

The Village at Peregrine #1
(73023) or 4

9557

THE VILLAGE AT PEREGRINE FILING NO. 1

A PORTION OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT THE PEREGRINE JOINT VENTURE, A COLORADO GENERAL PARTNERSHIP, BY VINTAGE COMMUNITIES, INC., A COLORADO CORPORATION, MANAGING AGENT, BY SHEILA VENEZIA, PRESIDENT, AND LORI L. KURTZ, SECRETARY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH QUARTER CORNER WITH A 3-1/4" BLM BRASS CAP AND AT THE NORTHWEST SECTION CORNER WITH A 3-1/4" BLM BRASS CAP, IS ASSUMED TO BEAR N89°38'31"W, A DISTANCE OF 2635.38 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 15, HIDDEN VALLEY AT PEREGRINE, RECORDED IN PLAT BOOK D-4 AT PAGE 200, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING; THENCE S86°37'58"E, ON THE SOUTHERLY LINE OF SAID LOT 15, A DISTANCE OF 291.95 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 15, SAID POINT BEING ON THE EASTERLY BOUNDARY OF A TRACT OF LAND DESCRIBED IN BOOK 5362 AT PAGE 790, RECORDS OF EL PASO COUNTY, COLORADO; THENCE SOUTHERLY AND EASTERLY, ON THE BOUNDARY OF SAID TRACT, THE FOLLOWING TWO (2) COURSES:

- S01°05'13"E, A DISTANCE OF 1034.38 FEET;
- S79°12'36"E, A DISTANCE OF 301.75 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 5607 AT PAGE 18, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S01°32'50"E, ON SAID SOUTHERLY EXTENSION, A DISTANCE OF 99.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD, PLATTED IN WOODMEN ROAD FILING NO. 1, RECORDED IN PLAT BOOK C-4 AT PAGE 37, RECORDS OF EL PASO COUNTY, COLORADO; THENCE WESTERLY, ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

- ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N21°24'22"W, HAVING A DELTA OF 60°39'38", A RADIUS OF 885.00 FEET, A DISTANCE OF 936.97 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 11°29'25", A RADIUS OF 740.00 FEET, A DISTANCE OF 148.40 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 86°56'34", A RADIUS OF 10.00 FEET, A DISTANCE OF 15.17 FEET TO A POINT OF TANGENT;
- N24°42'25"E, A DISTANCE OF 8.73 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DUTCHROCK ROAD, PLATTED IN DUTCHROCK ROAD FILING NO. 1, RECORDED IN PLAT BOOK C-4 AT PAGE 173, RECORDS OF EL PASO COUNTY COLORADO;

THENCE NORTHERLY, ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIX (6) COURSES:

- N24°42'25"E, A DISTANCE OF 45.83 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 14°51'53", A RADIUS OF 270.00 FEET, A DISTANCE OF 70.05 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 19°41'01", A RADIUS OF 630.00 FEET, A DISTANCE OF 216.43 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 50°38'29", A RADIUS OF 270.00 FEET, A DISTANCE OF 238.64 FEET TO A POINT OF TANGENT;
- N70°31'46"E, A DISTANCE OF 75.49 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 141°18'23", A RADIUS OF 260.00 FEET, A DISTANCE OF 841.23 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 12.468 ACRES.

OWNER:

THE FOREMENTIONED, THE PEREGRINE JOINT VENTURE, A COLORADO GENERAL PARTNERSHIP, BY VINTAGE COMMUNITIES, INC., A COLORADO CORPORATION, MANAGING AGENT, BY SHEILA VENEZIA, PRESIDENT, AND LORI L. KURTZ, SECRETARY, HAVE EXECUTED THIS INSTRUMENT THIS 18TH DAY OF OCTOBER, 1996, A.D.

Sheila Venezia
SHEILA VENEZIA
PRESIDENT
Lori L. Kurtz
LORI L. KURTZ
SECRETARY

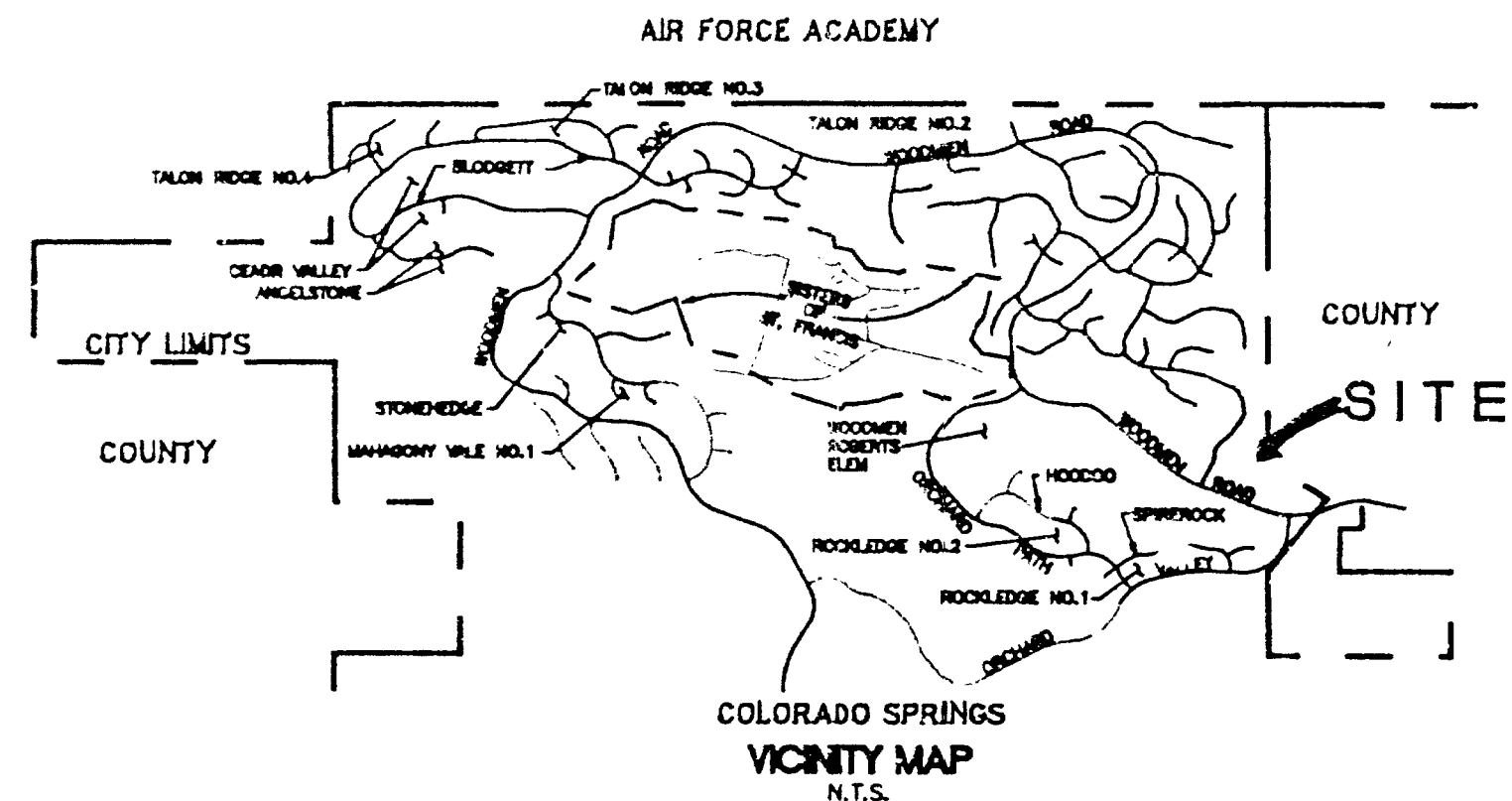
STATE OF COLORADO)
COUNTY OF EL PASO) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18TH DAY OF OCTOBER, 1996, A.D. BY SHEILA VENEZIA, PRESIDENT, AND LORI L. KURTZ, SECRETARY, OF VINTAGE COMMUNITIES, INC., A COLORADO CORPORATION, MANAGING AGENT FOR THE PEREGRINE JOINT VENTURE, A COLORADO GENERAL PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 5/5/2000

Janice Anne Jones
NOTARY PUBLIC



DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, TRACTS AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY GRANT UNTO THE CITY OF COLORADO SPRINGS THOSE EASEMENTS ON THE PLAT, AND FURTHER RESTRICTS THE USE OF ALL EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "THE VILLAGE AT PEREGRINE FILING NO. 1" IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

GENERAL NOTES:

- THE DATE OF PREPARATION IS MARCH 22, 1996.
- LAND WITHIN THIS PLAT IS SUBJECT TO AN AVIGATION EASEMENT RECORDED IN BOOK 5951 AT PAGE 445 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- THE PEREGRINE MASTER ASSOCIATION IS AS RECORDED IN BOOK 5367 AT PAGE 1459 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- ALL EASEMENTS WITHIN THE TRACT OF LAND HEREIN PLATTED, EXCEPT THOSE SHOWN HEREON, ARE HEREBY VACATED.
- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE REQUIREMENTS OF SECTION 20-4-105CE(2) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 1980 AS AMENDED ESTABLISHING MINIMAL SAFETY CRITERIA FOR RESIDENTIAL CONSTRUCTION IN THE CITY'S HILLSIDE OVERLAY ZONED AREAS. THE DEVELOPMENT PLAN SHOULD BE CHECKED TO DETERMINE ADDITIONAL SPECIFIC HILLSIDE FIRE STANDARDS.
- THE CITY OF COLORADO SPRINGS CANNOT ASSURE FIRE EMERGENCY RESPONSE TO THE LOTS SHOWN UPON THIS PLAT.
- TRACTS "B", "C", AND "D" WITHIN FILING NO. 1 ARE RESERVED AS PRIVATE OPEN SPACE AND WILL BE OWNED AND MAINTAINED BY THE PEREGRINE VILLAGE HOMEOWNERS ASSOCIATION.
- TRACTS "A" AND "E" WITHIN FILING NO. 1 ARE RESERVED AS PRIVATE OPEN SPACE AND WILL BE OWNED AND MAINTAINED BY THE PEREGRINE MASTER ASSOCIATION. PRIVATE OPEN SPACE TRACTS MAY BE USED FOR UTILITIES, DRAINAGE, AND PEDESTRIAN TRAILS. ADDITIONALLY, TRACTS "A", "B", AND "C" WITHIN FILING NO. 1 MAY BE USED FOR SIGNAGE.
- TRACT "F" WITHIN FILING NO. 1 IS PUBLIC UTILITY, ACCESS, AND PRIVATE DRAINAGE TRACT.
- FAWN MEADOW VIEW, BARE FOOT HEIGHTS, DOE RUN POINT, AND HARD ROCK POINT WITHIN FILING NO. 1 SHALL BE PRIVATE WITH OWNERSHIP AND MAINTENANCE BY THE PEREGRINE VILLAGE HOMEOWNERS ASSOCIATION. SIGNAGE AND/OR ENTRY TREATMENT SHALL CLEARLY IDENTIFY THE STREETS AS PRIVATE. THESE ROADS SHALL MEET OR EXCEED THE PAVEMENT DESIGN CRITERIA AS OUTLINED IN THE CITY'S SUBDIVISION POLICY MANUAL. A PRIVATE PROFESSIONAL ENGINEER SHALL CERTIFY TO CITY ENGINEERING THAT THE STREETS HAVE BEEN CONSTRUCTED TO MEET OR EXCEED THOSE STANDARDS. THE PEREGRINE VILLAGE HOMEOWNERS ASSOC. IS RECORDED UNDER RECEPTION # 97003188.
- ELECTRIC SERVICE SHALL ENTER ALL LOTS AT POINTS AS HEREINAFTER DESIGNATED BY THE DEPARTMENT OF UTILITIES AND SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY SERVICE PLAN AS APPROVED BY THE DEPARTMENT OF UTILITIES. ALL ELECTRICAL METERS SHALL BE LOCATED WITHIN THREE FEET OF THE FRONT OF BUILDINGS IN LOCATIONS TO BE APPROVED BY THE DEPARTMENT OF UTILITIES. THE AREA BETWEEN ELECTRIC METERS AND THE STREET SHALL BE MAINTAINED FREE OF OBSTRUCTIONS. A MINIMUM THREE FOOT CLEARANCE SHALL BE MAINTAINED BETWEEN THE ELECTRICAL SERVICE AND THE GAS SERVICE AT ALL POINTS. NO BUILDING PERMIT SHALL BE ISSUED UNTIL THE LOCATION OF ELECTRIC SERVICES AND METERS HAVE BEEN APPROVED BY THE DEPARTMENT OF UTILITIES.
- THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY OF GEOLOGIC HAZARD REPORT* PREPARED BY ENTECH ENGINEERING INC., DATED 7/9/96. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE: DP-96-12B OF THE CITY OF COLORADO SPRINGS DEVELOPMENT SERVICES DIVISION. CONTACT DEVELOPMENT SERVICES DIVISION, 30 SOUTH NEVADA AVENUE, SUITE 301, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW THE SAID REPORT.
- SIGNIFICANT NATURAL FEATURES INCLUDING EVERGREEN TREES, SCRUB OAK AND ROCK OUTCROPPINGS SHALL BE PRESERVED UNLESS REMOVAL IS SPECIFICALLY REQUIRED DUE TO CONSTRUCTION ACTIVITIES. RETAINING WALLS WILL BE UTILIZED AS A MEANS OF PROTECTING TREES WHERE POSSIBLE. WHERE FEASIBLE, EVERGREEN TREES TO BE REMOVED WILL BE TRANSPLANTED TO COMMON AREAS OR OTHER AREAS WITHIN THE PROJECT ALONG PUBLIC ROADS. ALL AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITIES WILL BE REVEGETATED WITH NATIVE GRASSES OR LAWN TO CONTROL EROSION.

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 1980, AS AMENDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE 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 AND PRIVATE IMPROVEMENTS HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF THE CITY OF COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

James R. Fraker
JAMES R. FRAKER, REGISTERED LAND SURVEYOR
COLORADO P.S. NO. 10347
FOR AND ON BEHALF OF JR ENGINEERING, LTD.
DATE 10/2/96

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.

APPROVAL:

THE UNDERSIGNED HEREBY APPROVES FOR FILING THE ACCOMPANYING PLAT OF "THE VILLAGE AT PEREGRINE FILING NO. 1".

James R. Fraker
MANAGER OF DEVELOPMENT SERVICES
DATE 11/15/96
James R. Fraker
CITY ENGINEER
DATE 11/19/96

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF COLORADO SPRINGS, COLORADO, AUTHORIZED THE PLATTING OF THE ABOVE DESCRIBED TRACT OF LAND AS SET FORTH IN THIS PLAT, AND AT THE SAME TIME AUTHORIZED THE UNDERSIGNED TO ACKNOWLEDGE THE SAME WHICH IS DONE ACCORDINGLY ON BEHALF OF THE CITY OF COLORADO SPRINGS, THIS 19TH DAY OF NOVEMBER, 1996, A.D.

BY: *James R. Fraker*
MAYOR OF COLORADO SPRINGS

ATTEST: *James R. Fraker*
CITY CLERK

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 3:05 O'CLOCK P.M. THIS 9TH DAY OF JANUARY, 1997, A.D., AND DULY RECORDED UNDER RECEPTION NUMBER 97003189.

RECORDER: ARDIS W. SCHMITT
DEPUTY: *James R. Fraker*

RECEPTION NO.: 97003189

FEE: \$20.00

SURCHARGE: \$1.00

SCHOOL FEE: DUE @ TIME OF BLDG. PERMIT

BRIDGE FEE: N/A 1996

PARK FEE: LAWN REVEGETATION REQUIRED

DRAINAGE FEE: PAID (SPECIAL DRY CREEK FEES)

THE VILLAGE AT PEREGRINE FILING NO. 1
AUGUST 9, 1996 SHEET 1 OF 2

JR Engineering, Ltd.
4935 North 30th Street
Colorado Springs, Colorado 80919
(719) 593-2593 FAX (719) 528-6613

JOB NO. 8030.49

THE VILLAGE AT PEREGRINE FILING NO. 1

A PORTION OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

9557

* HIDDEN VALLEY AT
AT PEREGRINE PLAT
BOOK D-4, PAGE 200 *

* JEAN M. BODMAN *
73020-00-074
BOOK 5382, PAGE 790

* JOHN A. AND BARBARA KIEFT *

EL PASO COUNTY

TRACT E
52,816 S.F.

TRACT D
47,781 S.F.

RICHARD V. AND CHRISTINA C. HALL
* 73020-00-036 *

TRACT A
29,852 S.F.

TRACT B
38,527 S.F.

ORCHARD VALLEY
ROAD

CURVE DATA			
CURVE	RADIUS	LENGTH	DELTA
C1	150.00	71.12	271.00°
C2	125.00	237.80	109.00°
C3	175.00	187.58	50.00°
C4	100.00	50.81	29.00°
C5	150.00	8.25	0.00°
C6	125.00	200.28	91.48°
C7	125.00	37.27	171.00°
C8	75.00	32.19	24.50°
C9	75.00	58.40	45.25°
C10	75.00	129.29	98.47°
C11	75.00	54.72	41.50°
C12	75.00	74.18	57.70°
C13	88.00	41.11	26.50°
C14	92.00	28.01	26.50°
C15	125.00	48.01	22.00°
C16	125.00	43.51	24.50°
C17	150.00	11.34	24.50°
C18	150.00	74.48	28.39°
C19	50.00	31.89	36.71°
C20	100.00	47.18	27.01°
C21	100.00	74.71	42.94°
C22	100.00	68.20	38.47°
C23	100.00	78.27	45.25°
C24	150.00	19.91	07.36°
C25	150.00	143.87	54.00°
C26	125.00	83.28	29.00°
C27	65.00	24.01	21.00°
C28	10.25	10.25	07.50°
C29	200.00	191.89	65.00°
C30	182.32	182.32	109.00°
C31	175.00	48.27	15.48°
C32	65.00	65.00	58.00°
C33	50.00	40.08	43.53°
C34	50.00	13.49	17.50°
C35	50.00	54.20	62.06°
C36	50.00	22.24	25.28°
C37	50.00	61.67	70.38°
C38	50.00	10.00	11.23°
C39	50.00	54.56	62.50°
C40	50.00	33.69	38.36°
C41	50.00	62.47	53.74°
C42	150.00	30.88	11.48°
C43	100.00	9.84	05.01°
C44	100.00	38.23	21.51°
C45	50.00	46.34	53.74°
C46	50.00	36.71	40.77°
C47	150.00	41.58	15.53°
C48	150.00	58.42	27.18°
C49	150.00	43.88	16.48°
C50	125.00	50.85	23.21°
C51	200.00	38.11	10.20°
C52	20.00	31.25	14.40°
C53	20.00	65.79	18.50°
C54	100.00	14.37	08.14°
C55	100.00	151.67	86.54°
C56	100.00	24.20	13.52°
C57	50.00	33.42	10.35°
C58	50.00	38.28	45.21°
C59	50.00	31.75	38.22°
C60	50.00	31.74	36.72°
C61	50.00	32.02	37.21°
C62	10.00	10.00	11.27°
C63	86.00	12.19	07.58°
C64	86.00	29.72	18.53°
C65	125.00	12.12	05.81°
C66	150.00	10.58	03.50°
C67	150.00	10.18	03.53°
C68	50.00	15.08	17.51°
C69	50.00	10.04	11.03°
C70	50.00	10.09	11.33°
C71	150.00	62.58	24.01°

COURSE DATA			
LINE	DIRECTION	DISTANCE	
L1	S 55.15.00° W	16.00	
L2	S 53.48.00° E	6.60	
L3	S 01.15.00° E	7.40	
L4	N 27.48.00° W	40.18	
L5	N 55.15.00° E	13.78	
L6	S 55.15.00° E	2.72	
L7	S 28.05.00° E	46.50	
L8	S 01.15.00° W	24.03	
L9	N 28.05.00° E	7.32	
L10	S 55.15.00° W	10.00	
L11	S 34.45.00° E	33.38	
L12	N 86.20.00° E	10.00	
L13	S 53.27.00° W	2.10	
L14	S 53.27.00° W	6.60	
L15	S 53.27.00° W	6.60	
L16	S 01.15.00° W	7.40	
L17	N 83.25.00° E	10.00	
L18	S 01.15.00° W	7.40	
L19	S 53.27.00° W	6.60	
L20	S 53.27.00° W	18.00	
L21	S 75.10.00° W	15.00	
L22	S 75.10.00° W	15.00	
L23	S 45.28.00° W	6.60	
L24	S 45.28.00° W	32.72	
L25	S 31.14.00° W	28.27	
L26	S 71.24.00° W	10.38	
L27	S 45.28.00° W	6.60	
L28	S 28.05.00° E	36.33	
L29	S 12.59.51° W	63.31	
L30	S 38.47.18° W	122.98	
L31	S 27.57.08° W	65.00	
L32	S 32.32.00° W	48.43	
L33	S 27.45.00° E	10.08	
L34	S 86.24.00° W	25.00	
L35	N 45.28.00° W	35.00	
L36	N 58.48.00° E	10.00	
L37	S 58.48.00° E	20.00	
L38	S 58.48.00° E	20.00	
L39	S 34.28.00° W	17.98	
L40	S 29.56.00° E	15.00	
L41	S 61.08.00° E	15.00	
L42	N 03.21.00° E	13.68	
L43	N 58.48.00° E	15.00	
L44	S 82.32.00° W	36.00	
L45	S 53.27.00° W	25.00	

LEGEND

- NO. 5 REBAR AND 1 1/2" ALUMINUM SURVEYORS CAP STAMPED JR ENG LTD RLS 10377 TO BE SET
- * AREA NOT PART OF THIS SUBDIVISION
- (R) RADIAL BEARING
- S. F. SQUARE FEET

DRL

THE VILLAGE AT PEREGRINE FILING NO. 1
AUGUST 9, 1996 SHEET 2 OF 2

JR Engineering, Ltd.
4935 North 30th Street
Colorado Springs, Colorado 80919
(719) 593-2593 FAX (719) 528-6613
JOB NO. 8030.49

