## 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 Changed to solid. Plat boundary shall be delineated with a POINT OF COMMENCEMENT heavy solid line Ward Subdivision East 1/4 Corner, Section 27 T11S, R67W, Sixth P.M. — Reception No.1076187 BASIS OF BEARINGS (Found a 2" aluminum cap, West 1/4 Corner, on a 3/4" rebar, LS 18645, flush North Line of the S 1/2, Section 27 Section 27 T11S, R67W, Sixth P.M with ground) S 88°35'13" W 5307.45' (Found stone) 1196.09 -- POINT OF BEGINNING S88°35'13"W 3464.24' 50' Electric Easement Rcpt. No. T11S R67W 97055925 .\_\_L\_\_\_\_. S27 **♦** S26 Found #5 rebar 2001 with aluminum VS 1864 cap stamped "DB&Co PLS 23515", flush with LOT 1 4.250 Acres Centerline radius revised per 185,133 SF +/-Engineering comments. -L=514.02' RIGHT-OF-WAY TO BE DEDICATED TO EL Δ=37°16′48" PASO COUNTY, COLORADO. WIDTH VARIES CH=N40°50'59"W **AREA** 32,864 SF +/-L=206.65' R=370.00' Δ=32°00'00" CH=N14°54'38"E Forest Lakes Filing No. 1 - L=64.12' Reception No.206712407 Δ=32°00'00" Site distance triangles shall be CH=S14°54'38"W Found #5 rebar designated and dimensioned. with plastic cap Sight distance triangles shall be stamped "PLS UNPLATTED 10376", flush with shown at the intersection of all roads and at the intersection of a private drives/access points with public roads Unnecessary at this time. Will be addressed during street design and the development of construction documents. Found #5 rebar with 1.5"aluminum cap stamped "DB&Co PLS 29413", flush with ground. — Forest Lakes Filing No. 2B Reception No.217714065 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 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

- 1. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 27, T11S, R67W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING ASSUMED TO BEAR S88'35'13"W, 5307.45 FEET, SAID NORTH LINE MONUMENTED AS SHOWN HEREON.
- 2. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT. ALL DIMENSIONS AS SHOWN HEREON ARE
- THE RECORDS OF EL PASO COUNTY, COLORADO, SAID DEED CONVEYING REAL PROPERTY TO LEWIS-PALMER
- 5. THE UNDERSIGNED HAS RELIED UPON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE POLICY No.OX55089724.14287951, HAVING A POLICY DATE OF SEPTEMBER 17, 2021 AT 5:00 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE
- 6. "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. THE DATE OF THE CERTIFICATION SHOWN HEREON".
- 7. 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 C.R.S.

## PLAT NOTES:

- 1. 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.
- 2. 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
- 3. THE NUMBER OF LOTS HEREBY PLATTED IS 1 AND THERE ARE NO TRACTS.

ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.

- 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).
- 5. UTILITY PROVIDERS ARE: BLACKHILLS ENERGY-GAS, AND MOUNTAIN VIEW ELECTRIC ASSOCIATION-ELECTRIC.
- 6. PIKES PEAK REGIONAL BUILDING DEPARTMENT (PPRBD) HAS APPROVED THE ADDRESSING. ◆
- 7. 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
- 8. PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED \_\_\_\_\_\_ RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER

Add 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.

No driveway shall be established unless an access permit has been granted by El Paso County.

NOTE ADDED

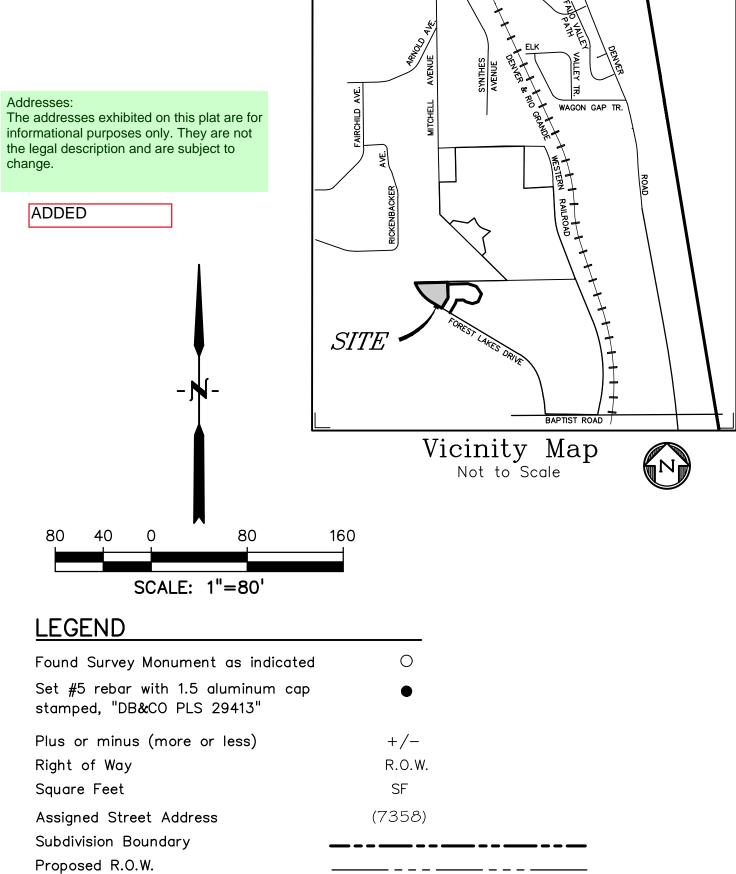
Add the following notes

- The net acreage of land to be dedicated

ADDED

- The final total gross acreage, gross density, net density and net acreage of the subdivision

ACREAGES ADDED DENSITY DOESN'T BELONG ON A PLAT.



KNOWLEDGE, INFORMATION AND BELIEF(Signature) EXPRESSED OR IMPLIED.

PLS NUMBER 29413 FOR AND BEHALF OF

TO LAND SURVEYING OF TITLE 38 OF

ACCURATELY SHOWS THE DESCRIBED 120

Existing R.O.W.

Existing Easement

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

Surveyors CertificateI surveyor's name, 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

DateColorado registered PLS

Surveyor's Name,

Town of

Monument (25)

DREXEL BARRELL & CO. PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR "LEWIS-FALMER 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 THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

SURVEYOR'S STATEMENT: exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said

THE UNDERSIGNED PROFESSIONAL LAN dealing with monuments, subdivision, or surveying of land and all applicable provisions of the RESPONSIBLE CHARGE, SUPERVISION A EI Paso County Land Development Code. I attest the above on this \_\_\_\_\_\_ day of

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT Remove Colorado ASSESSOR REMOVED FEES: MONUMENT ROCK DRAINAGE FEE: \$0.00

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO ) COUNTY OF EL PASO )

DEPUTY

PCD FILE VR228

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

FEE: \_

SURCHARGE:

AUGUST 31, 2022

DREXEL, BARRELL & CO. Engineers • Surveyors 3 SOUTH 7TH STREET COLORADO SPGS, COLORADO 80905 (719) 260-0887 Fax: (719) 260-8352 ob No.21586-00 Drawing: 21586-00 SD38 PLAT.dwg

Sheet 1 of 1

**SURVEY NOTES:** 

MEASURED, UNLESS NOTED OTHERWISE.

3. LEGAL DESCRIPTION FROM THAT WARRANTY DEED RECORDED 9/17/2021, UNDER RECEPTION #221175046 IN

4. SURVEY FIELD WORK COMPLETED IN AUGUST, 2022.

OWNERSHIP AND EASEMENTS OF RECORD.

MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM

§18-4-508.

## 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** COUNTY OF\_ THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS\_\_\_\_\_DAY OF \_\_\_ BY: KC SOMERS , SUPERINTENDENT, LEWIS-PALMER SCHOOL DISTRICT No. 38 WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

FEET, A CENTRAL ANGLE OF 32°00'00" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 14°54'38" WEST, 63.29 FEET;

COLORADO: THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE. THE FOLLOWING TWO (2) COURSES:

AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 40°50'59" WEST, 505.00 FEET;

1. NORTH 59°29'23" WEST, 231.10 FEET TO A POINT OF CURVE TO THE RIGHT;

SQUARE FEET, MORE OR LESS.

OWNERS CERTIFICATE:

NOTARY PUBLIC

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

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

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

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

PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY

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"