

BEN LOMAND MOUNTAIN DE-ANNEXATION MAP

LOCATED IN THE WEST HALF OF SECTION 4 AND THE EAST HALF OF SECTION 5,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PALMER LAKE, COUNTY OF EL PASO, STATE OF COLORADO

DE-ANNEXATION DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PERSONAL REPRESENTATIVE'S DEED RECORDED AT RECEPTION NO. 209143891, ALL OF THAT LAND DESCRIBED IN QUITCLAIM DEED RECORDED AT RECEPTION NO. 216034050 AND ALL OF LOT 1, THE LOMAND SUBDIVISION, RECORDED AT RECEPTION NO. 211713166 ALL IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE WEST HALF (W1/2) OF SECTION 4, AND THE EAST HALF (E1/2) OF SECTION 5, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PALMER LAKE, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 4 IS ASSUMED TO BEAR SOUTH 00°56'43" EAST AND BEING MONUMENTED AT THE NORTH END A 3.5" ALUMINUM CAP STAMPED, "EL PASO COUNTY DOT, 2001, LS 17496" IN A MONUMENT BOX AND AT THE SOUTH END BY A 2.5" IRON POST WITH A 3" IRON CAP STAMPED, "WC CTR, SEC 4, T11S, R67W".

COMMENCING AT THE NORTH QUARTER (N1/4) CORNER OF SAID SECTION 4, THENCE SOUTH 00°56'43" EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW1/4), A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY OF WEST PALMER DIVIDE ROAD RECORDED IN BOOK 42 AT PAGE 464 IN SAID RECORDS, MONUMENTED BY A NO. 4 REBAR WITH A 1" YELLOW PLASTIC CAP STAMPED, "LS 17496", AND BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°56'43" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2,854.45 FEET TO THE CENTER QUARTER (C1/4) CORNER OF SAID SECTION 4, MONUMENTED BY A 2.5" IRON POST WITH A 3" IRON CAP STAMPED, "WC CTR, SEC 4, T11S, R67W";

THENCE SOUTH 00°56'59" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4 SW1/4) OF SAID SECTION 4, PASSING SAID 2.5" IRON POST AT 2.5 FEET FOR A TOTAL DISTANCE OF 383.01 FEET, FROM WHICH A 0.75" IRON PIPE MONUMENTING THE NORTHEAST CORNER OF LAKEVIEW HEIGHTS UNIT 4 RECORDED AT RECEPTION NO. 527978 IN SAID RECORDS, BEARS SOUTH 89°29'07" WEST, A DISTANCE OF 1.90 FEET;

THENCE SOUTH 89°29'07" WEST, ALONG THE NORTH BOUNDARY OF SAID LAKEVIEW HEIGHTS UNIT 4, A DISTANCE OF 652.12 FEET TO THE NORTHWEST CORNER OF SAID LAKEVIEW HEIGHTS UNIT 4;

THENCE SOUTH 00°59'07" EAST, ALONG THE WEST BOUNDARY OF SAID LAKEVIEW HEIGHTS UNIT 4, A DISTANCE OF 500.86 FEET TO THE SOUTHWEST CORNER OF LOT 16, BLOCK 2 OF SAID LAKEVIEW HEIGHTS UNIT 4 MONUMENTED BY A 0.75" IRON PIPE;

THENCE SOUTH 89°33'50" WEST, ALONG THE NORTH BOUNDARY OF SAID LAKEVIEW HEIGHTS UNIT 4 AND THE NORTH BOUNDARY OF LAKEVIEW HEIGHTS UNIT 3 RECORDED AT RECEPTION NO. 498896 IN SAID RECORDS, A DISTANCE OF 2,010.94 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3, LAKEVIEW HEIGHTS UNIT 3 RECORDED AT RECEPTION NO. 2653 IN SAID RECORDS, MONUMENTED BY A 0.75" IRON PIPE;

THENCE NORTH 00°54'13" WEST, ALONG THE EAST BOUNDARY OF LAKEVIEW HEIGHTS UNIT 2 RECORDED AT RECEPTION NO. 448297 IN SAID RECORDS, A DISTANCE OF 45.65 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF SAID LAKEVIEW HEIGHTS UNIT 2, SAME BEING THE SOUTH CORNER OF LOT 1, THE LOMAND SUBDIVISION RECORDED AT RECEPTION NO. 211713166 IN SAID RECORDS, MONUMENTED BY A 0.75" IRON PIPE;

THENCE ALONG THE SOUTHWESTERLY AND WESTERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING ELEVEN (11) COURSES:

1. NORTH 68°59'45" WEST, A DISTANCE OF 303.87 FEET TO A 0.75" IRON PIPE;
2. NORTH 21°00'44" EAST, A DISTANCE OF 25.01 FEET TO A 0.75" IRON PIPE;
3. NORTH 68°57'32" WEST, A DISTANCE OF 350.50 FEET TO A 0.75" IRON PIPE;
4. NORTH 21°06'38" EAST, A DISTANCE OF 25.01 FEET TO A 0.75" IRON PIPE;
5. NORTH 69°06'59" WEST, A DISTANCE OF 199.29 FEET TO A 0.75" IRON PIPE;
6. NORTH 68°56'13" WEST, A DISTANCE OF 203.02 FEET TO A NO. 5 REBAR WITH A 1.25" ORANGE PLASTIC CAP, STAMPED, "LS 14166";
7. NORTH 00°36'20" EAST, A DISTANCE OF 193.38 FEET TO A NO. 5 REBAR WITH A 1.25" ORANGE PLASTIC CAP, STAMPED, "LS 14166";
8. NORTH 89°25'53" WEST, A DISTANCE OF 84.64 FEET TO A NO. 5 REBAR WITH A 1.25" ORANGE PLASTIC CAP, STAMPED, "LS 14166";
9. NORTH 19°58'48" WEST, A DISTANCE OF 47.68 FEET TO A NO. 5 REBAR WITH A 1.25" RED PLASTIC CAP STAMPED, "LS 25629";
10. NORTH 77°02'10" WEST, A DISTANCE OF 16.42 FEET TO A NO. 5 REBAR WITH A 1.25" RED PLASTIC CAP (ILLEGIBLE);
11. NORTH 00°51'13" WEST, A DISTANCE OF 169.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 MONUMENTED BY A 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 23875";

THENCE NORTH 89°55'13" EAST, ALONG THE NORTH BOUNDARY OF SAID LOT 1 AND THE SOUTH BOUNDARY OF LAKE SHADOWS RECORDED AT RECEPTION NO. 1381330 IN SAID RECORDS, A DISTANCE OF 194.33 FEET TO THE SOUTHEAST CORNER OF LOT 21 OF SAID LAKE SHADOWS MONUMENTED BY A NO. 5 REBAR WITH A 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 23875";

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LAKE SHADOWS THE FOLLOWING THREE (3) COURSES:

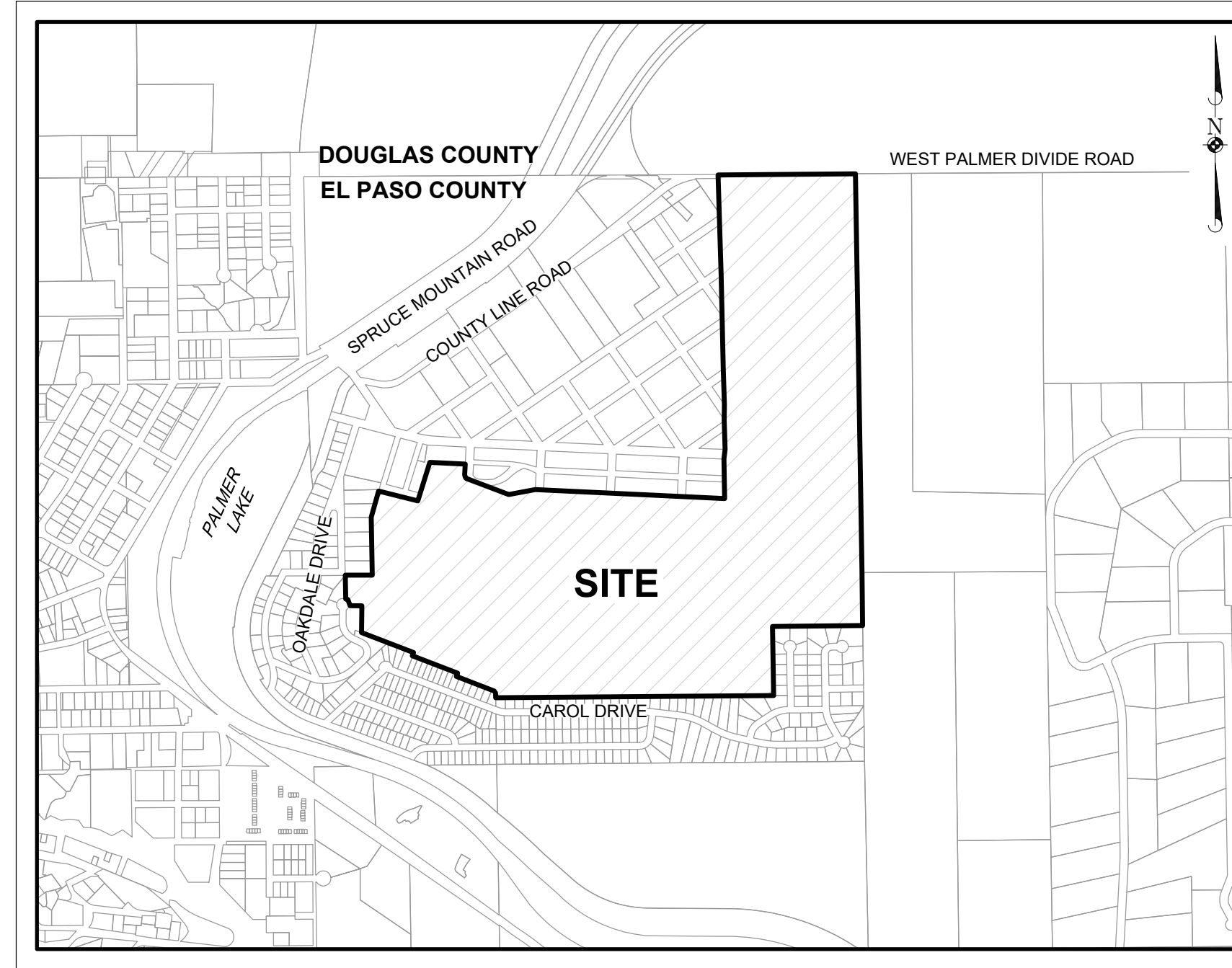
1. NORTH 00°56'29" WEST, A DISTANCE OF 420.63 FEET TO A NO. 3 REBAR (NO CAP);
2. NORTH 15°43'05" EAST, A DISTANCE OF 201.07 FEET TO A NO. 3 REBAR WITH A 1" WHITE PLASTIC CAP STAMPED, "PLS 11710";
3. NORTH 14°54'27" EAST, A DISTANCE OF 59.33 FEET TO THE SOUTHEAST CORNER OF LOT 28 OF SAID LAKE SHADOWS MONUMENTED BY A NO. 3 REBAR WITH A 1" WHITE PLASTIC CAP (ILLEGIBLE);

THENCE SOUTH 75°44'35" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY OF ST. ANDREW STREET AND THE SOUTHERLY BOUNDARY OF BLOCKS 18 AND 19 OF EAST PALMER LAKE, PLAT NO. 355 RECORDED AUGUST 1887, A DISTANCE OF 299.28 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 19 MONUMENTED BY A NO. 3 REBAR (NO CAP);

THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID BLOCK 19 THE FOLLOWING TWO (2) COURSES:

1. NORTH 17°12'28" EAST, A DISTANCE OF 232.95 FEET TO A NO. 3 REBAR (NO CAP);
2. SOUTH 87°29'57" EAST, A DISTANCE OF 256.62 FEET TO WESTERLY RIGHT-OF-WAY OF GLEN DRIVE OF SAID EAST PALMER LAKE AND TO A NON-TANGENT CURVE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY AND THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°47'08", A RADIUS OF 1,000.00 FEET, AN ARC LENGTH OF 100.98 FEET, THE CHORD OF WHICH BEARS SOUTH 10°18'55" EAST, A DISTANCE OF 100.94 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 27 OF SAID EAST PALMER LAKE MONUMENTED BY A NO. 3 REBAR WITH A WHITE PLASTIC CAP (ILLEGIBLE);



VICINITY MAP

(1" = 1000')

DE-ANNEXATION DESCRIPTION CONTINUED

THENCE SOUTH 68°26'02" EAST, ALONG THE NORTH BOUNDARY OF THAT PARCEL OF LAND AS DESCRIBED IN SAID QUITCLAIM DEED, A DISTANCE OF 319.77 FEET TO THE SOUTHEAST CORNER OF LOT 10 OF SAID BLOCK 27 AT THE SOUTHERLY BOUNDARY OF SAID EAST PALMER LAKE MONUMENTED BY A NO. 3 REBAR WITH A 1" WHITE PLASTIC CAP STAMPED, "LS 11710";

THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID EAST PALMER LAKE THE FOLLOWING THREE (3) COURSES:

1. NORTH 79°19'45" EAST, A DISTANCE OF 194.73 FEET TO A MAG NAIL WITH FLAGGING IN A ROCK OUTCROPPING;
2. SOUTH 87°35'46" EAST, A DISTANCE OF 1,363.31 FEET TO A NO. 3 REBAR (NO CAP);
3. NORTH 00°56'22" WEST, A DISTANCE OF 2,299.74 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID WEST PALMER DIVIDE ROAD MONUMENTED BY A NO. 4 REBAR WITH A 1" YELLOW PLASTIC CAP (ILLEGIBLE);

THENCE NORTH 89°41'41" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 983.83 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 7,068,071 SQUARE FEET OR 162,2606 ACRES, MORE OR LESS.

NOTES

1. 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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER/COMMITMENT NUMBER NCS-1068166-CO, WITH A COMMITMENT/EFFECTIVE DATE OF JULY 31, 2021 AT 5:00 P.M.
4. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
5. BASIS OF BEARINGS: THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 4 IS ASSUMED TO BEAR NORTH 00°56'43" WEST AND BEING MONUMENTED AT THE NORTH END A 3.5" ALUMINUM CAP STAMPED, "EL PASO COUNTY DOT, 2001, LS 17496" IN MONUMENT BOX AND AT THE SOUTH END BY A 2.5" WITNESS CORNER BEING A 3" IRON CAP ON IRON POST, STAMPED, "WC CTR, SEC 4, T11S, R67W"

SURVEYOR'S CERTIFICATION

I, THOMAS G. SAVICH JR., A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE DE-ANNEXATION SHOWN HEREON TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED PARCEL OF LAND.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____ 20___

FOR REVIEW ONLY

THOMAS G. SAVICH JR.
COLORADO PLS NO. 38361
FOR AND ON BEHALF OF MANHARD CONSULTING
7600 E. ORCHARD ROAD, SUITE 150-N
GREENWOOD VILLAGE, COLORADO 80111
(303) 708-0500

INDEXING CERTIFICATE

DEPOSITED THIS _____ DAY OF _____, 20___ AT _____ M. IN BOOK _____ OF THE COUNTY

SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS AT PAGE _____ RECEPTION NO. _____

BY: _____
COUNTY SURVEYOR/DEPUTY COUNTY SURVEYOR

DATE	REVISIONS

Manhard
CONSULTING
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111, phone 303.708.0500 manhard.com
Civil Engineering & Geospatial Services | GIS
Water Resource Management | Construction Management

BEN LOMAND MOUNTAIN VILLAGE PROPERTY
TOWN OF PALMER LAKE, COUNTY OF EL PASO, STATE OF COLORADO
DE-ANNEXATION MAP

PROJ MGR: DSB
PROJ ASSOC: TGS
DRAWN BY: JAF/TGS
DATE: 11/23/2021
SCALE: N/A
SHEET
1 OF 2
UNC.MOC001

BEN LOMAND MOUNTAIN DE-ANNEXATION MAP

LOCATED IN THE WEST HALF OF SECTION 4 AND THE EAST HALF OF SECTION 5,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF PALMER LAKE, COUNTY OF EL PASO, STATE OF COLORADO

SW1/4 SECTION 33,
TOWNSHIP 10 SOUTH,
RANGE 67 WEST,
6TH P.M.

NE1/4 SECTION 5,
TOWNSHIP 11 SOUTH,
RANGE 67 WEST,
6TH P.M.

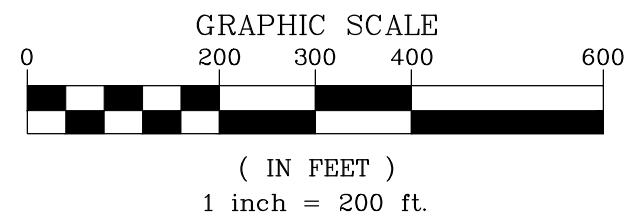
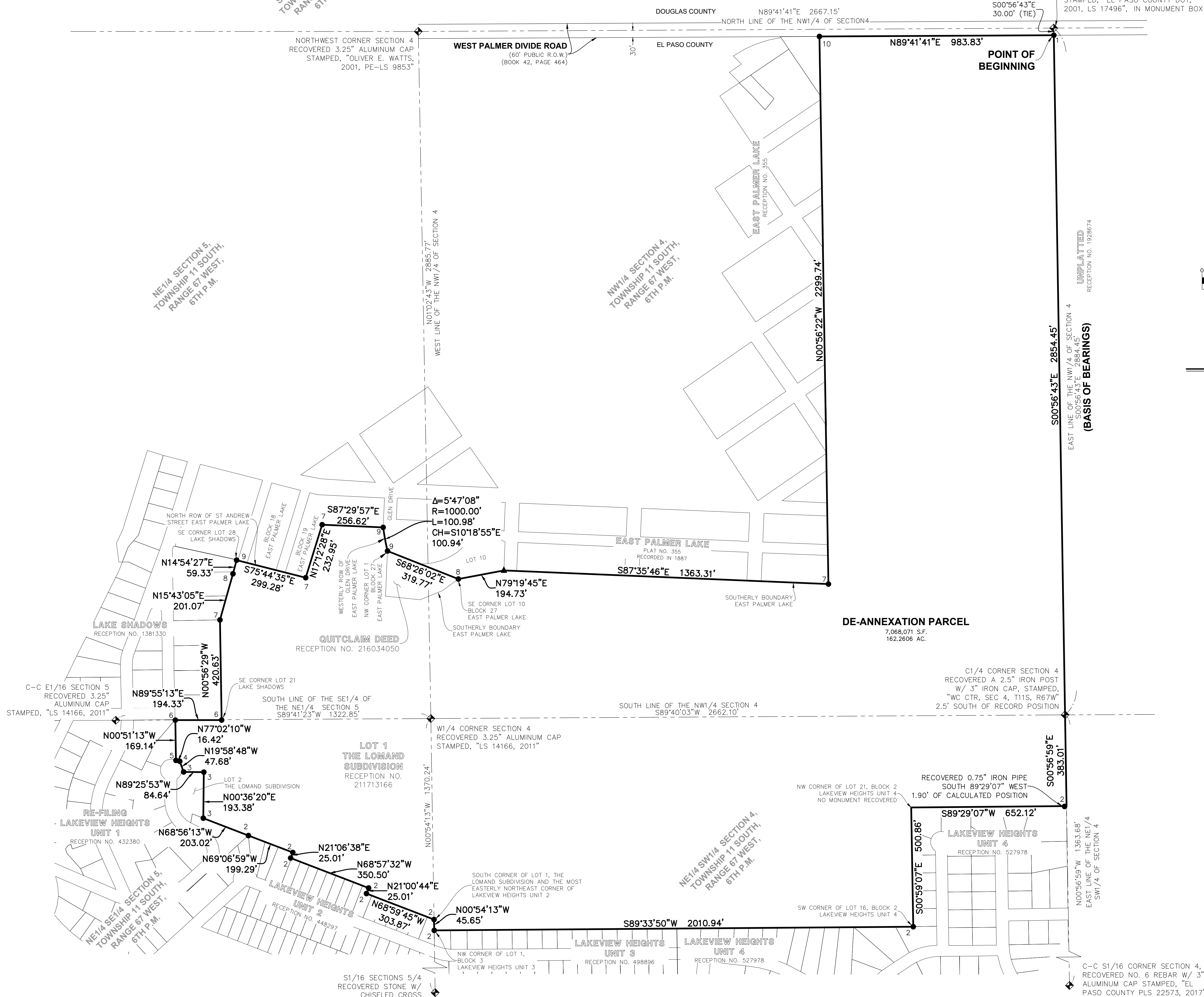
NW1/4 SECTION 4,
TOWNSHIP 11 SOUTH,
RANGE 67 WEST,
6TH P.M.

NE1/4 SW1/4 SECTION 4,
TOWNSHIP 11 SOUTH,
RANGE 67 WEST,
6TH P.M.

POINT OF COMMENCEMENT

N1/4 CORNER SECTION 4
RECOVERED 3.5" ALUMINUM CAP
STAMPED, "EL PASO COUNTY DOT,
2001, LS 17496", IN MONUMENT BOX

POINT OF BEGINNING



LEGEND

- ◆ = RECOVERED SECTION CORNER AS NOTED
- 1 = RECOVERED NO. 4 REBAR
= W/ 1" YELLOW PLASTIC CAP
STAMPED, "PLS 17496"
- 2 = RECOVERED 0.75" IRON PIPE
- 3 = RECOVERED NO. 5 REBAR
= W/ 1.25" ORANGE PLASTIC CAP
STAMPED, "PLS 14166"
- 4 = RECOVERED NO. 5 REBAR
= W/ 1.25" RED PLASTIC CAP
STAMPED, "PLS 25629"
- 5 = RECOVERED NO. 5 REBAR
= W/ 1.25" RED PLASTIC CAP
(ILLEGIBLE)
- 6 = RECOVERED NO. 5 REBAR
= W/ 1.25" YELLOW PLASTIC CAP
STAMPED, "PLS 23875"
- 7 = RECOVERED NO. 3 REBAR
(NO CAP)
- 8 = RECOVERED NO. 3 REBAR
= W/ 1" WHITE PLASTIC CAP
STAMPED, "PLS 11710"
- 9 = RECOVERED NO. 3 REBAR
= W/ 1" WHITE PLASTIC CAP
(ILLEGIBLE)
- 10 = RECOVERED NO. 4 REBAR
= W/ 1" YELLOW PLASTIC CAP
(ILLEGIBLE)
- ▲ = RECOVERED MAG NAIL W/
FLAGGING IN ROCK CROPPING

DATE	REVISIONS

Manhard CONSULTING
7000 East Orchard Road, Suite 1050, Greenwood Village, CO 80111, ph:303.768.0600, manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

BEN LOMAND MOUNTAIN VILLAGE PROPERTY
TOWN OF PALMER LAKE, COUNTY OF EL PASO, STATE OF COLORADO
DE-ANNEXATION MAP

FOR REVIEW ONLY

FOR AND ON BEHALF OF
MANHARD CONSULTING

PROJ MGR: DSB
PROJ ASSOC: TGS
DRAWN BY: JAF/TGS
DATE: 11/23/2021
SCALE: 1" = 200'
SHEET
2 OF 2
UNC.MOC001

November 23, 2021 - 08:53 Draw Name: P:\uncmocs01\Map\Drawings\Map\Drawings\De-Annexation\Map.dwg Updated By: JFelder © 2021 MANHARD CONSULTING. ALL RIGHTS RESERVED.