



NW COR. S $\frac{1}{2}$ , SE $\frac{1}{4}$  SEC 13.

N $\frac{1}{4}$  COR. SEC 24

NW COR. SEC 24

NE COR. SEC 24

SECTION LINE

N00°14'25"E 2,636.99'  
BASIS OF BEARINGS

P.O.C.  
W 1/4 COR. SEC 24

S82°21'05"E  
229.91'

**WINSOME METROPOLITAN DISTRICT 1**  
313,993 SF  
7.208 AC

N0°30'30"E  
326.34'

N25°01'16"E  
327.57'

N11°06'03"W  
158.34'

S75°13'45"E 2,686.20'

S45°35'12"E  
506.11'

P.O.B.

L=813.78'  
R=1,470.00'  
Δ=31°43'07"

N45°12'15"W(R)

**WINSOME METROPOLITAN DISTRICT 1**  
313,854 SF  
7.205 AC

\*VIC'S CREEK SUBDIVISION\*  
REC. NO. 205141441

MERIDIAN ROAD

\*FOREST GREEN\*  
REC. NO. 869700

S89°31'37"E  
706.64'

LOT 1  
WINSOME FILING NO. 2  
REC. 222714900

N0°17'06"E  
447.57'

S89°55'06"W  
706.65'

SW COR. SEC 24

**HODGEN ROAD**  
(R.O.W. VARIES)

SECTION LINE

\*BISON MEADOWS SUBDIVISION 2\*  
REC. NO. 215713642

\*BISON MEADOWS SUBDIVISION 1\*  
REC. NO. 207712978

SE COR. SEC 24

\*UNPLATTED\*

\*UNPLATTED\*

**LEGEND:**

●<sub>1</sub> FOUND 2-1/2" ALUMINUM CAP STAMPED "LS 28658"

●<sub>2</sub> FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 12103"

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCING

(R) RADIAL BEARING

**THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE LEGAL DESCRIPTION.**



**EDWARD-JAMES SURVEYING, INC.**

926 Elkton Dr.  
Colorado Springs, CO 80907  
(719) 576-1216

4732 Eagleridge Circle  
Pueblo, CO 81008  
(719) 545-6240

04-28-2023  
METRO DISTRICT 1

JOB NO. 1858-00  
SHEET 1 OF 1