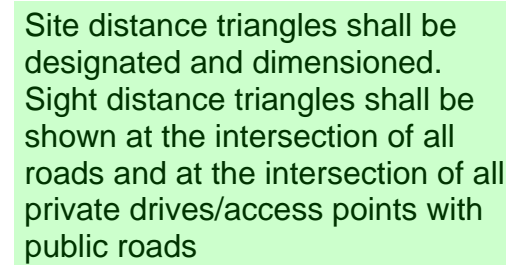


A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 27, RANGE 67 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

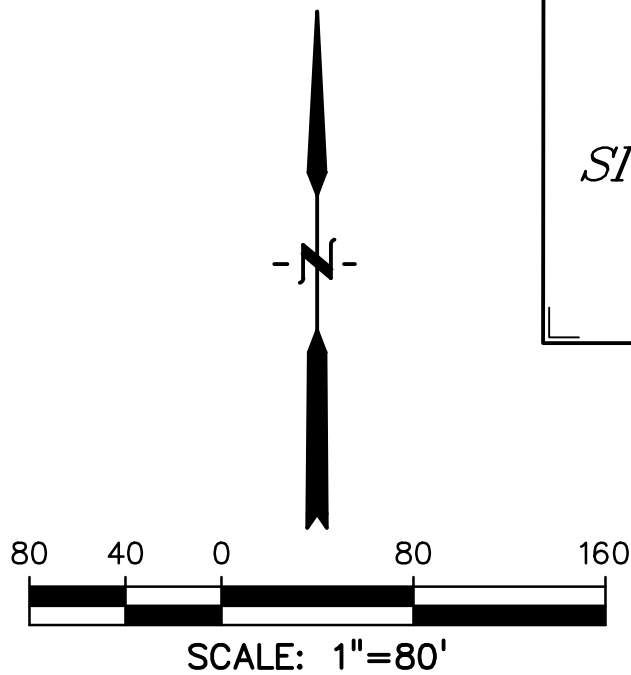
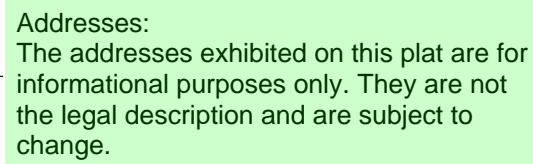


1. A TRAFFIC STUDY WILL BE REQUIRED AT THE TIME OF DEVELOPMENT TO DETERMINE IF THE 60' ROW IS ADEQUATE OR IF ADDITIONAL ROW IS NEEDED.
2. THIS PROPERTY IS LOCATED WITHIN ZONE X—AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0543 G HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018.
3. THE NUMBER OF LOTS HEREBY PLATTED IS 1 AND THERE ARE NO TRACTS.
4. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, IF ANY, OF ANY 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 ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
8. PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED _____ AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER _____

**Add Plat Note-
Easements:**
Unless otherwise indicated, all side, 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.

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

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



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	-----

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, BY SIGNING THIS DECLARATION, CERTIFIES THAT THE ACCOMPANYING SURVEY IS A RESPONSIBLE CHARGE, SUPERVISED BY HIMSELF OR HERSELF, AND THAT HE OR SHE HAS PERSONALLY AND KNOWLEDGE, INFORMATION AND BELIEF EXPRESSED OR IMPLIED, AND HE OR SHE HEREBY CERTIFIES 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 DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I attest the above on this _____ day of _____, 20__.

JOHN C. DAY
PLS NUMBER 29413
FOR AND BEHALF OF
DREXEL BARRELL & CO.

Surveyor's Name, (Signature) _____ Date _____
Colorado registered PLS # _____

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 THE _____ DAY OF _____, 2022, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

~~DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT~~

ASSESSOR

FEEES:

MONUMENT ROCK DRAINAGE FEE: \$0.00

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF EL PASO))SS

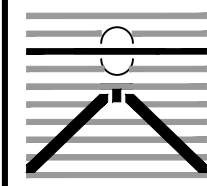
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ____O'CLOCK,
____ M., THIS _____ DAY OF _____, 2022 AND IS DULY RECORDED UNDER
RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY,
COLORADO. CHUCK BROERMAN, RECORDER.

FEE: _____

BY: _____
DEPUTY

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
Drawing: 21586-00 SD38 PLAT.dwg

PCD FILE VR228

Job No.21586-00 Drawing: 21586-00 SD38 PLAT.dwg

THAT LEWIS-PALMER SCHOOL DISTRICT No. 38 BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

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.

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAD 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 CONDITION OF THE FOREWATER SCHOOL DISTRICT NO. 38 FILING NO. 11, ALL PUBLIC IMPROVEMENTS ARE HEREBY GRANTED AND DEDICATED TO THE PUBLIC OWNERS OF HEREBY COVERED LANDS. THE SAME SHALL BE CONSIDERED TO EL PASO COUNTY, COLORADO, AND THAT THE PUBLIC UTILITIES AND EROSION CONTROL WORK SHALL 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 PERMANENT RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

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: