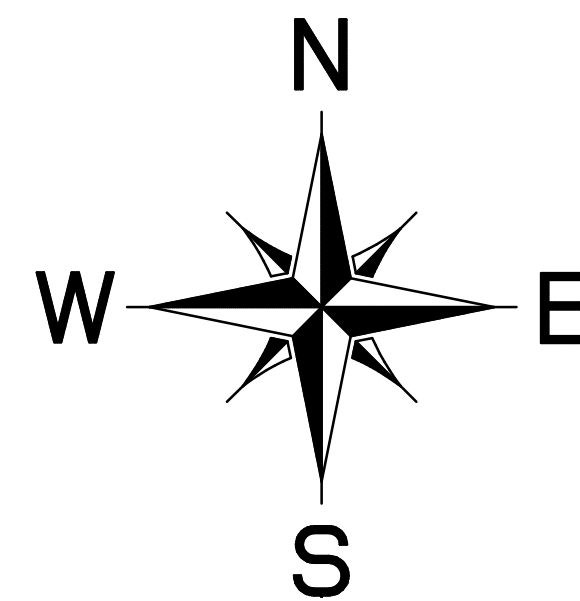


DIVIDED SKY ESTATES FINAL PLAT

LOCATED IN THE
NE1/4 NW1/4 OF SECTION 17, T49N, R9E, N.M.P.M.
CHAFFEE COUNTY, COLORADO
SHEET 2 OF 2



0 30 60 120 180 240
GRAPHIC SCALE: 1 INCH = 60 FEET

DIRECTIONS ARE BASED ON GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE AND GPS OBSERVATION BETWEEN THE RECOVERED BLU BRASS CAPED MONUMENTS AT THE NW AND NE CORNERS OF THE NE1/4 NW1/4 OF SECTION 17, HAVING A BEARING OF S89°00'57"E.

BEARING ROTATION NOTE:
ROTATE BEARINGS FOUND ON THE FILED PLAT OF CHOCTAW HEIGHTS SUBDIVISION CLOCKWISE 00°18'00" TO MATCH THE BEARINGS AND BASIS OF BEARINGS STATED ABOVE.

LEGEND

- DENOTES A RECOVERED 3/4" BRASS CAP ON A 2 1/2" PIPE STAMPED "U.S. DEPT. OF THE INTERIOR CADASTRAL SURVEY BUR OF LAND MANAGEMENT" AND AS SHOWN HEREON.
- DENOTES A RECOVERED 3/4" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117" AND AS SHOWN HEREON.
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LANDMARK L.S. 37937".
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117".
- DENOTES A 5/8"x24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED WITH LOT NOS. & "LS 16117", SET FOR THIS SURVEY.
- DENOTES AN OVERHEAD ELECTRIC SERVICE LINE.
- DENOTES APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE.
- DENOTES A BUILDING SET-BACK LINE.
- DENOTES A UTILITY EASEMENT BOUNDARY.

Plat: REFERS TO FILED PLAT OF CHOCTAW HEIGHTS SUBDIVISION.

CURVE TABLE

NO.	Δ	RADIUS	ARC	CHORD
C1	36°21'15"	220.0	139.59	N67°05'15"W 137.26
C2	15°09'25"	280.0	74.07	S56°29'19"E 73.85
C3	08°52'25"	280.0	43.36	S80°49'40"E 43.32
C4	08°35'28"	720.0	107.96	S89°33'36"E 107.86
C5	08°35'28"	780.0	116.96	S89°33'36"E 116.85
C6	13°17'50"	530.0	123.00	S87°12'25"E 122.73
C7	13°17'50"	470.0	109.08	S87°12'25"E 108.83
C8	11°40'48"	630.0	128.43	S74°43'06"E 128.21
C9	11°40'48"	570.0	116.2	S74°43'06"E 116.00
C10	08°19'18"	970.0	140.88	S73°02'21"E 140.76
C11	103°22'50"	30.0	54.13	S47°04'32"E 47.08
C12	47°07'31"	130.0	106.92	S11°01'01"W 103.94
C13	47°07'31"	70.0	57.57	S41°01'01"W 55.97
C14	21°17'31"	220.0	81.76	S01°54'00"E 81.29
C15	21°17'31"	280.0	104.05	S01°54'00"E 103.45
C16	16°21'58"	280.0	79.98	S00°33'47"W 69.71
C17	16°21'58"	220.0	62.84	S00°33'47"W 62.63
C18	09°58'50"	530.0	92.32	S17°46'35"E 92.91
C19	15°11'35"	470.0	124.24	S15°11'35"E 123.88
C20	16°34'08"	230.0	66.51	S81°57'15"W 66.28
C21	16°34'08"	170.0	49.16	S81°57'15"W 48.99
C22	78°17'21"	30.0	40.99	N67°10'32"W 37.88
C23	78°17'21"	90.0	122.98	N67°10'32"W 113.63
C24	95°03'00"	90.0	149.30	N75°33'21"W 132.76
C25	95°03'00"	30.0	49.77	N75°33'21"W 44.25
C26	147°49'54"	30.0	77.40	N49°09'53"W 57.65
C27	147°49'54"	90.0	232.21	N49°09'53"W 44.25
C28	46°12'40"	355.18	286.47	N01°39'43"W 278.77
C29	46°12'40"	295.18	237.95	N01°39'43"W 231.56
C30	26°04'16"	130.0	59.15	N34°29'44"W 58.64
C31	26°04'16"	70.0	31.85	N34°29'44"W 31.58
C32	69°44'50"	20.0	24.00	N12°44'15"W 22.58
C33	69°44'50"	80.0	96.77	N12°44'15"W 90.97

UTILITY EASEMENTS

- 10' ADJACENT TO ALL ROADS.
- 10' EACH SIDE OF COMMON LOT LINES (EXCEPT AS SHOWN OTHERWISE)
- 16' ADJACENT TO ALL PERIMETER SUBDIVISION BOUNDARIES.

AREA TABLE

TOTAL AREA	..	38.36 ACRES	..	100%
LOT AREA		32.81 ACRES	..	85.5%
ROAD AREA	...	5.55 ACRES	..	14.5%

SHEET 2 OF 2 Revision: 6/11/25
Revised Lots: 4, 6, 7, 10 & 13 Building Envelopes: 3/26/25 M.K.H.

DIVIDED SKY ESTATES FINAL PLAT

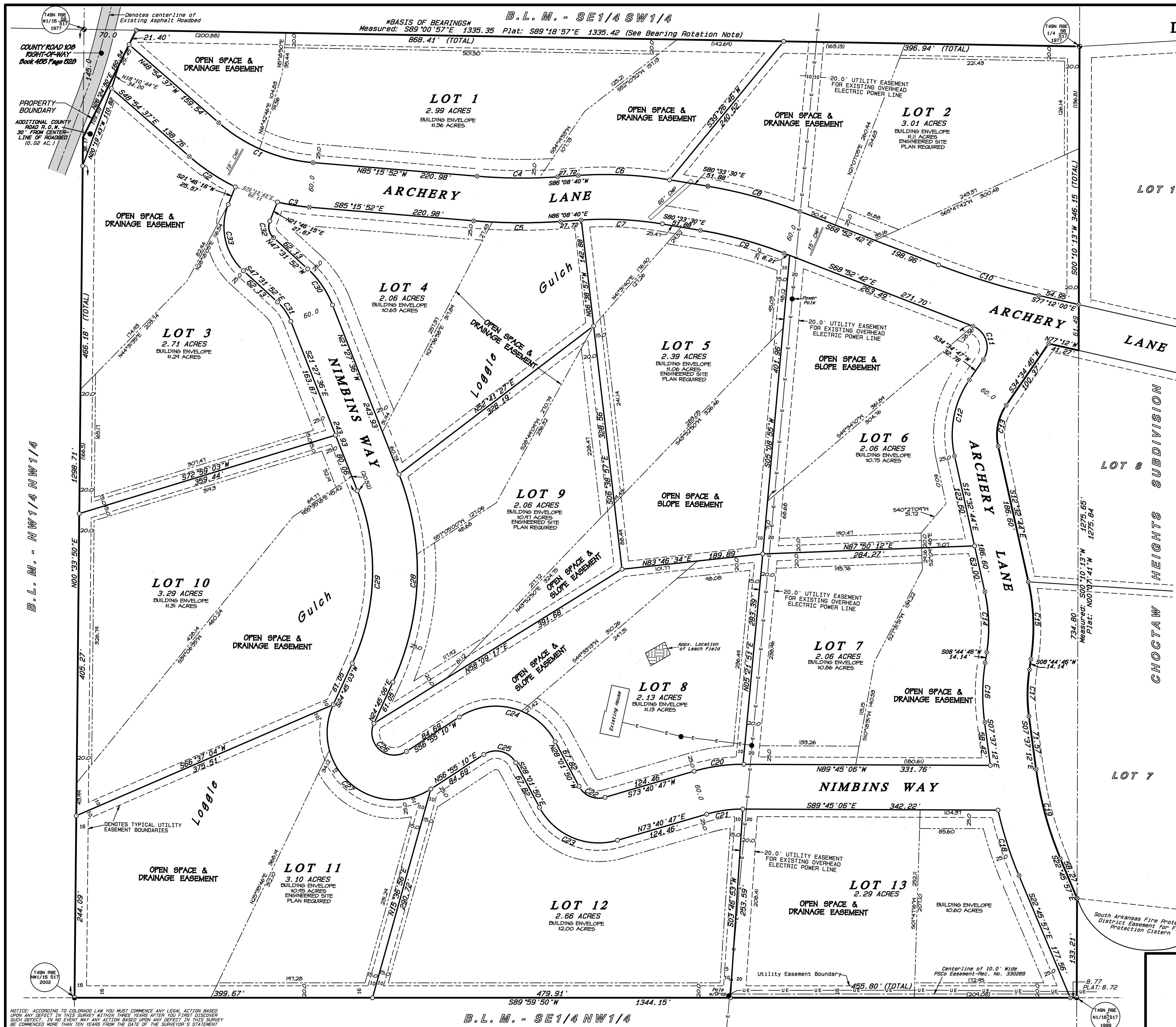
IN THE NE1/4 NW1/4 OF SECTION 17, T49N, R9E, N.M.P.M.

CHAFFEE COUNTY COLORADO

Job Number: J-25-009
TPC FILE: J-21-082
DESIGNED: T.L.V.
DRAWN BY: M.K.H.
CHECKED: TMOO CADD
FILE: BOOK: S310 P. 56
3/24/25 Pgs. 42-44 TSC3

HENDERSON LAND SURVEYING CO., INC.
208 G STREET
SALIDA, COLORADO

DATE: 1/27/25
DRAWING NO. L-25-03



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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.