

QUAIL BRUSH CREEK FILING NO. 4

A PORTION OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT QUAIL BRUSH CREEK, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP,
BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

THAT PORTION OF THE WEST HALF OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MONUMENTED AT THE NORTH END BY A 3
1/4" ALUMINUM CAP IN VALVE BOX STAMPED PLS 38038 AND AT THE SOUTH BY A 3 1/4" ALUMINUM CAP
STAMPED PLS 30107, ASSUMED TO BEAR N00°08'07"W.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8; THENCE S47°33'47"E, A DISTANCE OF
1943.45 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE SOUTHEAST CORNER OF LOT 25, QUAIL
BRUSH CREEK FILING NO. 1, RECORDED UNDER RECEPTION NO. 214713480;

THENCE ALONG THE EASTERLY LINE OF SAID QUAIL BRUSH CREEK FILING NO. 1 AND QUAIL BRUSH CREEK
FILING NO. 1A, RECORDED UNDER RECEPTION NO. 215713656, THE FOLLOWING ELEVEN (11) COURSES:

- (1) N00°57'13"W, A DISTANCE OF 70.34 FEET;
- (2) 568.38 FEET ALONG THE ARC OF A 690.00 FOOT RADIUS NON-TANGENTIAL
CIRCULAR CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 47°11'47" AND A CHORD THAT BEARS
N35°13'49"E, A DISTANCE OF 552.44 FEET;
- (3) N58°49'42"E, A DISTANCE OF 26.27 FEET;
- (4) N31°10'18"W, A DISTANCE OF 100.00 FEET;
- (5) N58°49'42"E, A DISTANCE OF 125.37 FEET;
- (6) S31°10'18"E, A DISTANCE OF 100.00 FEET;
- (7) N58°49'42"E, A DISTANCE OF 294.31 FEET;
- (8) 273.71 FEET ALONG THE ARC OF A 330.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE
LEFT, HAVING A CENTRAL ANGLE OF 47°31'23" AND A CHORD THAT BEARS N35°04'01"E, A DISTANCE OF
265.93 FEET;
- (9) N13°53'38"E, A DISTANCE OF 89.37 FEET;
- (10) 36.22 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO
THE RIGHT, HAVING A CENTRAL ANGLE OF 10°22'32" AND A CHORD THAT BEARS S67°54'14"E, A
DISTANCE OF 36.17 FEET;
- (11) N27°17'02"E, A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF LOT 17 OF SAID QUAIL
BRUSH CREEK FILING NO. 1A;

THENCE S89°53'37"E, A DISTANCE OF 189.12 FEET;
THENCE S00°06'23"W, A DISTANCE OF 1156.80 FEET TO THE NORTHEAST CORNER OF TRACT A, DUBLIN
BOULEVARD FILING NO. 4, RECORDED UNDER RECEPTION NO. 204205716;
THENCE S89°02'40"W, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 1162.73 FEET TO THE POINT
OF BEGINNING, CONTAINING A CALCULATED AREA OF 841,081 SQUARE FEET (19.309 ACRES) OF LAND, MORE
OR LESS.

DEDICATION:

THE ABOVE OWNER HAS HEREBY CAUSED SAID TRACT TO BE PLATTED INTO LOTS, TRACTS, STREETS, AND
EASEMENTS AS SHOWN HEREON. THE UNDERSIGNED DOES HEREBY GRANT AND CONVEY TO THE CITY OF
COLORADO SPRINGS THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT, AND FURTHER RESTRICTS THE USE
OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER,
THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OF ANY SUCH PUBLIC EASEMENTS
SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED
HEREIN SHALL BE KNOWN AS "QUAIL BRUSH CREEK FILING NO. 4" IN THE CITY OF COLORADO SPRINGS,
COUNTY OF EL PASO, STATE OF COLORADO. ALL STREETS ARE HEREBY DEDICATED TO THE CITY OF
COLORADO SPRINGS FOR PUBLIC USE. TRACTS E & F ARE HEREBY DEDICATED TO THE CITY OF COLORADO
SPRINGS FOR PUBLIC USE.

THE AFOREMENTIONED, QUAIL BRUSH CREEK, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP HAS
EXECUTED THIS INSTRUMENT THIS 27 DAY OF February, 2017, A.D.

QUAIL BRUSH CREEK, LLLP
BY: RIVERS DEVELOPMENT, INC., IT'S GENERAL PARTNER
BY: BRIAN BAHR, PRESIDENT

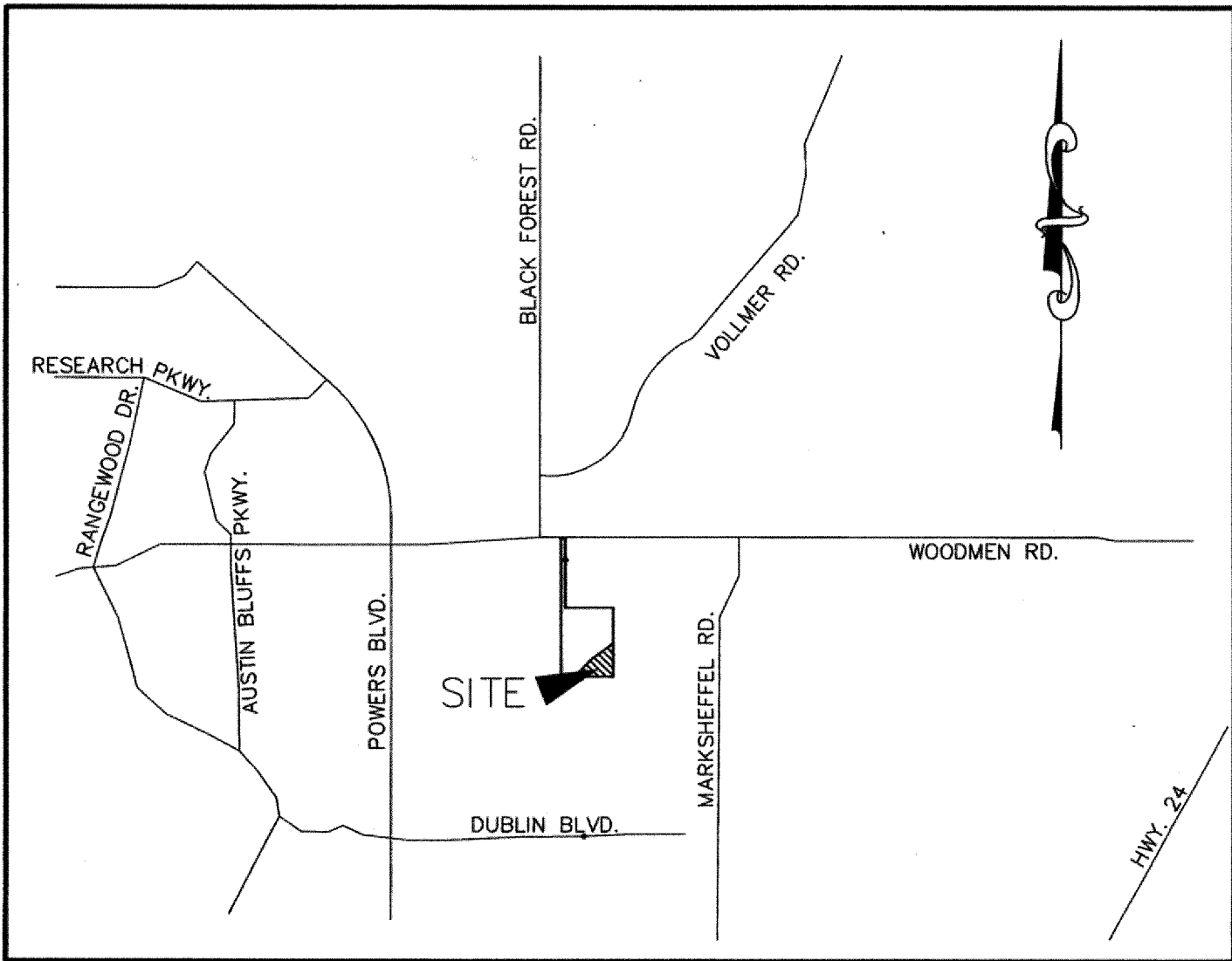
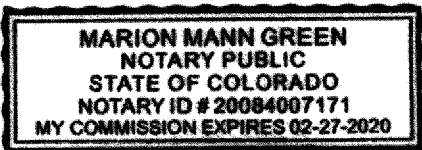
STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27
DAY OF February, 2017, A.D., BY BRIAN BAHR, AS PRESIDENT
OF RIVERS DEVELOPMENT, INC, IT'S GENERAL PARTNER OF QUAIL BRUSH CREEK, LLLP, A
COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 02/27/2020

NOTARY PUBLIC: Marion Mann Green



VICINITY MAP
N.T.S.

EASEMENTS:

1. UNLESS SHOWN OTHERWISE, ALL SIDE LOTS LINES ARE HEREBY PLATTED WITH A FIVE (5)
FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. REAR LOT LINES ARE HEREBY PLATTED
WITH A SEVEN (7) FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LINES
ARE PLATTED WITH A FIVE (5) FEET WIDE PUBLIC UTILITY AND PUBLIC IMPROVEMENT
EASEMENT. THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE OF THESE EASEMENTS IS
HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER. SEE DETAIL B SHEET 2.
2. ALL INTERIOR CORNER LOTS ARE HEREBY PLATTED WITH A SIGHT VISIBILITY AND PUBLIC
IMPROVEMENT EASEMENT AS SHOWN. NO OBSTRUCTIONS GREATER THAN 30 INCHES IN
HEIGHT ARE ALLOWED IN THESE EASEMENTS. THE SOLE RESPONSIBILITY FOR SURFACE
MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY
OWNER. SEE DETAIL A AND C SHEET 2.
3. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE
SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT
RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL
OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY
DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

PLAT NOTES:

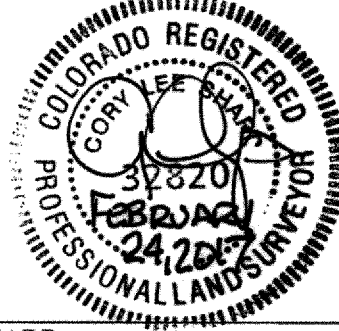
1. THE DATE OF PREPARATION IS OCTOBER 1, 2015.
2. THE SUBJECT PROPERTY IS INCLUDED IN THE WOODMEN HEIGHTS METROPOLITAN
DISTRICT UNDER RECEPTION NO. 204209871 IN THE RECORDS OF EL PASO COUNTY AND IS
INCLUDED IN THE WOODMEN ROAD METROPOLITAN DISTRICT AS EVIDENCED BY INSTRUMENT
RECORDED DECEMBER 27, 2005, UNDER RECEPTION NO. 205202369 IN THE RECORDS OF EL
PASO COUNTY.
3. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING
INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD
FAMILIARIZE HIMSELF/HERSELF WITH THE POTENTIALITY AND THE RAMIFICATIONS THEREOF.
4. WHILE NOT A REQUIREMENT, RESIDENCES CONSTRUCTED IN THIS AREA SHOULD INCLUDE
FAA APPROVED SOUND MITIGATION CONSTRUCTION TECHNIQUES TO OBTAIN AT LEAST A 25db
REDUCTION IN INTERIOR NOISE.
5. NO MAN-MADE OR NON-MAN MADE OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE
40:1 APPROACH SURFACE.
6. ALL EXTERIOR LIGHTING PLANS ARE TO BE APPROVED BY THE DIRECTOR OF AVIATION TO
PREVENT A HAZARD TO AIRCRAFT.
7. NO ELECTROMAGNETIC, LIGHT, ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH
AIRCRAFT, AVIATION, COMMUNICATIONS OR NAVIGATIONAL AIDS ARE ALLOWED.
8. IF A CRANE IS TO BE USED DURING THE CONSTRUCTION PERIOD, AN FAA FORM 7460-1
WILL NEED TO BE FILED THROUGH THE AIRPORT OPERATIONS OFFICE AND APPROVED BY THE
FEDERAL AVIATION ADMINISTRATION BEFORE ANY BUILDING PERMIT IS ISSUED BY THE CITY OR
COUNTY. NORMAL TIME REQUIRED FOR APPROVAL IS 30-60 WORKING DAYS.
9. THIS PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT RECORDED UNDER RECEPTION
NO. 215035948, OF THE EL PASO COUNTY RECORDS.
10. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS
DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0537F
EFFECTIVE MARCH 17, 1997.
11. THIS PROPERTY IS SUBJECT TO PROPERTY TAXES, RATES, FEES, TOLLS, CHARGES AND
ASSESSMENTS OF THE WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2 WHICH ARE NOW
LEVIED AND IMPOSED BY THIS DISTRICT OR WHICH MAY BE LEVIED AND IMPOSED IN THE
FUTURE. THE DISTRICT WAS CREATED BY AN ORDER AND DECREE OF EL PASO COUNTY
DISTRICT COURT CASE NUMBER 2004 CV 3877AS EVIDENCED BY DOCUMENTS RECORDED IN
THE RECORDS OF EL PASO COUNTY AT RECEPTION NUMBER 204209871.
12. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS FOR QUAIL BRUSH CREEK, RECORDED UNDER RECEPTION NUMBER 215036047
OF THE EL PASO COUNTY RECORDS.

PLAT NOTES: (CONTINUED)

13. THIS SUBDIVISION PLAT IS LOCATED WITHIN AND IS SUBJECT TO WOODMEN HEIGHTS
METRO DISTRICT AND WOODMEN ROAD METRO DISTRICT REQUIREMENTS AND PLATTING AND
BUILDING PERMIT FEES.
 14. TRACT A IS FOR PUBLIC ACCESS, PUBLIC UTILITIES, TRAILS, LANDSCAPING, SIGNAGE,
PUBLIC IMPROVEMENTS, AND FOR PUBLIC DRAINAGE; TRACT A SHALL TO BE OWNED BY THE
DEVELOPER AS FUTURE R.O.W. RESERVATION TRACT AND MAINTAINED BY THE QUAIL BRUSH
CREEK H.O.A.
 15. TRACTS B-D; ARE FOR PUBLIC ACCESS, PUBLIC UTILITIES, TRAILS, LANDSCAPING,
SIGNAGE, PUBLIC IMPROVEMENTS, AND IN ADDITION, TRACTS B, C, AND D, ARE FOR PUBLIC
DRAINAGE; TRACTS ARE TO BE OWNED AND MAINTAINED BY THE QUAIL BRUSH CREEK H.O.A.
THE TRACTS WILL BE CONVEYED TO THE HOA VIA A SEPARATE INSTRUMENT, (INTERIM
OWNERSHIP / MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL
CONVEYANCE TO THE HOA).**EXCEPTION: DEVELOPER TO OWN TRACT A AS FUTURE R.O.W.
RESERVATION TRACT.
 16. TRACT E AND F ARE FOR OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, TRAILS,
PUBLIC IMPROVEMENTS AND PUBLIC DRAINAGE AND ARE TO BY OWNED AND MAINTAINED BY
THE CITY OF COLORADO SPRINGS.
 17. THIS PROPERTY IS SUBJECT TO ANY APPLICABLE DISTRICT FACILITY FEES OR LIEN OF
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2 AS DISCLOSED BY THE JOINT RESOLUTION
RECORDED IN THE RECORDS OF EL PASO COUNTY AT RECEPTION NO. 205140999.
 18. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF A
PRELIMINARY SUBSURFACE SOIL INVESTIGATION REPORT PREPARED BY RMG ARCHITECTS &
ENGINEERS DATED NOVEMBER 2, 2016. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN
FILE AR PUD 08-00336-ASMN16 WITH THE CITY OF COLORADO SPRINGS - PLANNING AND
COMMUNITY DEVELOPMENT DEPARTMENT. CONTACT AT 30 SOUTH NEVADA AVENUE, COLORADO
SPRINGS, COLORADO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
 19. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY
MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR
PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
 20. BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 8,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO,
MONUMENTED AT THE NORTH END BY A 3 1/4" ALUMINUM CAP IN VALVE BOX STAMPED PLS
38038 AND AT THE SOUTH BY A 3 1/4" ALUMINUM CAP STAMPED PLS 30107, ASSUMED TO
BEAR N00°08'07"W.
 21. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS, INC.,
TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF
LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS,
RIGHTS-OF-WAY OR TITLE OF RECORD, M&S CIVIL CONSULTANTS, INC., RELIED UPON TITLE
COMMITMENT NO. SC55001058-2 PREPARED BY LAND TITLE GUARANTEE COMPANY DATED
OCTOBER 21, 2004 AT 5:00 PM, AND SC166478 PREPARED BY LAND TITLE GUARANTEE
COMPANY DATED MARCH 29, 2004 AT 5:00 PM, AND LAND TITLE GUARANTEE ORDER NO.
55034062-5 DATED OCTOBER 1, 2012 AT 5:00 PM.
 22. *FOR INFORMATIONAL PURPOSES ONLY*, THE ONLY PARCELS THAT CAN BE DEDICATED BY
PLAT ARE THOSE TO BE OWNED BY THE CITY. "TITLE" TO PARCELS OR EASEMENTS NOT
DEDICATED TO THE CITY CANNOT BE TRANSFERRED TO "INDIVIDUAL PROPERTY OWNERS, HOA'S
OR DISTRICTS" VIA THE PLAT. DEDICATION OR TRANSFER OF OWNERSHIP OF TRACTS WILL NEED
TO BE CREATED BY SEPARATE INSTRUMENT."
 23. LOTS 15, 16, 17, 18, 19, 20, 21, 22 & 23 MUST MEET THE STREAMSIDE OVERLAY
REVIEW CRITERIA AND WILL BE REQUIRED TO SUBMIT A STREAMSIDE SITE PLAN FOR BUILDING
PERMIT REVIEW.
 24. LOTS 17, 18 & 19 ARE ALL ALLOWED UP TO A MAXIMUM OF 45% OF IMPERVIOUS
SURFACES, PER RELIEF GRANTED UNDER AR NV 17-00101.
- ### TRACTS:
- | | |
|--------------|---|
| TRACT A | OWNED BY THE DEVELOPER AND MAINTAINED BY QUAIL BRUSH CREEK H.O.A. -----FUTURE SPRUCE HILL COURT STREET EXTENSION |
| TRACT B | OWNED AND MAINTAINED BY QUAIL BRUSH CREEK H.O.A. -----LANDSCAPE, PUBLIC UTILITIES, PUBLIC IMPROVEMENTS, PED ACCESS, DRAINAGE |
| TRACT C | OWNED AND MAINTAINED BY QUAIL BRUSH CREEK H.O.A. -----LANDSCAPE, PUBLIC UTILITIES, PUBLIC IMPROVEMENTS, PED ACCESS |
| TRACT D | OWNED AND MAINTAINED BY QUAIL BRUSH CREEK H.O.A. -----LANDSCAPE, PARK, PUBLIC UTILITIES, PUBLIC IMPROVEMENTS, PED ACCESS |
| TRACTS E & F | OWNED AND MAINTAINED BY CITY OF COLORADO SPRINGS -----LANDSCAPE, OPEN SPACE, DRAINAGE CHANNEL, PUBLIC UTILITIES, PUBLIC IMPROVEMENTS, PUBLIC ACCESS |
- IMPROVEMENTS OF SAND CREEK & PUBLIC TRAIL TO BE
OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS

SURVEYOR'S STATEMENT:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY
STATES 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 MY KNOWLEDGE AND BELIEF.



CORY L. SHARP
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 32820
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903

NOTICE:

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.

LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY
ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE
PERSON BRINGING THE ACTION DISCOVERS OR IN THE EXERCISE OF REASONABLE DILIGENCE AND
CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION,
AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH ACTION BE BROUGHT MORE THAN TEN YEARS
AFTER COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF
COLORADO SPRINGS, 2001, AS AMENDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED
PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS, OR
ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES, INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT,
CASH, SUBDIVISION BONDS, OR COMBINATIONS THEREOF, GUARANTEEING THE COMPLETION OF ALL REQUIRED
PUBLIC IMPROVEMENTS WITHIN THIS SITE.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE
ACCOMPANYING PLAT OF "QUAIL BRUSH CREEK FILING NO. 4".

[Signature]
MANAGER OF CITY PLANNING

3/2/17
DATE

[Signature]
CITY ENGINEER

3/3/17
DATE

[Signature]
CITY CLERK

3-3-17
DATE

CLERK AND RECORDER:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT
3:38 O'CLOCK P.M., THIS 29 DAY OF March, 2017, A.D.,
AND DULY RECORDED UNDER RECEPTION NO. 21773915 OF THE
RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEES: \$20

BY: [Signature]
DEPUTY

SURCHARGE: \$3

FEES:

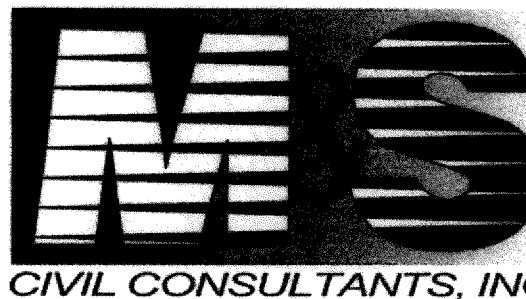
DRAINAGE FEE: Paid

BRIDGE FEE: Paid

SCHOOL FEE: Due at 88

PARK FEE: Due at 88

FINAL PLAT
QUAIL BRUSH CREEK FILING NO. 4
JOB NO. 08-033
DATE PREPARED: 10/01/15
DATE REVISED: 02/24/17



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS,
COLORADO 80903
719.555.5465

AR FP 16-00400

SHEET 1 OF 2

QUAIL BRUSH CREEK FILING NO. 4

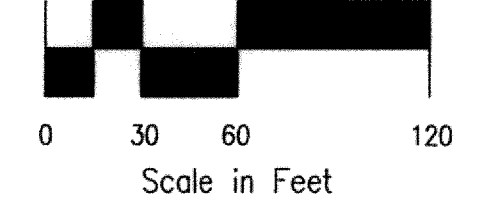
A PORTION OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

NOT PART OF THIS SUBDIVISION
FUTURE QUAIL BRUSH CREEK FILING NO. 3

LEGEND

- S.F. SQUARE FEET
ROW RIGHT OF WAY
(R) RADIAL
(RL) RADIAL LINE
CH CHORD
CH L CHORD LENGTH
- FOUND ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, STAMPED "PLS 38141" UNLESS OTHERWISE NOTED.
○ SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "PLS 38141"
- (A) EASEMENT DETAIL REFERENCE A
(C) EASEMENT DETAIL REFERENCE C
* NOT A PART OF THE SUBDIVISION
- RIGHT-OF-WAY LINE
- - - ADJACENT SUBDIVISION LINE
- - - EASEMENT LINE
- - - CENTER LINE
- - - PROPERTY LINE
- - - BOUNDARY LINE
(XXXX) ADDRESSES

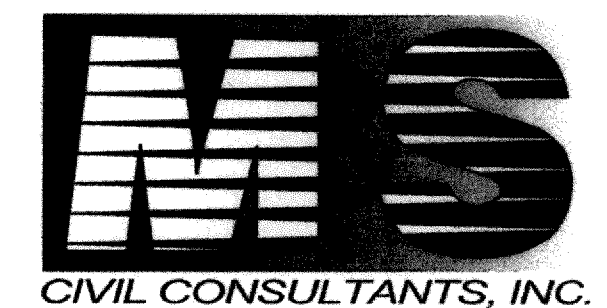
1" = 60'



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	5.37	250.00	113°54"
C2	28.01	90.00	175°01"
C3	37.67	90.00	23°59'04"
C4	37.24	90.00	23°42'30"
C5	37.87	90.00	24°06'34"
C6	12.49	290.00	2°28'00"
C7	50.49	290.00	9°58'31"
C8	41.10	290.00	8°07'13"
C9	10.82	25.00	24°47'41"
C10	7.89	25.00	18°05'00"
C11	18.71	25.00	42°52'41"
C12	36.49	50.00	41°48'10"
C13	20.14	50.00	23°04'26"
C14	72.74	50.00	83°21'24"
C15	27.43	50.00	31°26'08"
C16	33.47	50.00	38°21'32"
C17	19.04	25.00	43°38'30"
C18	5.07	25.00	11°37'28"
C19	24.11	25.00	55°15'58"
C20	30.01	375.00	4°35'06"
C21	8.06	375.00	11°31'51"
C22	23.79	375.00	3°38'06"
C23	62.58	40.00	89°38'09"
C24	9.06	25.00	20°46'06"
C25	17.14	325.00	03°01'16"

RADIAL LINE TABLE	
LINE	BEARING
RL1	S88°09'58"W
RL2	N01°30'01"E
RL3	N11°28'32"E
RL4	S05°11'55"E
RL6	S55°01'56"E
RL7	N28°52'27"E
RL8	S74°52'20"E
RL9	S66°36'42"E
RL10	S58°31'34"E
RL11	S54°16'28"E
RL12	S39°56'17"E
RL13	S18°47'06"E
RL14	S81°09'38"E

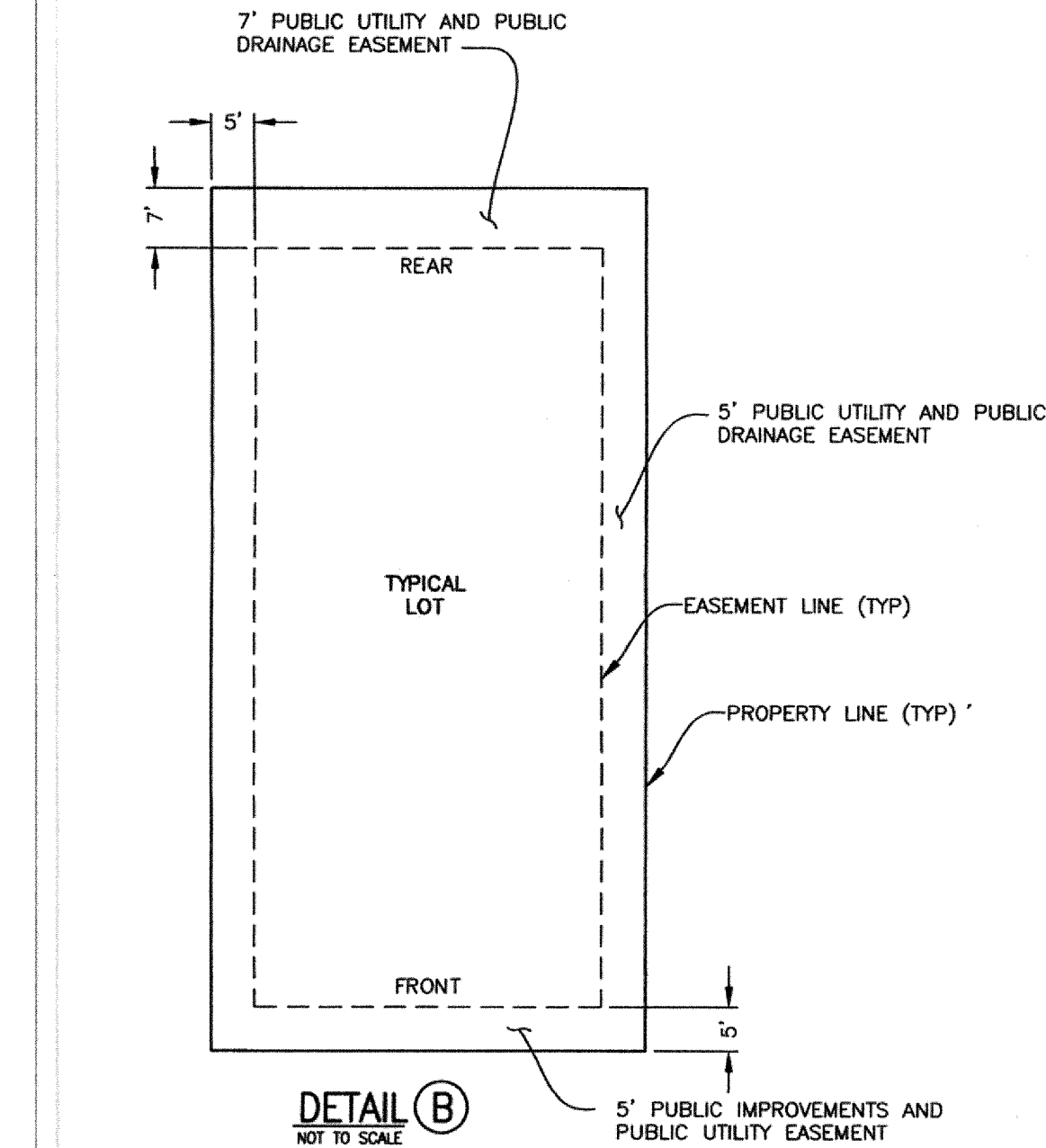
LINE TABLE		
LINE	LENGTH	BEARING
L1	1.88	S89°02'01"W



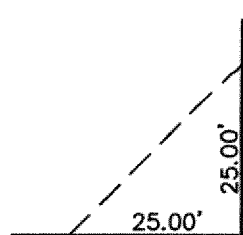
20 BOULDER CREEK, SUITE 110
COLORADO SPRINGS,
COLORADO 80903
719.955.5465

AR FP 16-00400

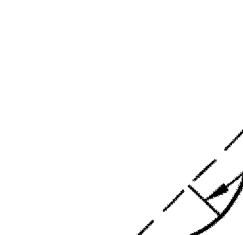
SHEET 2 OF 2



DETAIL B
NOT TO SCALE



DETAIL A
NOT TO SCALE



DETAIL C
NOT TO SCALE

NW CORNER SECTION 8
#6 REBAR WITH 3
1/4" ALUM. CAP IN
VALVE BOX, STAMPED
PLS 38038

POINT OF COMMENCEMENT

W 1/4 CORNER
SECTION 8
#6 REBAR WITH 3
1/4" ALUM. CAP
STAMPED PLS 30107

POINT OF BEGINNING

NOT PART OF THIS SUBDIVISION
RIDGEVIEW AT STETSON HILLS
FILING NO. 27
REC. NO. 204205719

NOT PART OF THIS SUBDIVISION
DUBLIN BOULEVARD
FILING NO. 4
REC. NO. 204205716

RBD

3 1/4" ALUM. CAP STAMPED
"S 1/16 WATTS PE-LS 9853"

FINAL PLAT
QUAIL BRUSH CREEK FILING NO. 4
JOB NO. 08-033
DATE PREPARED: 10/01/15
DATE REVISED: 02/14/17

NOT PART OF THIS SUBDIVISION
UNPLATTED