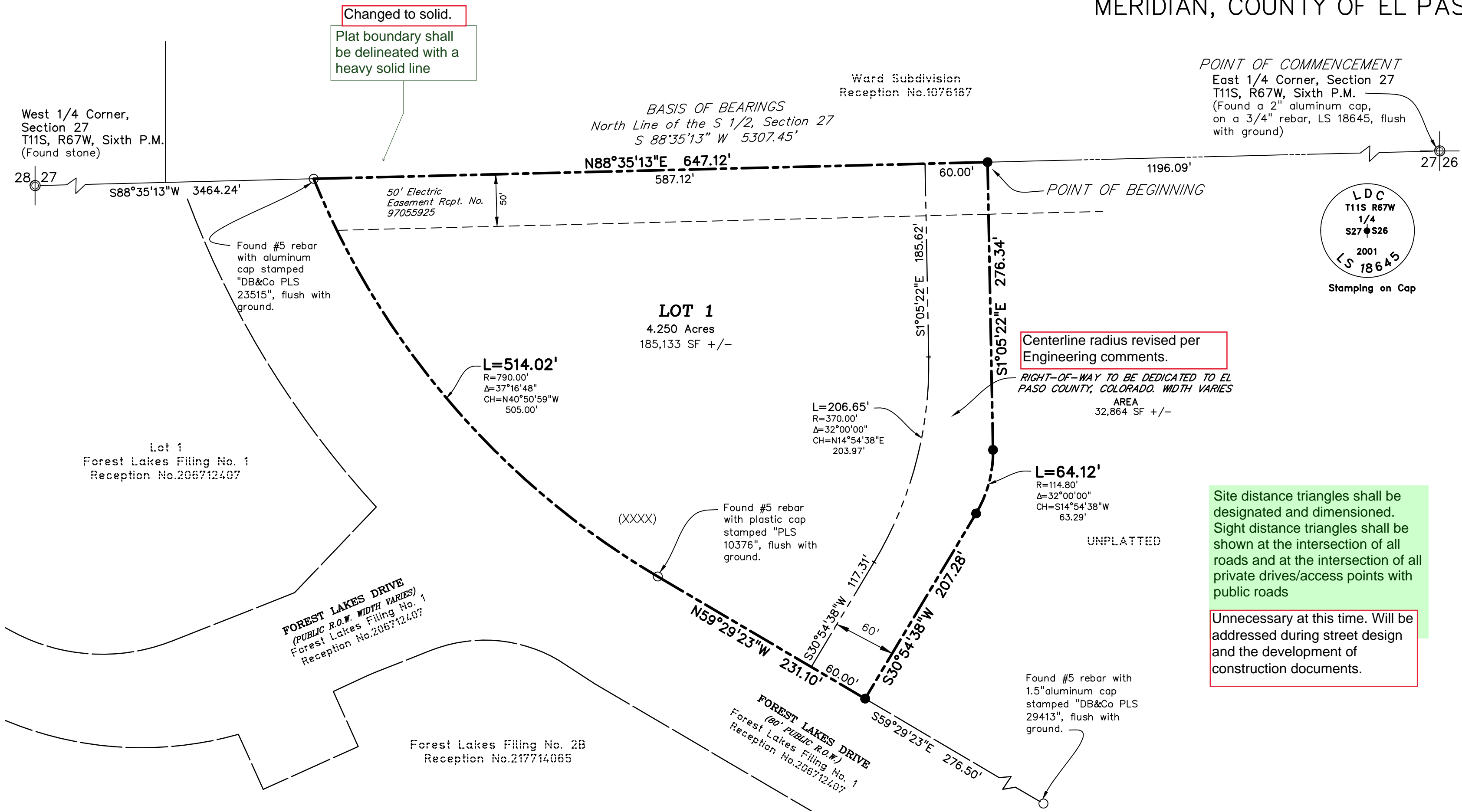


LEWIS-PALMER SCHOOL DISTRICT No. 38 FILING NO. 1

A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 27, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



- PLAT NOTES:**
- A TRAFFIC STUDY WILL BE REQUIRED AT THE TIME OF DEVELOPMENT TO DETERMINE IF THE 60' ROW IS ADEQUATE OR IF ADDITIONAL ROW IS NEEDED.
 - THIS PROPERTY IS LOCATED WITHIN ZONE X-AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0543 G HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018.
 - THE NUMBER OF LOTS HEREBY PLATTED IS 1 AND THERE ARE NO TRACTS.
 - DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (e.g., PREBLE'S MEADOW JUMPING MOUSE).
 - UTILITY PROVIDERS ARE: BLACKHILLS ENERGY-GAS, AND MOUNTAIN VIEW ELECTRIC ASSOCIATION-ELECTRIC.
 - PIKES PEAK REGIONAL BUILDING DEPARTMENT (PPRBD) HAS APPROVED THE ADDRESSING.
 - THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
 - PIKES PEAK REGIONAL BUILDING DEPARTMENT APPROVAL PROVIDED BY EMAIL DATED _____ AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER _____

Art1 Plat Note-Easements: Unless otherwise indicated, all front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

ADDED

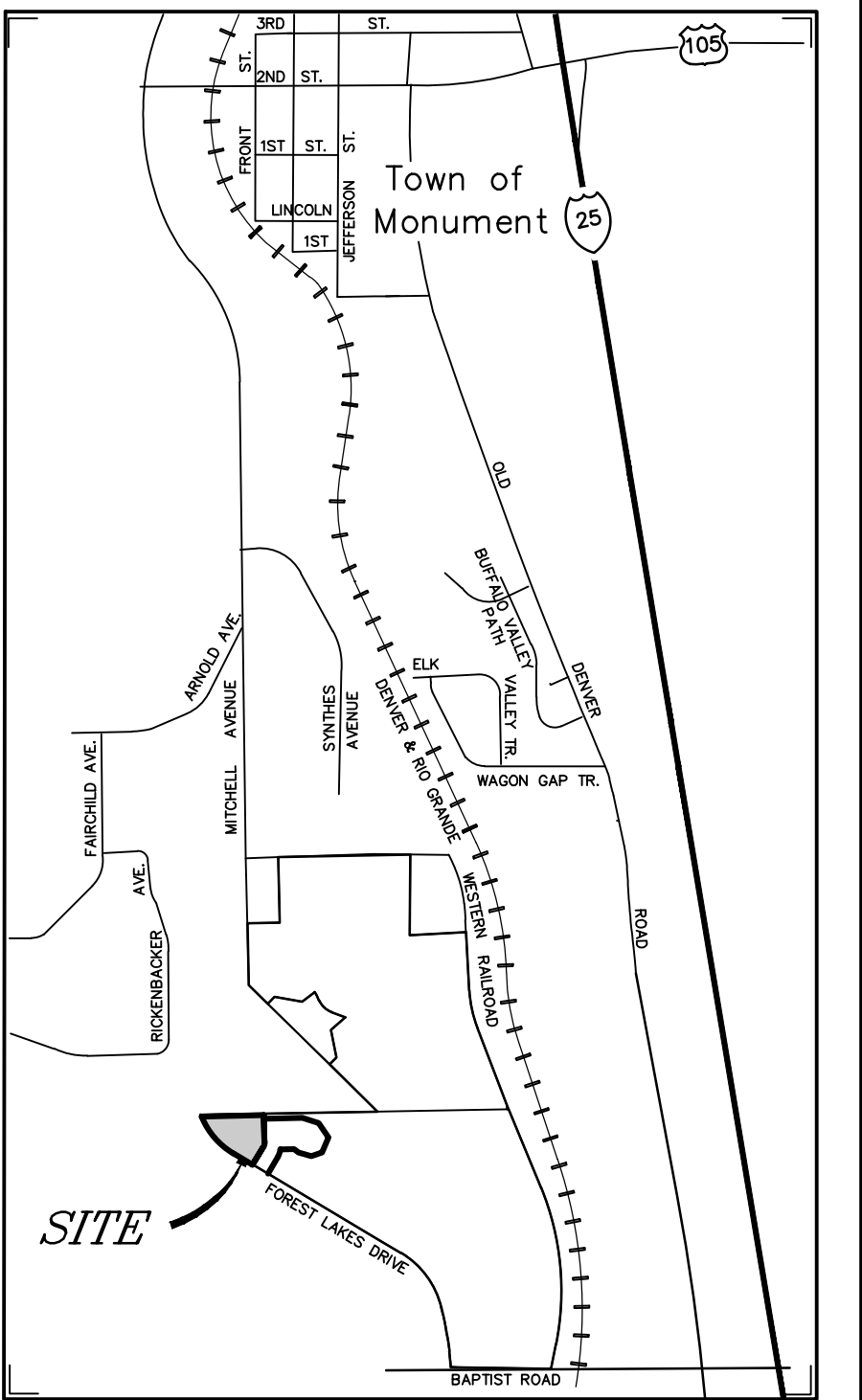
NOTE ADDED

ADDED

Add the following notes:

- The final total gross acreage, gross density, net density and net acreage of the subdivision
- The net acreage of land to be dedicated

ACREAGES ADDED. DENSITY DOESN'T BELONG ON A PLAT.

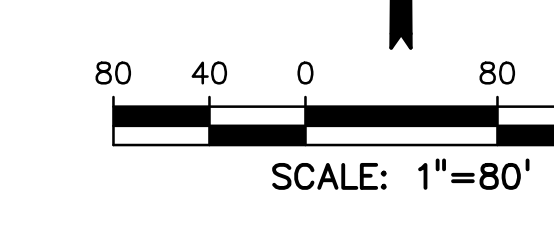


Addresses: The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

ADDED

Add Plat Note-Access: No driveway shall be established unless an access permit has been granted by El Paso County.

NOTE ADDED



LEGEND

Found Survey Monument as indicated	○
Set #5 rebar with 1.5 aluminum cap stamped, "DB&CO PLS 29413"	●
Plus or minus (more or less)	+/-
Right of Way	R.O.W.
Square Feet	SF
Assigned Street Address	(7358)
Subdivision Boundary	-----
Proposed R.O.W.	-----
Existing R.O.W.	-----
Existing Easement	-----

SURVEYOR'S STATEMENT: I, the undersigned, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado. I declare that the accompanying map, subdivision, or surveying of land and all applicable provisions of the Colorado Land Development Code. I attest the above on this _____ day of _____, 2022. I accurately shows the described _____ square feet of land. I have personally examined the described _____ square feet of land and believe the same to be correct. I have not been provided with any knowledge, information and belief (Signature) _____ Date/Colorado registered PLS _____

Certification sufficient as written. Requested verbiage is not in conformance with current state of Colorado standards.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE: THIS PLAT FOR "LEWIS-PALMER SCHOOL DISTRICT No. 38 FILING NO. 1" SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON _____ DAY OF _____, 2022, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

ASSESSOR _____

FEES: _____

MONUMENT ROCK DRAINAGE FEE: \$0.00

CLERK AND RECORDER'S CERTIFICATE: STATE OF COLORADO))SS COUNTY OF EL PASO)

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK, _____ M., THIS _____ DAY OF _____, 2022 AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO. CHUCK BROERMAN, RECORDER.

BY: _____ DEPUTY

BY: _____ DEPUTY

FEE: _____ SURCHARGE: _____

AUGUST 31, 2022 Sheet 1 of 1

DREXEL, BARRELL & CO.
Engineers-Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
(719) 260-0887 Fax: (719) 260-8352
Job No.21586-00 Drawing:21586-00 S038 PLAT.dwg

KNOW ALL MEN BY THESE PRESENTS:
THAT LEWIS-PALMER SCHOOL DISTRICT No. 38 BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION (See Survey Note #3):
A TRACT OF LAND BEING LOCATED IN THE SOUTH 1/2 OF SECTION 27, T11S, R67W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 27, AND CONSIDERING THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 27, AS MONUMENTED AT THE EASTERLY END BY A 3/4" REBAR WITH A 2" ALUMINUM CAP STAMPED LS 18645, AND MONUMENTED AT THE WESTERLY END BY A STONE, BEING ASSUMED TO BEAR SOUTH 88°35'13" WEST, 5307.45 FEET AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE ALONG SAID NORTH LINE, SOUTH 88°35'13" WEST, 1196.09 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°05'22" EAST, 276.34 FEET TO A POINT CURVE TO THE RIGHT, THENCE ALONG SAID CURVE 64.12 FEET TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 114.80 FEET, A CENTRAL ANGLE OF 32°00'00" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 14°54'38" WEST, 63.29 FEET;
THENCE SOUTH 30°54'38" WEST, 207.28 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FOREST LAKES DRIVE AS DESCRIBED ON THE PLAT OF FOREST LAKES FILING NO. 1 SUBDIVISION AS DESCRIBED IN THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 206712407 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:
1. NORTH 59°29'23" WEST, 231.10 FEET TO A POINT OF CURVE TO THE RIGHT;
2. THENCE ALONG SAID CURVE 514.02 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 27, SAID ARC HAVING A RADIUS OF 790.00 FEET, A CENTRAL ANGLE OF 37°16'48" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 40°50'59" WEST, 505.00 FEET;
THENCE ALONG SAID NORTH LINE NORTH 88°35'13" EAST, 647.12 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 5.004 ACRES OR 217,997 SQUARE FEET, MORE OR LESS.

OWNERS CERTIFICATE:
THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO A LOTS, TRACTS AND EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN OR NOTED HEREON UNDER THE NAME AND SUBDIVISION OF "LEWIS-PALMER SCHOOL DISTRICT No. 38 FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION. ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS THEREOF:
LEWIS-PALMER SCHOOL DISTRICT No. 38 HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2022.

BY: KC SOMERS, SUPERINTENDENT, LEWIS-PALMER SCHOOL DISTRICT No. 38

ACKNOWLEDGMENT
STATE OF _____)
COUNTY OF _____) ss
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022
BY: KC SOMERS, SUPERINTENDENT, LEWIS-PALMER SCHOOL DISTRICT No. 38
WITNESS MY HAND AND OFFICIAL SEAL:
NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____