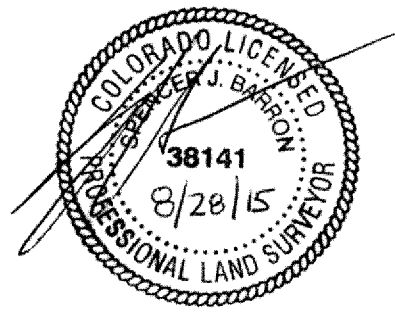


QUAIL BRUSH CREEK FILING NO. 2

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

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.



SPENCER J. BARRON
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 38141

BE IT KNOWN BY THESE PRESENTS:

THAT RIVERS QUAIL BRUSH, LLC 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., EL PASO COUNTY, 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, BEING 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 N 00°08'07" W, A DISTANCE OF 2676.02' FEET.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8; THENCE S 59°43'39" E 1442.03 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE EASTERLY LINE OF LOT 21 THE SUBDIVISION HORSESHOE RANCHEROS AS RECORDED IN BOOK E-2, PAGE 66;
THENCE N 00°20'54" W ALONG SAID EASTERLY LINE A DISTANCE OF 2664.49 FEET TO THE NORTHEAST CORNER OF LOT 28 OF SAID HORSESHOE RANCHERO SUBDIVISION;
THENCE N 89°39'06" E, 30.00 FEET TO A POINT ON THE WEST LINE OF A PARCEL OF LAND RECORDED UNDER QUIT CLAIM DEED UNDER RECEPTION NO. 214044096;
THENCE ALONG THE WEST, NORTH AND EAST LINES OF SAID QUIT CLAIM DEED AND THE EAST LINE OF QUIT CLAIM DEED RECORDED UNDER RECEPTION NUMBER 214044097 THE FOLLOWING 3 COURSES,

- (1) N 00°20'54" W, 137.15 FEET;
- (2) N 89°39'06" E, 30.00 FEET;
- (3) S 00°20'54" E, 1384.03 FEET;

THENCE 5.34 FEET ALONG THE ARC OF A 170.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°47'56" AND A CHORD THAT BEARS S 01°4'52" E, 5.34 FEET;
THENCE N 89°11'01" E, 1303.53 FEET;
THENCE S 00°04'50" W, 444.02 FEET;
THENCE S 89°39'06" W, 234.35 FEET;
THENCE N 00°20'54" W, 150.00 FEET;
THENCE S 89°39'06" W, 731.90 FEET;
THENCE 178.07 FEET ALONG THE ARC OF A 114.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS S 44°39'06" W, 161.22 FEET;
THENCE S 00°20'54" E, 420.00 FEET;
THENCE N 89°39'06" E, 100.00 FEET;
THENCE N 00°20'54" W, 30.00 FEET;
THENCE N 89°39'06" E, 120.00 FEET;
THENCE S 00°20'54" E, 150.00 FEET;
THENCE N 89°39'06" E, 29.91 FEET;
THENCE S 00°20'54" E, 110.00 FEET;
THENCE N 89°39'06" E, 176.81 FEET;
THENCE S 00°20'54" E, 20.00 FEET;
THENCE S 58°49'42" W, 382.86 FEET;
THENCE 241.31 FEET ALONG THE ARC OF A 940.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°42'31" AND A CHORD THAT BEARS S 51°28'27" W, 240.65 FEET;
THENCE S 89°39'06" W, 188.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 943,108 SQUARE FEET, (21.651 ACRES), 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. 2" 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.

THE AFOREMENTIONED, RIVERS QUAIL BRUSH, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS 31st DAY OF August, 2015, A.D.

Brian Bahr
BY: RIVERS DEVELOPMENT, INC., ITS MANAGER
BY: BRIAN BAHR, PRESIDENT

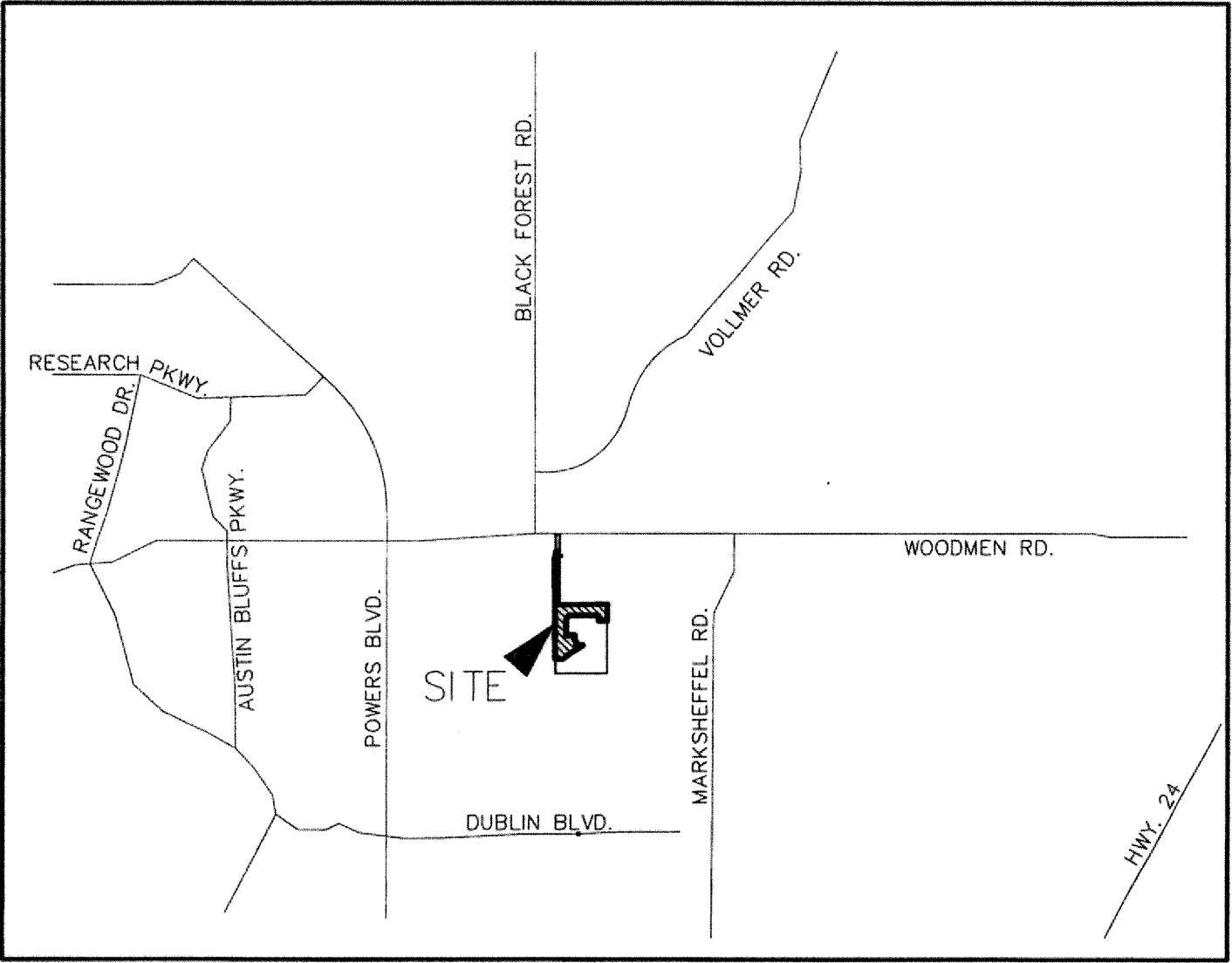
STATE OF COLORADO } SS
COUNTY OF EL PASO }

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 31 August, 2015, A.D., BY BRIAN BAHR, PRESIDENT OF RIVERS QUAIL BRUSH, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 03/20/2016

NOTARY PUBLIC: Diana M. De



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.
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 SHEET 2.
3. ALL EASEMENTS SHOWN OR 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 (EXCEPT FOR DUAL EASEMENTS AS DEFINED IN 7.7.607 OF THE CITY CODE.)

PLAT NOTES:

1. THE DATE OF PREPARATION IS MAY 26, 2015.
2. THE SUBJECT PROPERTY IS INCLUDED IN THE WOODMEN HEIGHTS METROPOLITAN DISTRICT & WOODMEN ROAD METRO DISTRICT.
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 08041C0529 F, AND 08041C0535 F EFFECTIVE MARCH 17, 1997.

PLAT NOTES:

(CONTINUED)

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 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.
13. TRACTS A-J: ARE FOR PUBLIC ACCESS, PUBLIC UTILITIES, TRAILS, LANDSCAPING, SIGNAGE, PUBLIC IMPROVEMENTS, AND IN ADDITION, TRACTS A, B, C, D, F, G, AND H 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 TRACTS A, B, C, F, G, AND I AS FUTURE R.O.W. RESERVATION TRACTS.
14. SHOULD IT BE DETERMINED THAT ADDITIONAL ACCESS ROAD(S) WITHIN PORTIONS OF TRACTS A, B, C, F, G, AND I ARE NEEDED, THE EFFECTED TRACT(S) SHALL BE RE-PLATTED TO DEDICATE THE RIGHT OF WAY AS NECESSARY.
15. 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.
16. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CTL/THOMPSON, DATED FEBRUARY 12, 2004. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE CPC PUZ 05-038 & CPC PUD 05-040 OF THE CITY OF COLORADO SPRINGS - DEVELOPMENT SERVICES DIVISION. CONTACT DEVELOPMENT SERVICES DIVISION, 30 SOUTH NEVADA AVENUE, SUITE 301, COLORADO SPRINGS, COLORADO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
17. 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.
18. 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, BEING 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 N 00°08'07" W, A DISTANCE OF 2676.02' FEET.
19. 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.
20. REGARDING THE PLAT NOTE NUMBER 13, 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."

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. 2".

FOR THE: Michael Schudy
MANAGER OF CITY PLANNING

9/11/15
DATE

FOR THE: [Signature]
CITY ENGINEER

9/11/15
DATE

[Signature]
CITY CLERK

9-11-15
DATE



CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2:19 O'CLOCK P.M., THIS 11th DAY OF September, 2015, A.D., AND DULY RECORDED UNDER RECEPTION NO. 215713674 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: [Signature]
DEPUTY

FEES:

FEE: \$40-

SURCHARGE: \$1-

DRAINAGE FEE: ASSIGNMENT

BRIDGE FEE: ASSIGNMENT

SCHOOL FEE: DUE @ B.P.

PARK FEE: DUE @ B.P.

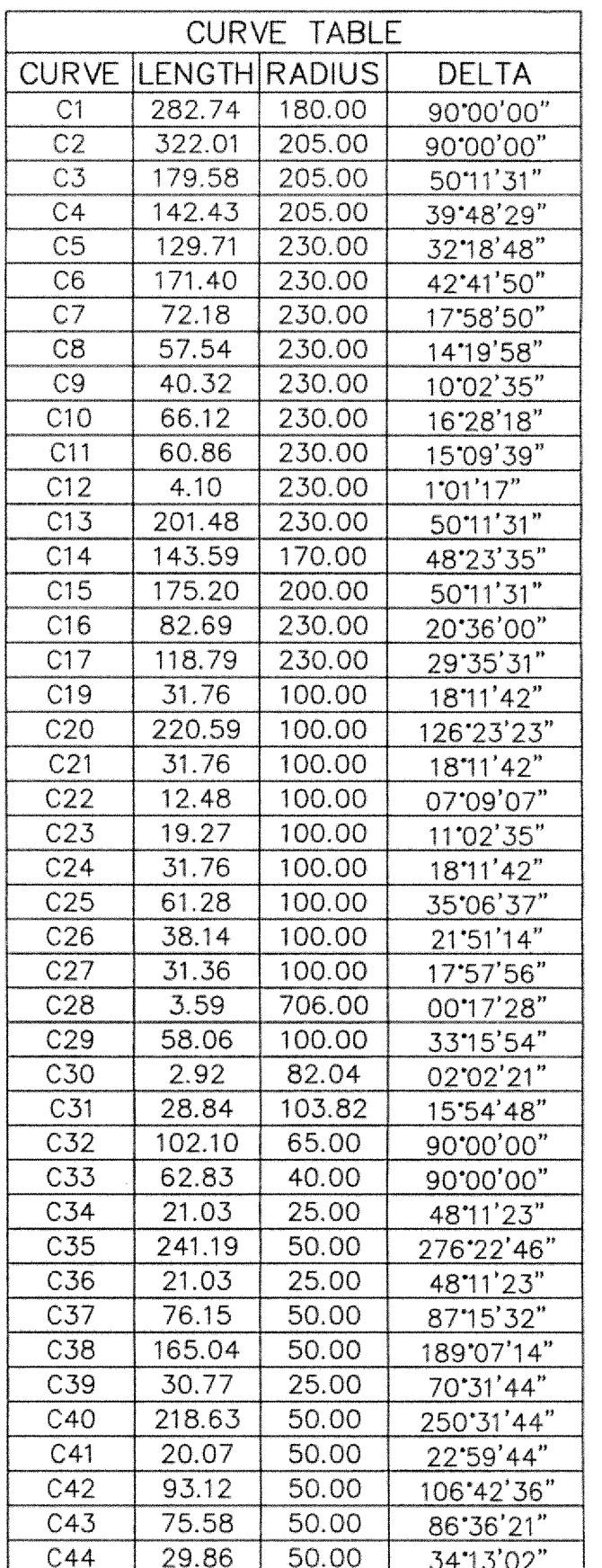
FINAL PLAT
QUAIL BRUSH CREEK FILING NO. 2
JOB NO. 08-021
DATE PREPARED: 5/26/15
DATE REVISED: 8/05/15



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS,
COLORADO 80903
719.555.5485

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

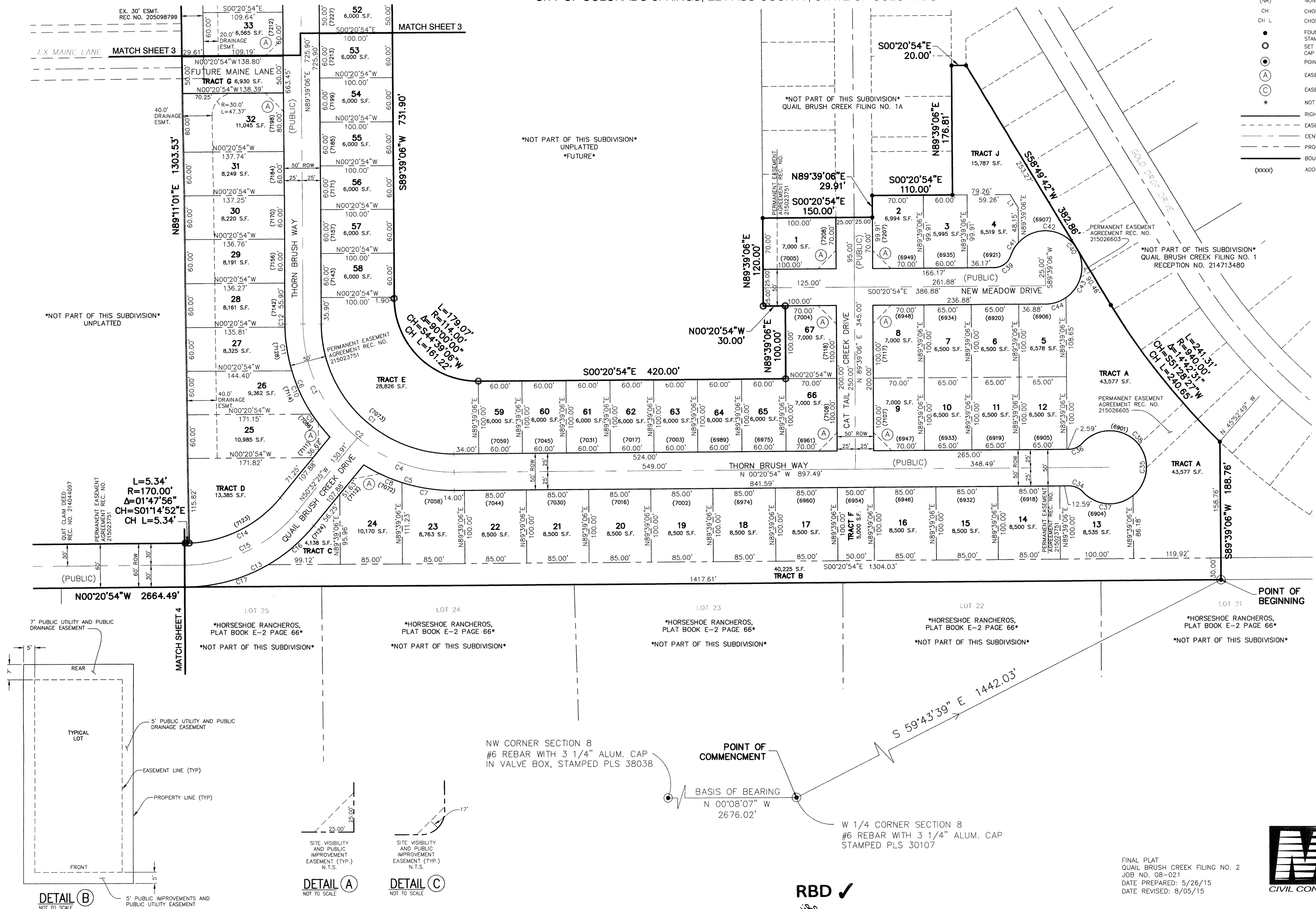
S.F.	SQUARE FEET
ROW	RIGHT OF WAY
(R)	RADIAL
(NR)	NON RADIAL
CH	CHORD
CH L	CHORD LENGTH
●	FOUND YELLOW PLASTIC SURVEYORS CAP ON NO. 4 REBAR, STAMPED "M&S INC PLS 10376" UNLESS OTHERWISE NOTED.
○	SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "PLS 38141"
●	POINT OF BEGINNING
(A)	EASEMENT DETAIL REFERENCE A
(C)	EASEMENT DETAIL REFERENCE B
*	NOT A PART OF THE SUBDIVISION
_____	RIGHT-OF-WAY LINE
-----	EASEMENT LINE
- - - - -	CENTER LINE
- - - - -	PROPERTY LINE
_____	BOUNDARY LINE
(XXXX)	ADDRESSES



M&S
CIVIL CONSULTANTS, INC.

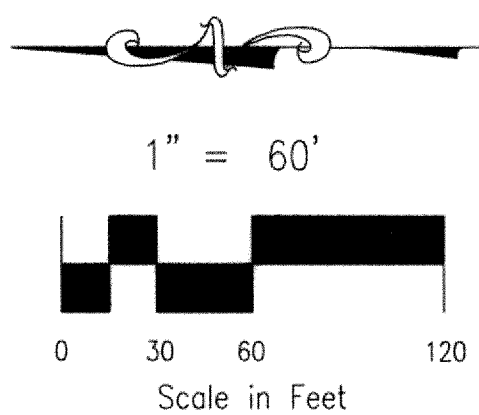
SHEET 2 OF 4

RBD ✓
ifd



QUAIL BRUSH CREEK FILING NO. 2

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

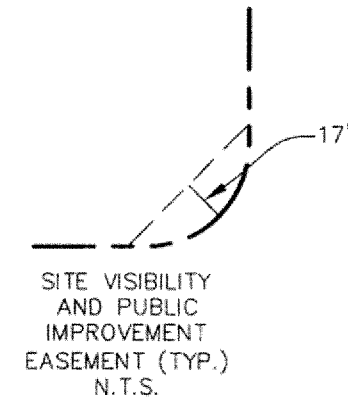
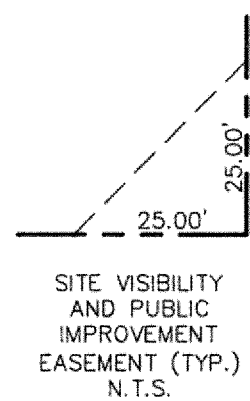
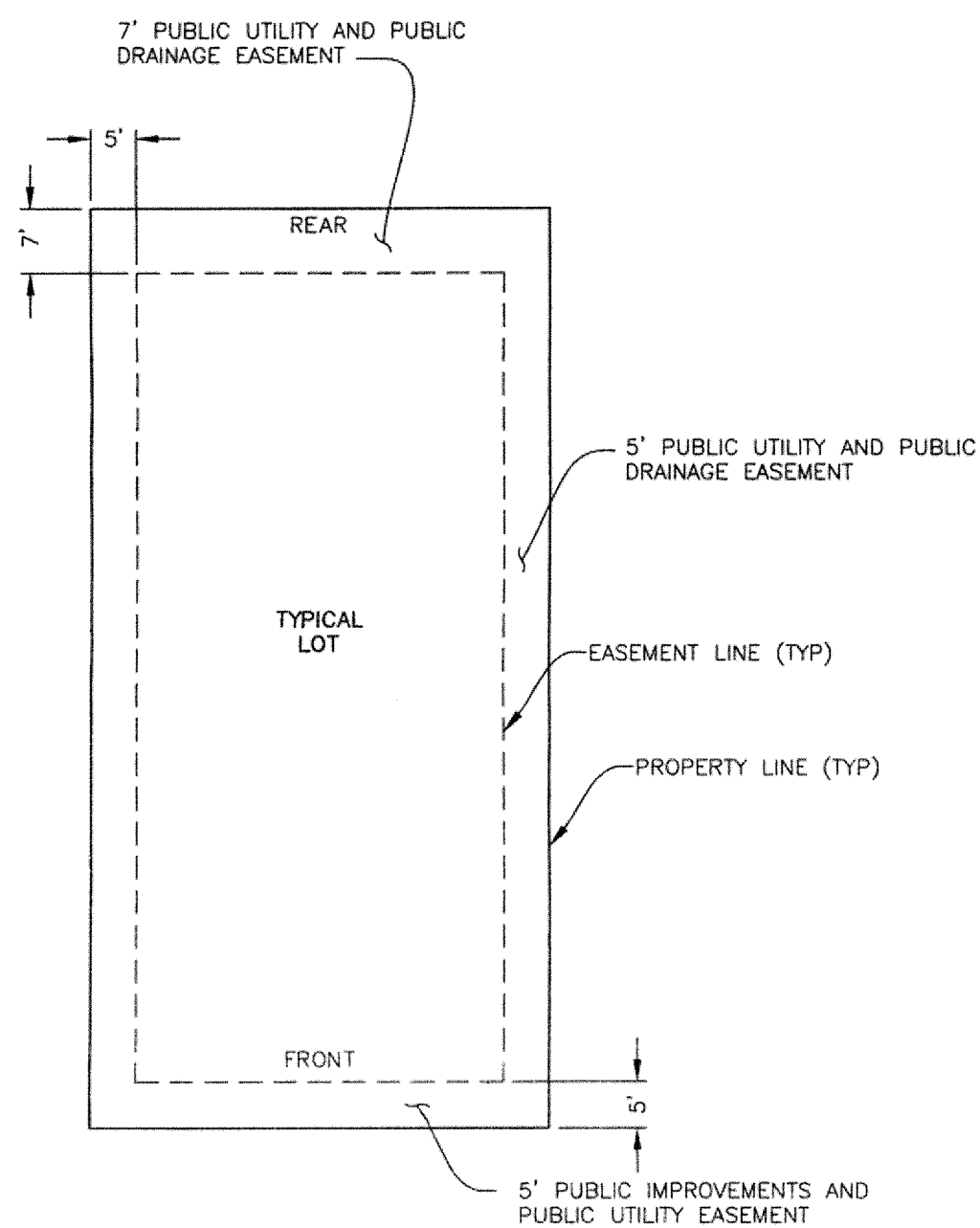


LEGEND

S.F.	SQUARE FEET
ROW	RIGHT OF WAY
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(NR)	NON RADIAL
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—	PROPERTY LINE
—	BOUNDARY LINE
(XXXX)	ADDRESSES

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	282.74	180.00	90°00'00"
C2	322.01	205.00	90°00'00"
C3	179.58	205.00	50°11'31"
C4	142.43	205.00	39°48'29"
C5	129.71	230.00	32°18'48"
C6	171.40	230.00	42°41'50"
C7	72.18	230.00	17°58'50"
C8	57.54	230.00	14°19'58"
C9	40.32	230.00	10°02'35"
C10	66.12	230.00	16°28'18"
C11	60.86	230.00	15°09'39"
C12	4.10	230.00	1°01'17"
C13	201.48	230.00	50°11'31"
C14	143.59	170.00	48°23'35"
C15	175.20	200.00	50°11'31"
C16	82.69	230.00	20°36'00"
C17	118.79	230.00	29°35'31"
C19	31.76	100.00	18°11'42"
C20	220.59	100.00	126°23'23"
C21	31.76	100.00	18°11'42"
C22	12.48	100.00	07°09'07"
C23	19.27	100.00	11°02'35"
C24	31.76	100.00	18°11'42"
C25	61.28	100.00	35°06'37"
C26	38.14	100.00	21°51'14"
C27	31.36	100.00	17°57'56"
C28	3.59	706.00	00°17'28"
C29	58.06	100.00	33°15'54"
C30	2.92	82.04	02°02'21"
C31	28.84	103.82	15°54'48"
C32	102.10	65.00	90°00'00"
C33	62.83	40.00	90°00'00"
C34	21.03	25.00	48°11'23"
C35	241.19	50.00	276°22'46"
C36	21.03	25.00	48°11'23"
C37	76.15	50.00	87°15'32"
C38	165.04	50.00	189°07'14"
C39	30.77	25.00	70°31'44"
C40	218.63	50.00	250°31'44"
C41	20.07	50.00	22°59'44"
C42	93.12	50.00	106°42'36"
C43	75.58	50.00	86°36'21"
C44	29.86	50.00	34°13'02"

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.96	N58°49'42"E



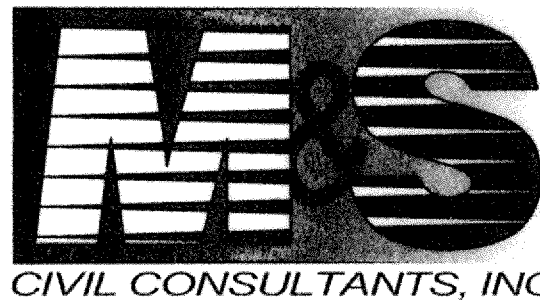
DETAIL (A)
NOT TO SCALE

DETAIL (C)
NOT TO SCALE

DETAIL (B)
NOT TO SCALE

RBD ✓

FINAL PLAT
QUAIL BRUSH CREEK FILING NO. 2
JOB NO. 08-021
DATE PREPARED: 5/26/15
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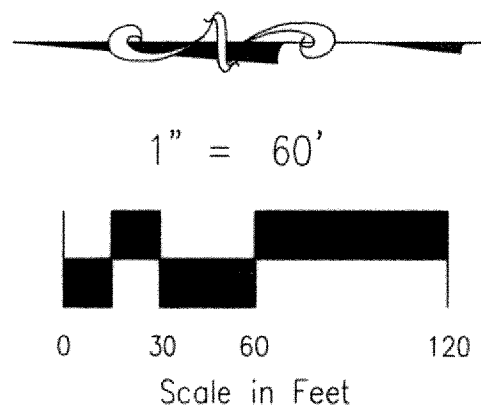
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS,
COLORADO 80903
719.955.5485

LEGEND

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(XXXX)	ADDRESSES

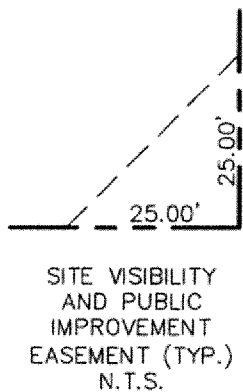
QUAIL BRUSH CREEK FILING NO. 2

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CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

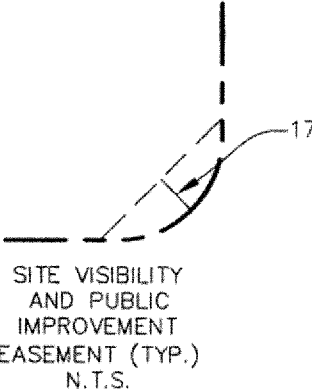


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C9	40.32	230.00	10°02'35"
C10	66.12	230.00	16°28'18"
C11	60.86	230.00	15°09'39"
C12	4.10	230.00	1°01'17"
C13	201.48	230.00	50°11'31"
C14	143.59	170.00	48°23'35"
C15	175.20	200.00	50°11'31"
C16	82.69	230.00	20°36'00"
C17	118.79	230.00	29°35'31"
C19	31.76	100.00	18°11'42"
C20	220.59	100.00	126°23'23"
C21	31.76	100.00	18°11'42"
C22	12.48	100.00	07°09'07"
C23	19.27	100.00	11°02'35"
C24	31.76	100.00	18°11'42"
C25	61.28	100.00	35°06'37"
C26	38.14	100.00	21°51'14"
C27	31.36	100.00	17°57'56"
C28	3.59	706.00	00°17'28"
C29	58.06	100.00	33°15'54"
C30	2.92	82.04	02°02'21"
C31	28.84	103.82	15°54'48"
C32	102.10	65.00	90°00'00"
C33	62.83	40.00	90°00'00"
C34	21.03	25.00	48°11'23"
C35	241.19	50.00	276°22'46"
C36	21.03	25.00	48°11'23"
C37	76.15	50.00	87°15'32"
C38	165.04	50.00	189°07'14"
C39	30.77	25.00	70°31'44"
C40	218.63	50.00	250°31'44"
C41	20.07	50.00	22°59'44"
C42	93.12	50.00	106°42'36"
C43	75.58	50.00	86°36'21"
C44	29.86	50.00	34°13'02"

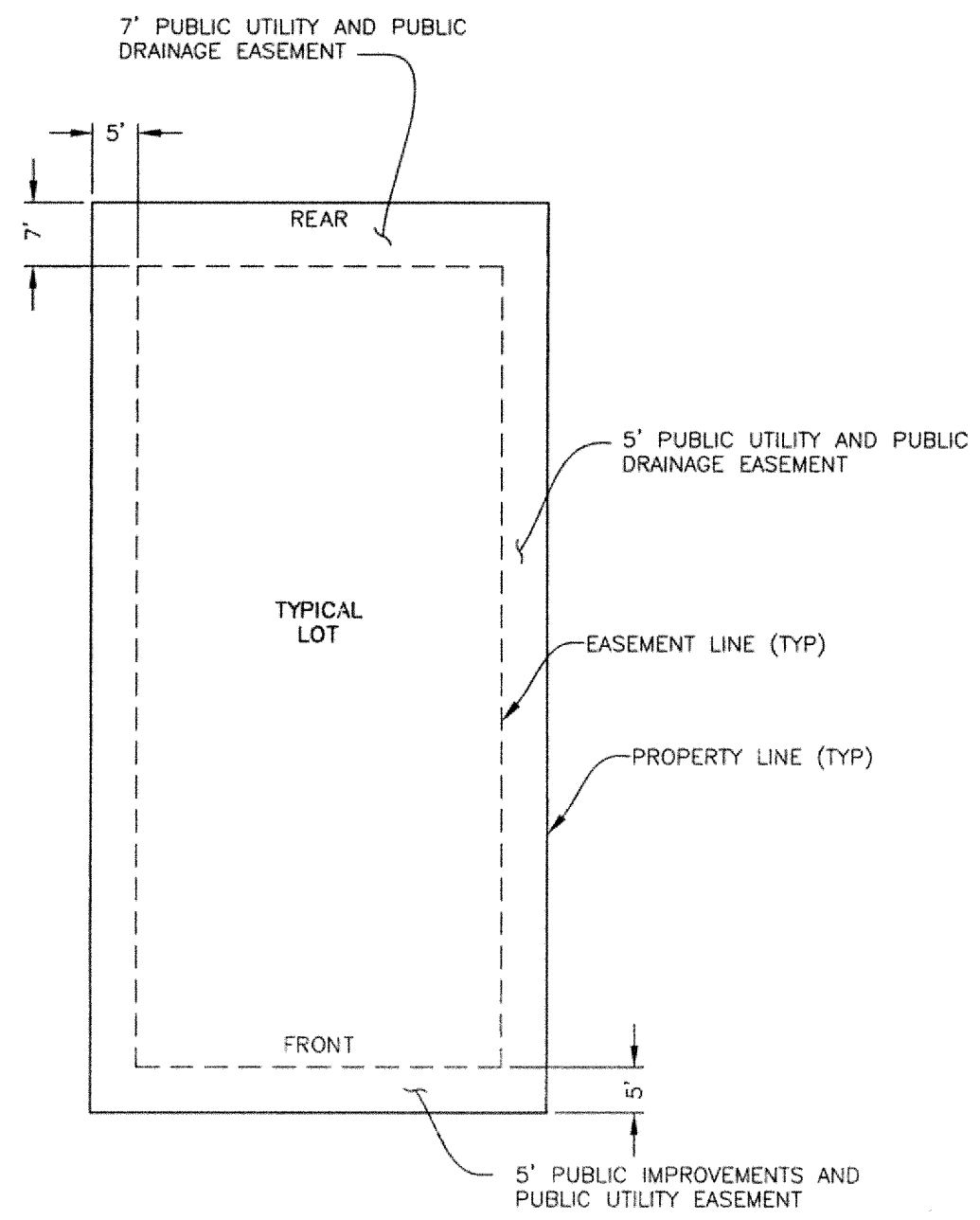
LINE TABLE		
LINE	LENGTH	BEARING
L1	20.96	N58°49'42"E



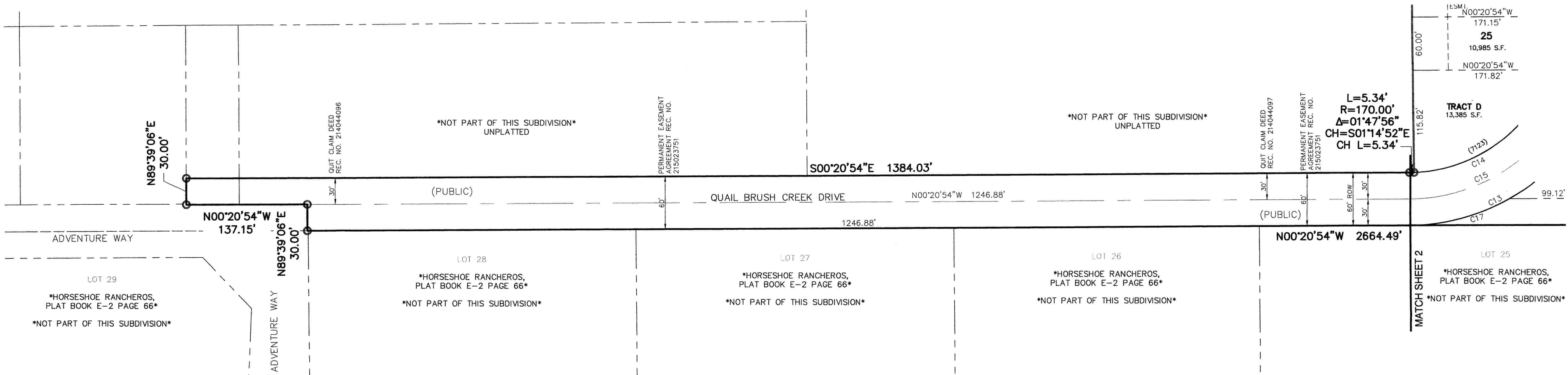
DETAIL A
NOT TO SCALE



DETAIL C
NOT TO SCALE



DETAIL B
NOT TO SCALE



FINAL PLAT
QUAIL BRUSH CREEK FILING NO. 2
JOB NO. 08-021
DATE PREPARED: 5/26/15
DATE REVISED: 8/05/15



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