	Checked By KEC
	Job No. LC12112.2

ALTA/ACSM LAND TITLE SURVEY
SE 1/4, SECTION 20, SW 1/4, SECTION 21,
NE 1/4 SECTION 29, NW 1/4 SECTION 28,
TOWNSHIP 12 SOUTH, RANGE 66 WEST, 6TH P.M.,
CITY OF COLORADO SPRINGS,
COUNTY OF EL PASO, STATE OF COLORADO
PAGE 3 OF 4

Victory Ridge Planned Roads Exhibit

VICTORY RIDGE CITY OF COLORADO SPRINGS, COLORADO CONCEPT PLAN AMENDMENT

Land Planning
Landscape
Architecture
Urban Design

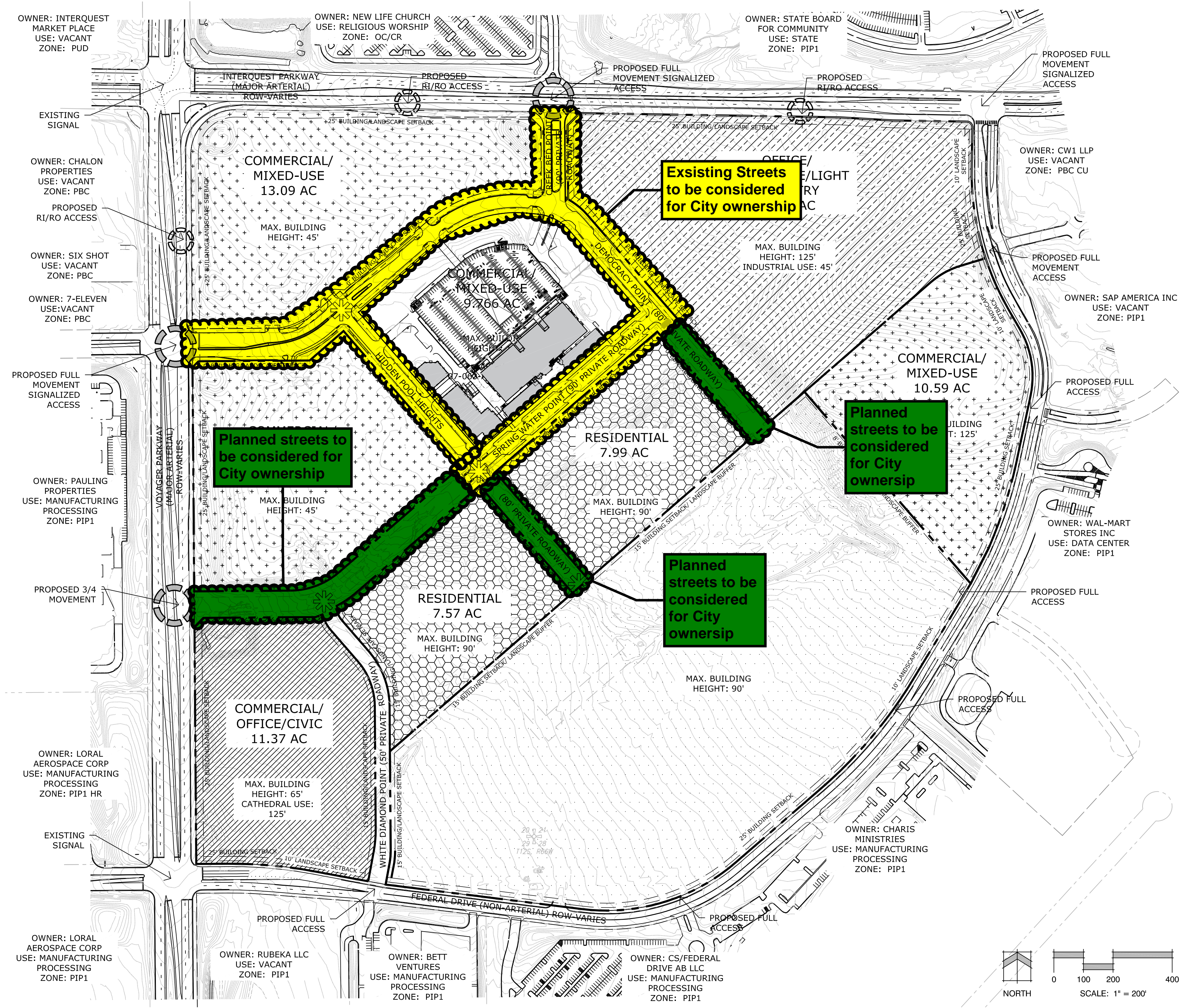


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619 N. Cascade Avenue, Suite 200
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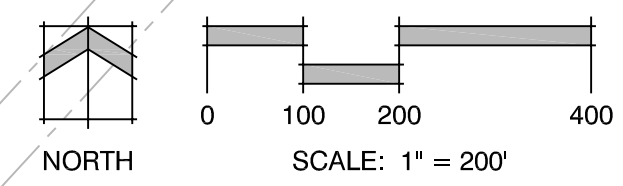
www.nescolorado.com

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LEGEND :

- FULL MOVEMENT ACCESS
- RI/RO ACCESS
- PEDESTRIAN NODES



Victory Ridge Concept Plan Amendment

DATE: 03/05/18
PROJECT MGR: A. Barlow
PREPARED BY: A. Kuruda



DATE:	BY:	DESCRIPTION:
4-23-18	AK	Revised Per City Comments
7-31-18	AK	Revised Per City Comments

Concept Plan

2
2 OF 4

P:\Westside Investment Partners, Inc\Victory Ridge\Drawings\Planning\Concept Plan Amendment\dwg\CONCEPT PLAN 08222018 12142429 PM akuruda