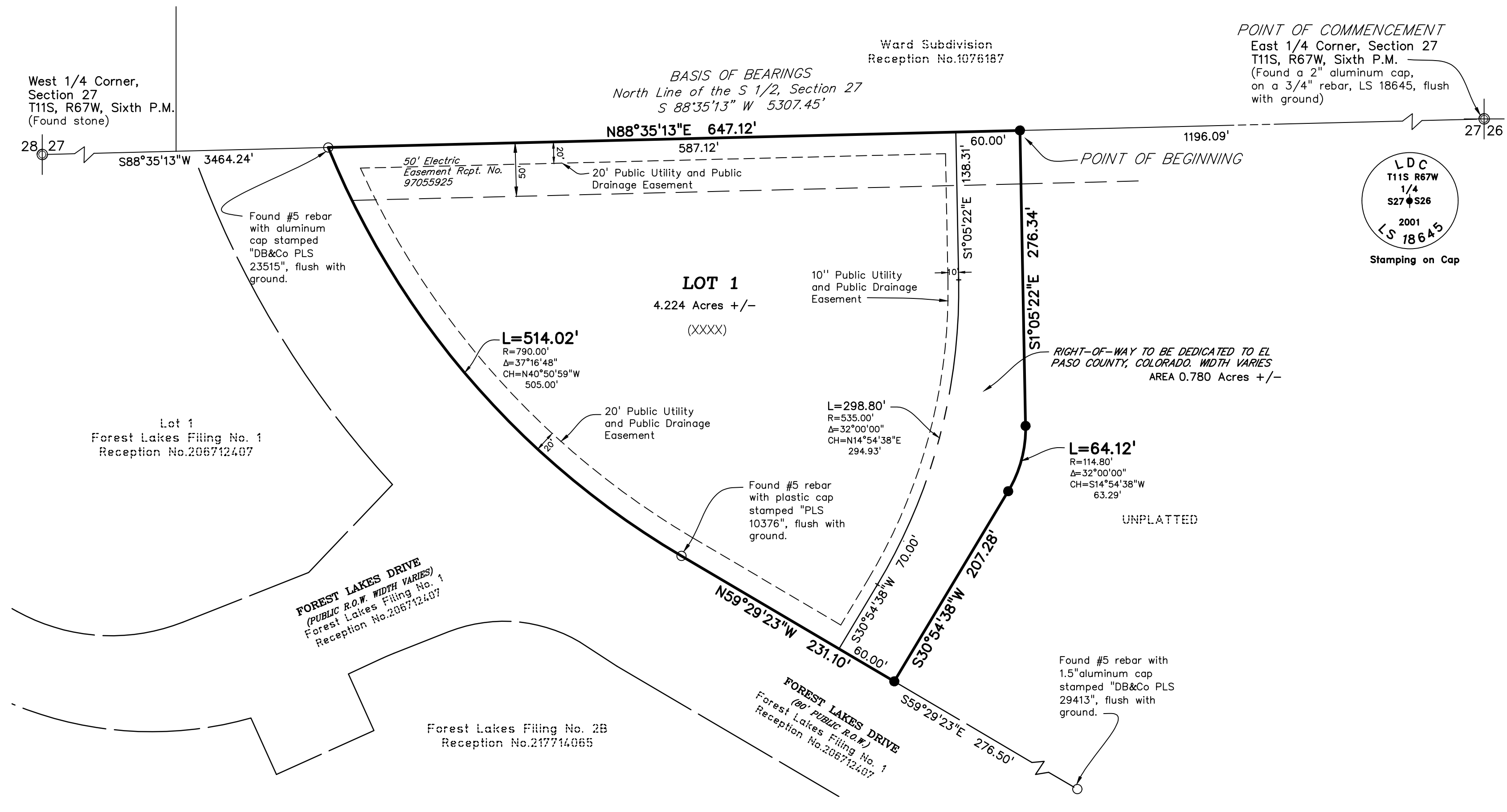
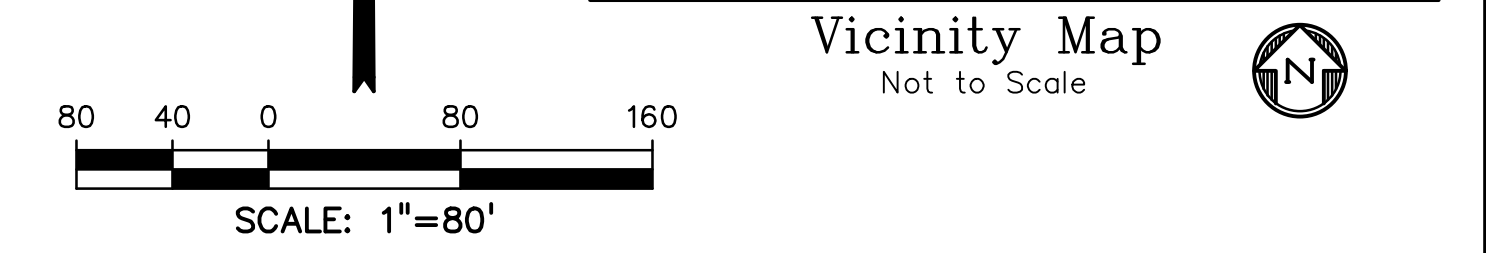
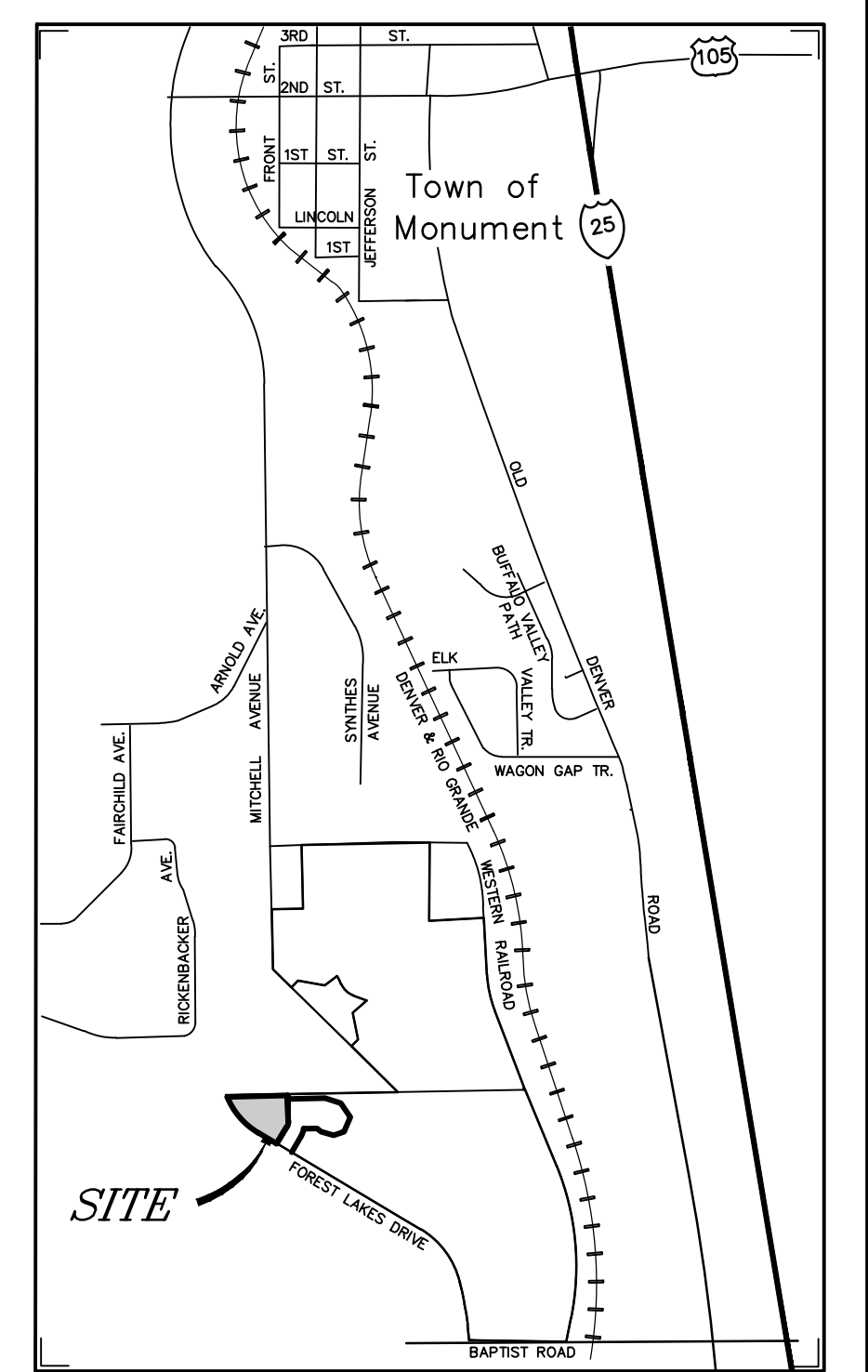


# LEWIS-PALMER SCHOOL DISTRICT No. 38 FILING NO. 1

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. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
  - 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 (PPRBD) HAS APPROVED THE ADDRESSING. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
  - ACCESS: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
  - EASEMENTS UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10' USE PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
  - ACREAGE NOTE: TOTAL GROSS ACREAGE = 5.004 ACRES +/-.  
NET ACREAGE OF SUBDIVISION (LOT 1) = 4.224 ACRES. +/-.  
NET ACREAGE OF LAND DEDICATED FOR RIGHT OF WAY = 0.780 ACRES +/-.



**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	-----
Proposed Easement	-----

**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 114.86 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: \_\_\_\_\_

**SURVEY NOTES:**

- 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, SAID NORTH LINE BEARS S88°35'13"W, 5307.45 FEET, AND IS MONUMENTED AS SHOWN HEREON. THE BEARINGS ARE GRID BEARINGS BASED IN THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT. ALL DIMENSIONS AS SHOWN HEREON ARE MEASURED, UNLESS NOTED OTHERWISE. ALL MONUMENTS SET OR FOUND ARE WITHIN 0.10' +/- OF THE GROUND SURFACE.
- LEGAL DESCRIPTION FROM THAT WARRANTY DEED RECORDED 9/17/2021, UNDER RECEPTION #221175046 IN THE RECORDS OF EL PASO COUNTY, COLORADO. SAID DEED CONVEYING REAL PROPERTY TO LEWIS-PALMER SCHOOL DISTRICT 38.
- SURVEY FIELD WORK COMPLETED IN AUGUST, 2022.
- 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 OWNERSHIP AND EASEMENTS OF RECORD.
- "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".
- 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. §18-4-508.

**SURVEYOR'S STATEMENT:**

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT AS DRAWN, REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, SUPERVISION AND CHECKING AND IN ACCORDANCE WITH THE REQUIREMENTS PERTAINING TO LAND SURVEYING OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS LAND SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JOHN C. DAY \_\_\_\_\_ DATE: \_\_\_\_\_  
PLS NUMBER 29413  
FOR AND BEHALF OF  
DREXEL BARRELL & CO.

**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, 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 \_\_\_\_\_

**FEES:** \_\_\_\_\_

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: \_\_\_\_\_  
SURCHARGE: \_\_\_\_\_  
BY: \_\_\_\_\_ DEPUTY

NOVEMBER 21, 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 SD38 PLAT.dwg