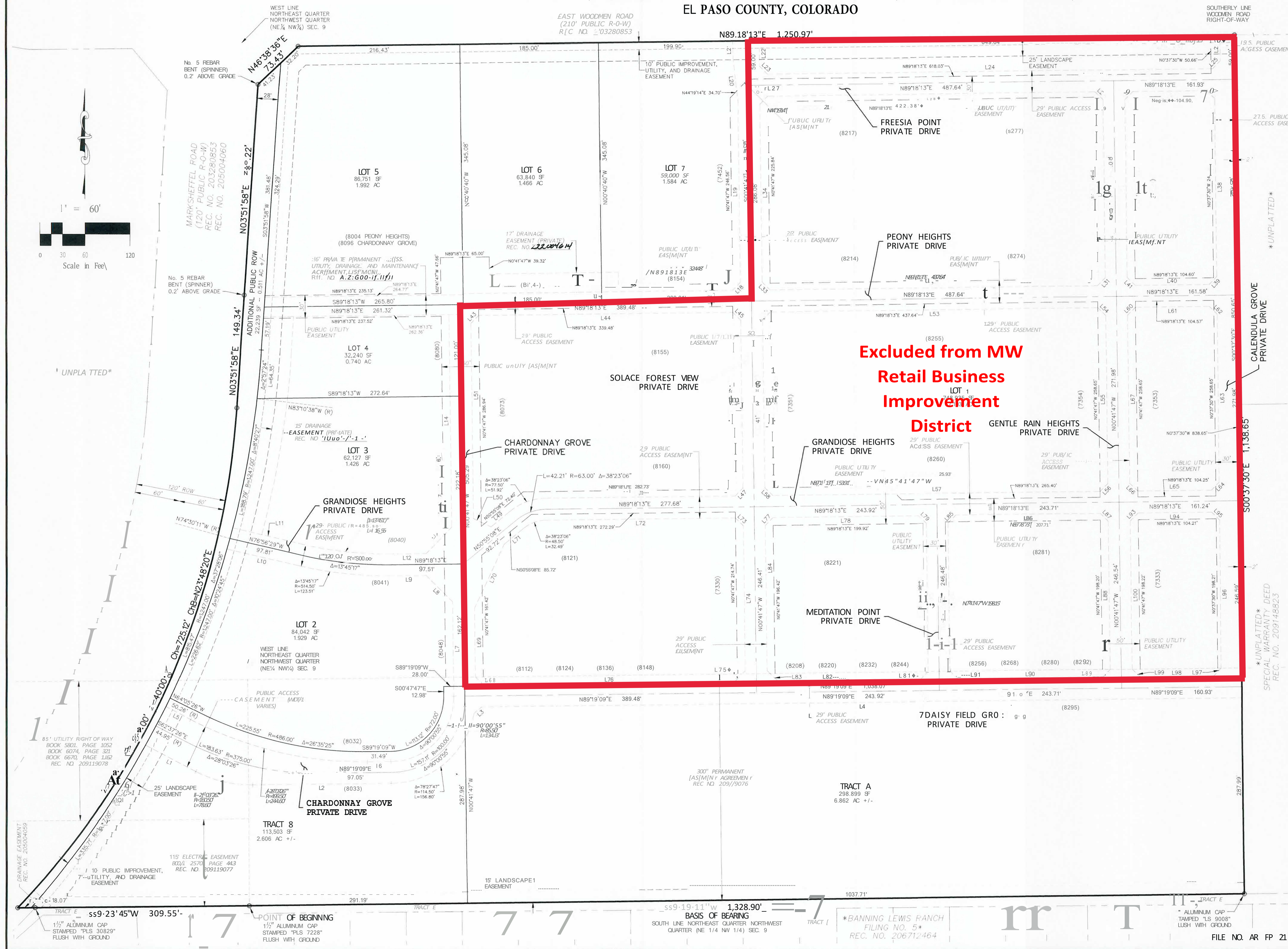


LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- O FOUND ORANGE PLASTIC SURVEYORS' CAP ON NO. 5 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966", FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- *NOT A PART* PARCELS INDICATED WITH ASTERISK *** ARE NOT A PART OF THIS SUBDIVISION
- RU & DE PUBLIC UTILITIES AND DRAINAGE EASEMENT

A PARCEL OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N 1/2, NW 1/4) OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



Excluded from MW Retail Business Improvement District

PUBLIC ACCESS EASEMENT LINE TABLE			PUBLIC ACCESS EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N62°37'26"W	75.52	L52	N44°18'13"E	14.85
L2	N69°1'	185.09	L53	N89°18'13"E	437.64
L3	N50°05'18"E	13.28	L54	N45°41'47"W	14.85
L4	N89°18'13"E	1015.56	L55	N00°41'47"W	221.98
L5	N62°37'26"W	37.54	L56	N44°18'13"E	14.85
L6	N89°19'09"E	31.49	L57	N89°18'13"E	437.64
L7	N00°41'47"W	125.09	L58	N45°41'47"W	14.85
L8	N45°36'11"W	50.13	L59	N00°41'47"W	221.98
L9	N89°18'13"E	47.62	L60	N44°18'13"E	14.85
L10	N76°56'29"W	98.51	L61	N69°18'13"E	98.54
L11	N76°56'29"W	97.28	L62	N45°39'38"W	14.86
L12	N89°18'13"E	48.45	L63	N00°37'30"W	221.98
L13	N44°23'32"E	48.80	L64	N44°20'22"E	14.84
L14	N00°41'47"W	281.22	L65	N89°18'13"E	98.27
L17	N89°18'13"E	360.00	L66	N45°41'47"W	14.85
L18	N44°18'13"E	14.85	L67	N00°41'47"W	221.98
L19	N00°47'47"W	239.01	L68	N45°41'19"W	14.85
L20	N06°41'14"W	57.49	L69	N00°41'47"W	91.31
L21	N00°41'47"W	23.90	L70	N25°10'50"E	93.50
L22	N00°41'47"W	34.00	L71	N50°55'08"E	33.65
L23	N45°41'47"W	14.85	L72	N89°18'13"E	252.68
L24	N89°18'13"E	594.60	L73	N45°41'47"W	14.85
L25	N44°20'22"E	14.84	L74	N00°41'47"W	192.41
L26	N00°37'30"W	34.01	L75	N44°18'13"E	20.51
L27	N44°18'13"E	14.85	L76	N89°19'09"E	335.48
L28	N89°18'13"E	437.64	L77	N44°18'13"E	14.85
L29	N45°41'47"W	14.85	L78	N89°18'13"E	193.92
L30	N00°41'47"W	236.08	L79	N45°41'47"W	14.85
L31	N44°18'13"E	14.85	L80	N00°41'47"W	196.47
L32	N89°18'13"E	437.64	L81	N44°18'13"E	14.85
L33	N45°41'47"W	14.85	L82	N89°19'09"E	189.92
L34	N00°41'47"W	236.08	L83	N45°41'19"W	20.50
L35	N44°18'13"E	14.85	L84	N00°41'47"W	192.42
L36	N89°18'13"E	98.90	L85	N44°18'13"E	14.85
L37	N45°39'35"W	14.86	L86	N89°18'13"E	193.71
L38	N00°37'30"W	236.08	L87	N45°41'47"W	14.85
L39	N44°19'45"E	14.84	L88	N00°41'47"W	195.54
L40	N89°18'13"E	98.61	L89	N44°18'13"E	14.85
L41	N45°41'47"W	14.85	L90	N89°19'09"E	193.71
L42	N00°41'47"W	236.08	L91	N45°41'19"W	14.85
L43	N44°18'13"E	14.85	L92	N00°41'47"W	196.49
L44	N89°18'13"E	339.48	L93	N44°18'13"E	14.86
L45	N45°41'47"W	14.85	L94	N89°18'13"E	98.21
L46	N00°41'47"W	221.98	L95	N45°39'38"W	14.86
L47	N44°18'13"E	14.85	L96	N00°37'30"W	196.58
L48	N89°18'13"E	252.68	L97	N44°20'49"E	14.84
L49	N50°55'08"E	32.75	L98	N89°19'09"E	97.96
L50	N64°53'19"W	26.11	L99	N45°41'19"W	14.85
L51	N00°41'47"W	258.21	L100	N00°41'47"W	196.55

FINAL PLAT TALLGRASS AT THE RANCH FILING NO. 1
 JOB NO. 08-046
 DATE PREPARED: 04/06/2021
 DATE REVISION: 01/10/2022
 ISSUED FOR MMAR

M&S CIVIL CONSULTANTS, INC.

212 N. WAHSATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

SHEET 2 OF 2

File: 0:\08046A-SC-Woodmen(Forge-Partners)Survey\Plot\08-046 TallGrass @ The Ranch FP.dwg Plotstamp: 1/7/2022 12:57 PM