

URBAN COLLECTION AT PALMER VILLAGE

SITUATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.

LEGAL DESCRIPTION

PER STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 20000310454, WITH A COMMITMENT DATE OF MAY 4, 2020 AT 5:30 P.M.,

PARCEL I:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;
(BEARINGS REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 5, ASSUMED TO BEAR N89°53'50"E.)

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, SAID CORNER BEING ON THE SOUTHERLY LINE OF CONSTITUTION AVENUE AS DESCRIBED IN "CONSTITUTION AVENUE / PETERSON ROAD RIGHT-OF-WAY", RECORDED IN PLAT BOOK V-3 AT PAGE 169 OF THE RECORDS OF SAID COUNTY (THE FOLLOWING THREE (3) COURSES ARE ALONG SAID SOUTHERLY LINE);

1.) THENCE S89°54'50"E, 107.89 FEET;

2.) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 6°04'26", A RADIUS OF 1310.93 FEET, FOR AN ARC DISTANCE OF 138.97 FEET;

3.) THENCE S83°50'24"E, 364.67 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HANNAH RIDGE DRIVE, AN 80 FOOT RIGHT OF WAY AS SHOWN ON JESSICA HEIGHTS FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 206712249 OF THE RECORDS OF SAID COUNTY;

THENCE S00°20'42"W, 370.62 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF LOT 26 OF SAID JESSICA HEIGHTS FILING NO. 1;

THENCE N89°39'18"W, 609.42 FEET ALONG THE NORTHERLY LINES OF SAID LOT 26 AND LOTS 25, 24, 15, 14, AND 13 OF SAID JESSICA HEIGHTS FILING NO. 1 TO THE NORTHWEST CORNER OF SAID LOT 13, SAID CORNER ALSO BEING ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 5;

THENCE N00°20'42"E, 413.81 FEET ALONG SAID WEST LINE TO THE **POINT OF BEGINNING**

COUNTY OF EL PASO,
STATE OF COLORADO

PARCEL II:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;
(BEARINGS REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 5, ASSUMED TO BEAR N89°53'50"E.)

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, SAID CORNER BEING ON THE SOUTHERLY LINE OF CONSTITUTION AVENUE AS DESCRIBED IN "CONSTITUTION AVENUE/PETERSON ROAD RIGHT-OF-WAY", RECORDED IN PLAT BOOK V-3 AT PAGE 169 OF THE RECORDS OF SAID COUNTY (THE FOLLOWING SIX (7) COURSES ARE ALONG SAID SOUTHERLY LINE);

1. THENCE S89°54'50"E, 107.89 FEET;

2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL OF 6°04'26", A RADIUS OF 1310.93 FEET, FOR AN ARC DISTANCE OF 138.97 FEET;

3. THENCE S83°50'24"E, 396.82 FEET;

4. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 1°55'47", A RADIUS OF 1430.93 FEET, FOR AN ARC DISTANCE OF 48.19 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HANNAH RIDGE DRIVE, AN 80 FOOT RIGHT OF WAY AS SHOWN ON JESSICA HEIGHTS FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 206712249 OF THE RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE **POINT OF BEGINNING** OF THE TRACT OF LAND HEREIN DESCRIBED;

5. THENCE CONTINUING ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 4°19'59", A RADIUS OF 1430.93 FEET, FOR AN ARC DISTANCE OF 108.22 FEET TO A LINE 60 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 5;

6. THENCE N89°53'50"E, 524.11 FEET ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 5;

THENCE S00°17'12"W, 364.14 FEET ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT 85 OF SAID JESSICA HEIGHTS FILING NO. 1;

THENCE N89°39'18"W, 632.60 FEET ALONG THE NORTHERLY LINES OF SAID LOT 85 AND LOTS 86, 87, 96, 97, AND 98 OF SAID JESSICA HEIGHTS FILING NO. 1 TO THE NORTHWEST CORNER OF SAID LOT 98, SAID CORNER ALSO BEING ON SAID EASTERLY RIGHT OF WAY LINE OF HANNAH RIDGE DRIVE;

THENCE N00°20'42"E, 363.29 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE **POINT OF BEGINNING**

COUNTY OF EL PASO,
STATE OF COLORADO

PARCEL III:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5;

THENCE SOUTH 89°53'50" WEST, 30.00 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD;

THENCE SOUTH 00°20'42" WEST, 60.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED 120.00 FOOT WIDE RIGHT-OF-WAY OF CONSTITUTION AVENUE TO THE **POINT OF BEGINNING** OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE SOUTH 00°20'42" WEST, 435.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD TO THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN BOOK 2083 AT PAGE 587 OF THE RECORDS OF SAID COUNTY;

THENCE SOUTH 89°53'50" WEST, 1292.28 FEET ALONG THE SOUTH LINE OF SAID TRACT TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 00°20'41" EAST, 435.00 FEET ALONG THE WEST LINE OF SAID TRACT TO A POINT ON SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF CONSTITUTION AVENUE;

THENCE NORTH 89°53'50" EAST 1292.28 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE **POINT OF BEGINNING**

COUNTY OF EL PASO, STATE OF COLORADO.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SITUATE IN EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5 THENCE SOUTH 89°53'50" WEST ON THE NORTH LINE THEREOF, 1322.28 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 5;

THENCE SOUTH 00°20'41" WEST ON THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 5, 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED 120.00 FOOT RIGHT-OF-WAY OF CONSTITUTION AVENUE AND THE **POINT OF BEGINNING** OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE (1) CONTINUE ON THE LAST MENTIONED COURSE 435.00 FEET;

(2) NORTH 89°53'50" EAST, 172.42 FEET;

(3) NORTH 00°20'41" EAST 435.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED CONSTITUTION AVENUE;

(4) SOUTH 89°53'50" WEST ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED CONSTITUTION AVENUE, 172.42 FEET TO THE **POINT OF BEGINNING**

COUNTY OF EL PASO, STATE OF COLORADO.

EXCEPT THAT PORTION CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS, EL PASO COUNTY, COLORADO IN WARRANTY DEED RECORDED JUNE 9, 2010 UNDER RECEPTION NO. 210054574.

PARCEL IV:

THAT PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, SITUATE IN COUNTY OF EL PASO, STATE OF COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5;

THENCE SOUTH 89°53'50" WEST ON THE NORTH LINE THEREOF, 1,322.28 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 5;

THENCE SOUTH 0°20'41" WEST ON THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 5, 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PROPOSED 120.00 FOOT RIGHT OF WAY OF CONSTITUTION AVENUE AND THE **POINT OF BEGINNING** OF THE TRACT OF LAND HEREIN DESCRIBED;

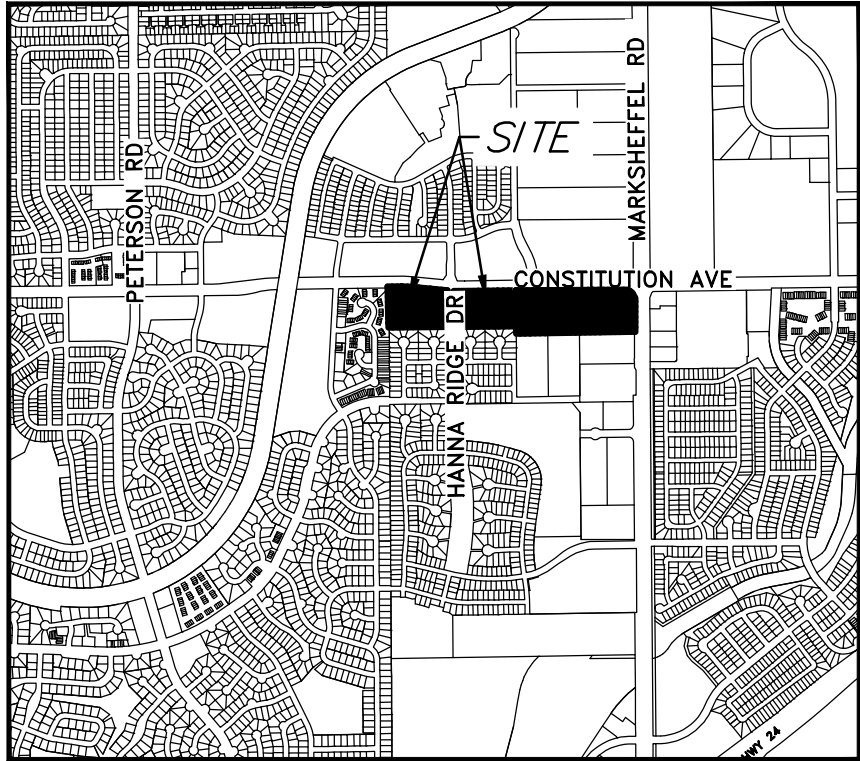
THENCE (1) CONTINUE ON LAST MENTIONED COURSE, 435.00 FEET:

(2) NORTH 89°53'50" EAST, 172.42 FEET:

(3) NORTH 0°20'41" EAST, 435.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF PROPOSED CONSTITUTION AVENUE;

(4) SOUTH 89°53'50" WEST ON SAID SOUTHERLY RIGHT OF WAY LINE OF PROPOSED CONSTITUTION AVENUE, 172.42 FEET TO THE **POINT OF BEGINNING**

COUNTY OF EL PASO, STATE OF COLORADO.



VICINITY MAP
SCALE: 1"=2000'

IN WITNESS WHEREOF:

OWNER: RICHMOND AMERICAN HOMES OF COLORADO, INC. A DELAWARE CORPORATION

THE AFOREMENTIONED RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2020.

BY: _____ DATE: _____

NAME: _____

TITLE: _____

NOTARIAL:

STATE OF COLORADO }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2020, BY

_____, AS _____ OF RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

GENERAL NOTES:

- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW ON OCTOBER 02, 2019.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- BASIS OF BEARINGS:** BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST, ASSUMED TO BEAR NORTH 89°09'25" EAST BETWEEN THE MONUMENTS SHOWN HEREON.
- THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08041C0752F, MAP REVISED MARCH 17, 1997.
- STEWART TITLE GUARANTY COMPANY, ORDER NO. 20000310454-REVISION NO. 1, WITH AN EFFECTIVE DATE OF NOVEMBER 09, 2020 AT 5:30 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- APPLICANT MUST GRANT EASEMENTS AS REQUIRED FOR ANY EXISTING OR PROPOSED UTILITY FACILITIES, AND IMPROVEMENTS SHALL NOT ENROACH UPON ANY UTILITY EASEMENT. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY EASEMENT WITHOUT THE WRITTEN APPROVAL OF COLORADO SPRINGS UTILITIES.
- IF IT IS NECESSARY TO RELOCATE ANY EXISTING UTILITY FACILITIES, THEN SUCH RELOCATION SHALL BE AT THE APPLICANT'S EXPENSE, AND IF REQUIRED, APPLICANT SHALL GRANT NEW EASEMENTS OR THE RELOCATED FACILITIES. ADDITIONALLY, ALL EXISTING UTILITIES ON THIS PROPERTY THAT DO NOT HAVE RECORDED EASEMENTS WILL REQUIRE EASEMENTS TO BE GRANTED TO COLORADO SPRINGS UTILITIES. THE EASEMENT WIDTHS SHALL MEET CURRENT COLORADO SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS.
- TRACTS F AND G ARE FOR PRIVATE ACCESS, PUBLIC UTILITIES AND PARKING. ALL PRIVATE STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE URBAN COLLECTION AT PALMER VILLAGE DUPLEX OWNER'S ASSOCIATION.
- TRACTS E AND J ARE FOR DETENTION PONDS, AND ARE TO BE OWNED AND MAINTAINED BY THE URBAN COLLECTION AT PALMER VILLAGE DUPLEX OWNER'S ASSOCIATION.
- ALL TRACTS WILL BE OWNED AND MAINTAINED BY THE URBAN COLLECTION AT PALMER VILLAGE DUPLEX OWNER'S ASSOCIATION. OWNERSHIP OF TRACTS IS TO BE CONVEYED BY SEPARATE DOCUMENT.
- ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.
- A STANDARD AVIGATION EASEMENT CONVEYED TO THE CITY OF COLORADO SPRINGS, APPURTENANT TO THE COLORADO SPRINGS AIRPORT RECORDED MARCH 14, 1989 IN BOOK 5612 AT PAGE 726 COVERS THE SUBJECT PROPERTY BUT IS NOT SHOWN HEREIN.
- A STANDARD AVIGATION EASEMENT RECORDED MARCH 20, 2014 AT RECEPTION NO. 214022685 COVERS THE SUBJECT PROPERTY BUT IS NOT SHOWN HEREIN.
- THE OWNERSHIP AND MAINTENANCE AS REFERENCED HEREIN BY THE URBAN COLLECTION AT PALMER VILLAGE DUPLEX OWNER'S ASSOCIATION IS MORE PARTICULARLY DESCRIBED IN _____ RECORDED AT RECEPTION NO. _____
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUES, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENT IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF SAID IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

SHEET INDEX

SHEET 1 - COVER, LEGAL DESCRIPTION, VICINITY MAP

SHEET 2 - OVERALL BOUNDARY, TRACT TABLE

SHEETS 3-7 - DETAIL SHEETS

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS, EASEMENTS, AND STREETS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID PLAT AND THE LOCATION OF SAID EASEMENTS AS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED AND THAT PROPER DRAINAGE FOR THE SAME WILL BE PROVIDED AT THE OWNER(S) EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THIS TRACT SO PLATTED SHALL BE KNOWN AS **"URBAN COLLECTION AT PALMER VILLAGE"**, EL PASO COUNTY, COLORADO.

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN, IS SUBJECT TO THE CODE OF EL PASO COUNTY, 2001, AS AMENDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE COUNTY OF EL PASO OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, SUBDIVISION BONDS OR COMBINATIONS THEREOF GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE COUNTY OF EL PASO.

EASEMENTS:

- ALL EASEMENTS SHOWN HEREON WITHIN EACH LOT ARE TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT.
- ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 21212548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- ACCESS AND UTILITY EASEMENTS AS DEPICTED HEREIN ARE FOR PUBLIC ACCESS OVER THE PRIVATE STREETS TO THE LOTS AS PLATTED HEREIN.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS/HER RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF.

MICHAEL J. NOFFSINGER, COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38367
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO. 80122
(303) 713-1898

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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSES FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

COUNTY APPROVALS:

APPROVED BY THE EL PASO COUNTY PLANNING DEPARTMENT THIS ____ DAY OF _____, 2020.

PLANNING DIRECTOR _____ DATE _____

APPROVED BY THE EL PASO COUNTY CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS THIS ____ DAY OF _____, 2020.

CHAIRMAN OF BOARD _____ DATE _____

RECORDING:

STATE OF COLORADO)) SS.
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT

_____, O'CLOCK __M., THIS ____ DAY OF _____, 2020 A.D.,

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF


EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

SURCHARGE: _____

BY: _____ DEPUTY

SEE: _____

 Aztec CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORP. 4350 S. MONACO ST. DENVER, CO 80237		DATE OF PREPARATION:	03-19-2020
			SCALE:	N/A
			SHEET 1 OF 7	

LAST REVISED: 11/11/2020

AzTec Proj. No.: 21419-48

Drawn By: CWB

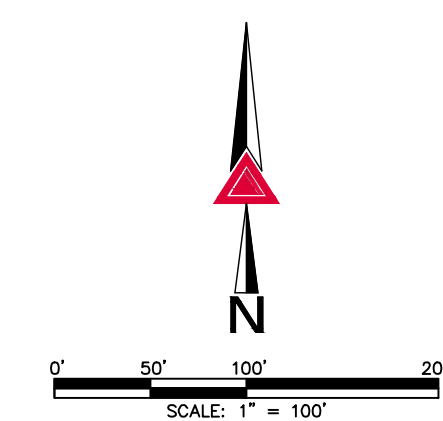
SITUATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.




TRACT SUMMARY TABLE				
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY / MAINTAINED BY
TRACT A	12,231	0.281	ROW DEDICATION	CITY OF COLORADO SPRING
TRACT B	22,693	0.521	ACCESS & LANDSCAPE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT C	18,782	0.431	LANDSCAPE & DRAINAGE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT D	5,606	0.129	LANDSCAPE & DRAINAGE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT E	17,701	0.406	LANDSCAPE & ACCESS	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT F	51,632	1.185	ACCESS & UTILITY	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT G	51,480	1.182	ACCESS & UTILITY	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT H	26,653	0.612	ACCESS & LANDSCAPE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT I	3,715	0.085	LANDSCAPE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT J	21,717	0.499	LANDSCAPE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT K	14,920	0.343	LANDSCAPE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT L	12,650	0.290	ROW DEDICATION	CITY OF COLORADO SPRINGS
TRACT M	533,943	12.258	LANDSCAPE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TOTAL	793,723	18.222		

FOR REVIEW

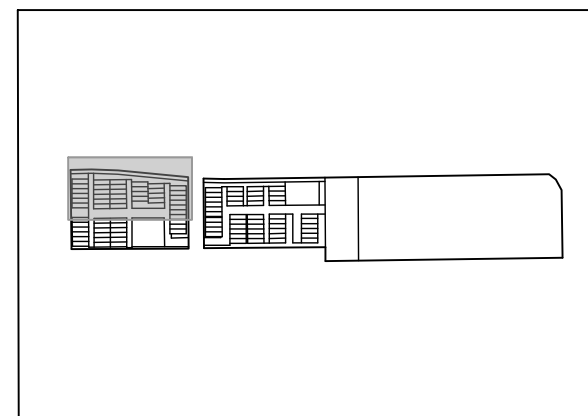
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



 <p>AZTEC CONSULTANTS, INC.</p> <p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DEVELOPER</p> <p>RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORP.</p> <p>4350 S. MONACO ST. DENVER, CO 80237</p>	DATE OF PREPARATION:	03-19-2020
		SCALE:	1" = 50'
		SHEET 2 OF 7	

URBAN COLLECTION AT PALMER VILLAGE

SITUATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.



VICINITY MAP
SCALE: 1"=1000'

SE 1/4 SEC. 32,
T.13S., R.65W., SIXTH P.M.

NW 1/4, NE 1/4 SEC. 5,
T.14S., R.65W., SIXTH P.M.

POINT OF COMMENCEMENT

(TITLE COMMITMENT PARCEL II)

POINT OF BEGINNING

(TITLE COMMITMENT PARCEL I)

NORTH 1/4 CORNER

SECTION 5, T14S., R65W., 6TH PM

FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 30829 SURVCON INC 2003"

CONSTITUTION AVENUE

(120' WIDE PUBLIC ROW) PLAT

BOOK V-3 PAGE 169

(BASIS OF BEARINGS)

NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC. 5

N89°09'25"E 1321.85'

T13S

T14S

S83°50'24"E 364.67' (R)

S84°34'51"E 364.70' (M)

S84°34'51"E

396.82' (R)

S89°54'50"E 107.89' (R)
N89°10'23"E 107.89' (M)

TRACT A
12,231 SF
0.281 AC

S89°10'23"W 108.04'

90.46'

TRACT B
22,857 SF
0.525 AC

S89°10'23"W 108.04'

90.46'

TRACT C
18,759 SF
0.431 AC

S89°10'23"W 108.04'

90.46'

TRACT D
5,610 SF
0.129 AC

S89°10'23"W 108.04'

90.46'

TRACT E
5,610 SF
0.129 AC

S89°10'23"W 108.04'

90.46'

TRACT F
51,489 SF
1.182 AC

S89°10'23"W 108.04'

90.46'

TRACT G
5,610 SF
0.129 AC

S89°10'23"W 108.04'

90.46'

TRACT H
5,610 SF
0.129 AC

S89°10'23"W 108.04'

90.46'

TRACT I
5,610 SF
0.129 AC

S89°10'23"W 108.04'

90.46'

TRACT J
5,610 SF
0.129 AC

S89°10'23"W 108.04'

90.46'

TRACT K
5,610 SF
0.129 AC

S89°10'23"W 108.04'

90.46'

TRACT L
5,610 SF
0.129 AC

S89°10'23"W 108.04'

90.46'

TRACT M
5,610 SF
0.129 AC

S89°10'23"W 108.04'

90.46'

TRACT N
5,610 SF
0.129 AC

S89°10'23"W 108.04'

90.46'

TRACT O
5,610 SF
0.129 AC

S89°10'23"W 108.04'

90.46'

TRACT P
5,610 SF
0.129 AC

S89°10'23"W 108.04'

90.46'

TRACT Q
5,610 SF
0.129 AC

S89°10'23"W 108.04'

90.46'

TRACT R
5,610 SF
0.129 AC

S89°10'23"W 108.04'

90.46'

TRACT S
5,610 SF
0.129 AC

S89°10'23"W 108.04'

90.46'

TRACT T
5,610 SF
0.129 AC

S89°10'23"W 108.04'

90.46'

TRACT U
5,610 SF
0.129 AC

S89°10'23"W 108.04'

90.46'

TRACT V
5,610 SF
0.129 AC

S89°10'23"W 108.04'

90.46'

TRACT W
5,610 SF
0.129 AC

S89°10'23"W 108.04'

90.46'

TRACT X
5,610 SF
0.129 AC

S89°10'23"W 108.04'

90.46'

TRACT Y
5,610 SF
0.129 AC

S89°10'23"W 108.04'

90.46'

TRACT Z
5,610 SF
0.129 AC

S89°10'23"W 108.04'

90.46'

Δ=6°04'26"

R=1310.93'

L=138.97' (R&M)

Δ=6°04'21" R=1290.93' L=136.82'

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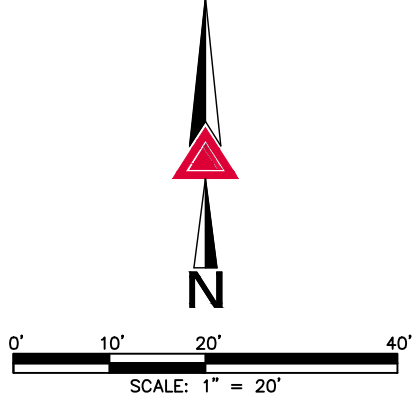
Δ=6°04'21" R=1290.93' L=136.82'

SEE SHEET 4

SEE SHEET 5

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
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AzTec Proj. No.: 21419-48

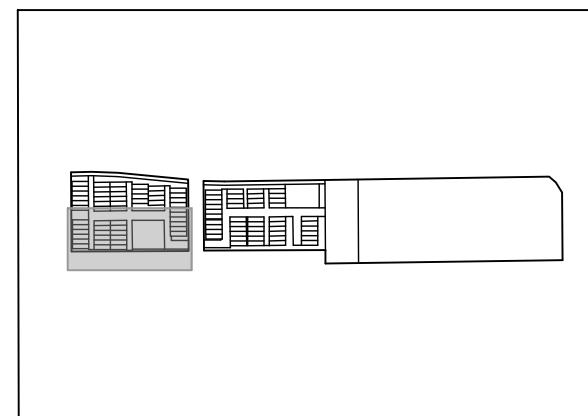
Drawn By: CWB

DEVELOPER
RICHMOND AMERICAN HOMES
OF COLORADO, INC., A DELAWARE CORP.
4350 S. MONACO ST.
DENVER, CO 80237

DATE OF PREPARATION:	03-19-2020
SCALE:	1" = 20'
SHEET 3 OF 7	

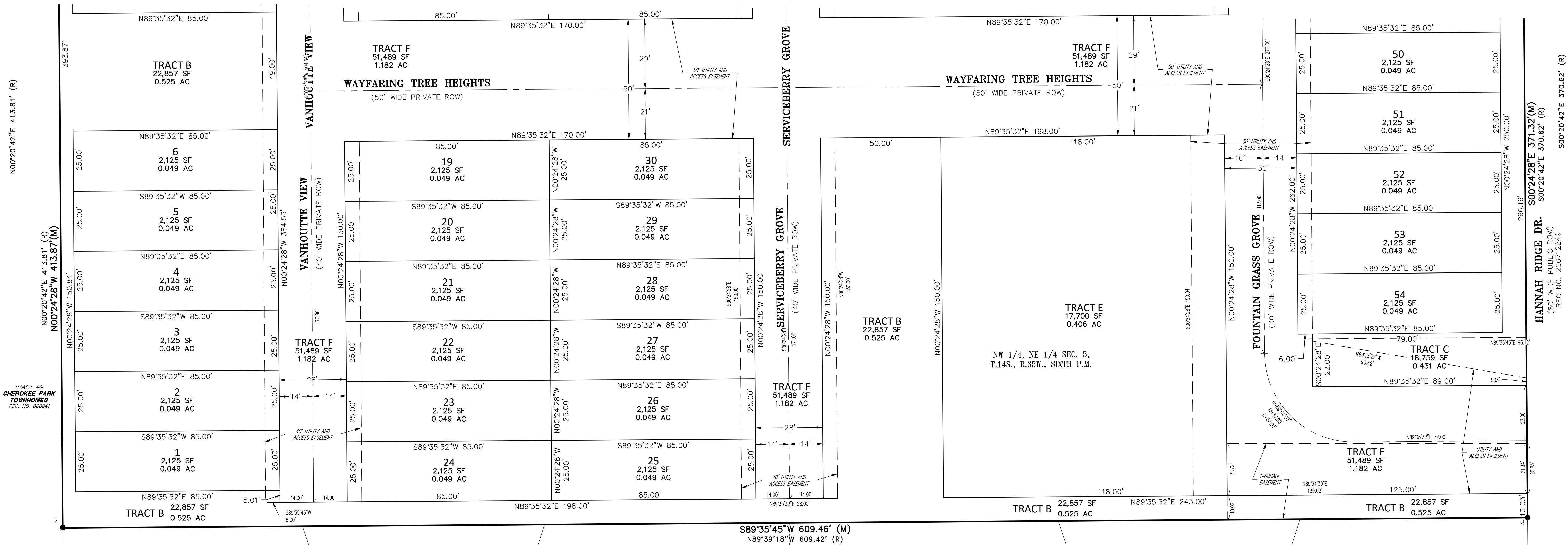
URBAN COLLECTION AT PALMER VILLAGE

SITUATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.

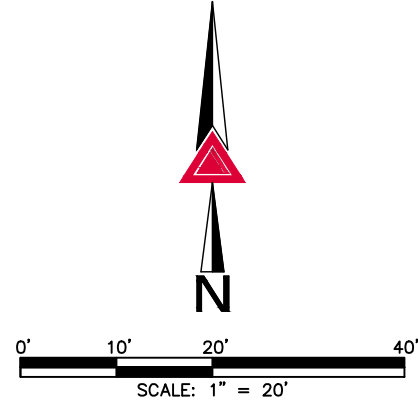



VICINITY MAP
SCALE: 1"=1000'

SEE SHEET 3



SEE SHEET 6



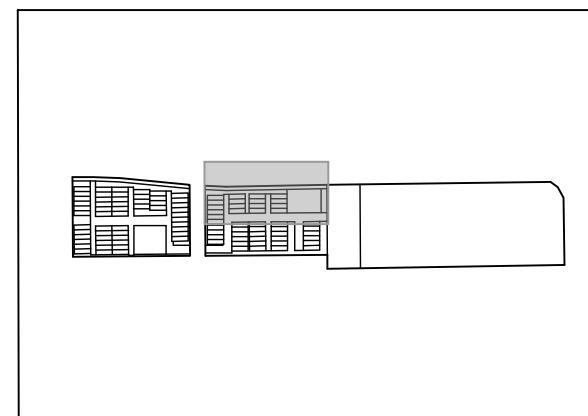
 AzTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORP. 4350 S. MONACO ST. DENVER, CO 80237	DATE OF PREPARATION: 03-19-2020	
	AzTec Proj. No.: 21419-48	Drawn By: CWB	SCALE: 1" = 20'
			SHEET 4 OF 7

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

URBAN COLLECTION AT PALMER VILLAGE

SITUATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.



VICINITY MAP
SCALE: 1"=1000'

CONSTITUTION AVENUE

SE 1/4 SEC. 32, (120' WIDE PUBLIC ROW) PLAT
T.13S., R.65W., SIXTH P.M. BOOK V-3 PAGE 169

(BASIS OF BEARINGS)

(BASIS OF BEARINGS)
NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC. 5
N89°09'25"E 1321.85'

T13S
T14S

NW 1/4, NE 1/4 SEC. 5,
T.14S., R.65W., SIXTH P.M.

EAST 1/16 CORNER
SEC. 5, T14S, R65W, 6TH PM
(ACTUAL LOCATION
NOT MONUMENTED)

60' WITNESS CORNER TO THE
EAST 1/16 CORN
SEC. 5, T14S, R6

NE 1/
T.14S., R.65

CONSTITUTION AVENUE

(120' WIDE PUBLIC ROW) PLAT
BOOK V-3 PAGE 169

N89°53'50"E 524.11' (R)
N89°09'25"E 524.11'(M)

TRACT L
12,650 SF
0.290 AC

N89°09'25"E 524.02'

176.42'

30.00'

TRACT K
14,929 SF
0.343 AC

Δ=4°17'04" R=1450.93' L=108.50'

317.60'

N89°35'32"E 113.00'

N89°35'32"E 198.00'

85.00'

85.00'

25.00'

TRACT G
51,460 SF
1.181 AC

TRACT G
51,460 SF
1.181 AC

TRACT G
51,460 SF
1.181 AC

TRACT G
51,460 SF
1.181 AC

TRACT G
51,460 SF
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TRACT G
51,460 SF
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TRACT G
51,460 SF
1.181 AC

TRACT G
51,460 SF
1.181 AC

TRACT J
21,723 SF
0.499 AC

TRACT I
3,716 SF
0.085 AC

TRACT G
51,460 SF
1.181 AC

TRACT G
51,460 SF
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TRACT J
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TRACT I
3,716 SF
0.085 AC

TRACT G
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TRACT G
51,460 SF
1.181 AC

TRACT J
21,723 SF
0.499 AC

TRACT I
3,716 SF
0.085 AC

BLUE AVENA VIEW

(50' WIDE PRIVATE ROW)

N89°35'32"E

218.00'

BLUE AVENA VIEW

BLUE AVENA VIEW

(50' WIDE PRIVATE ROW)

N89°35'32"E

137.89'

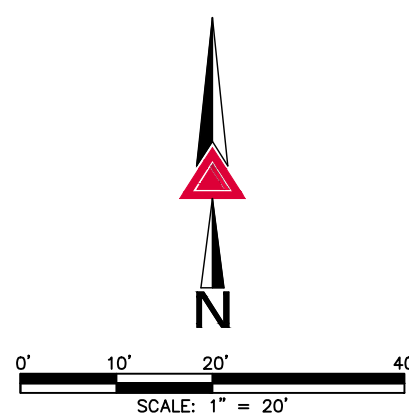
N89°35'32"E

123.91'

SEE SHEET 6

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
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www.aztecconsultants.com

AzTec Proj. No.: 21419-48

Drawn By: CWB

DEVELOPER
RICHMOND AMERICAN HOMES
OF COLORADO, INC., A DELAWARE CORP.
4350 S. MONACO ST.
DENVER, CO 80237

DATE OF PREPARATION:

03-19-2020

SCALE:

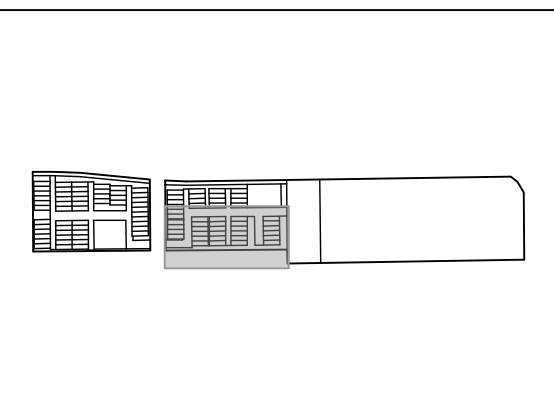
1" = 20'

SHEET 5 OF 7

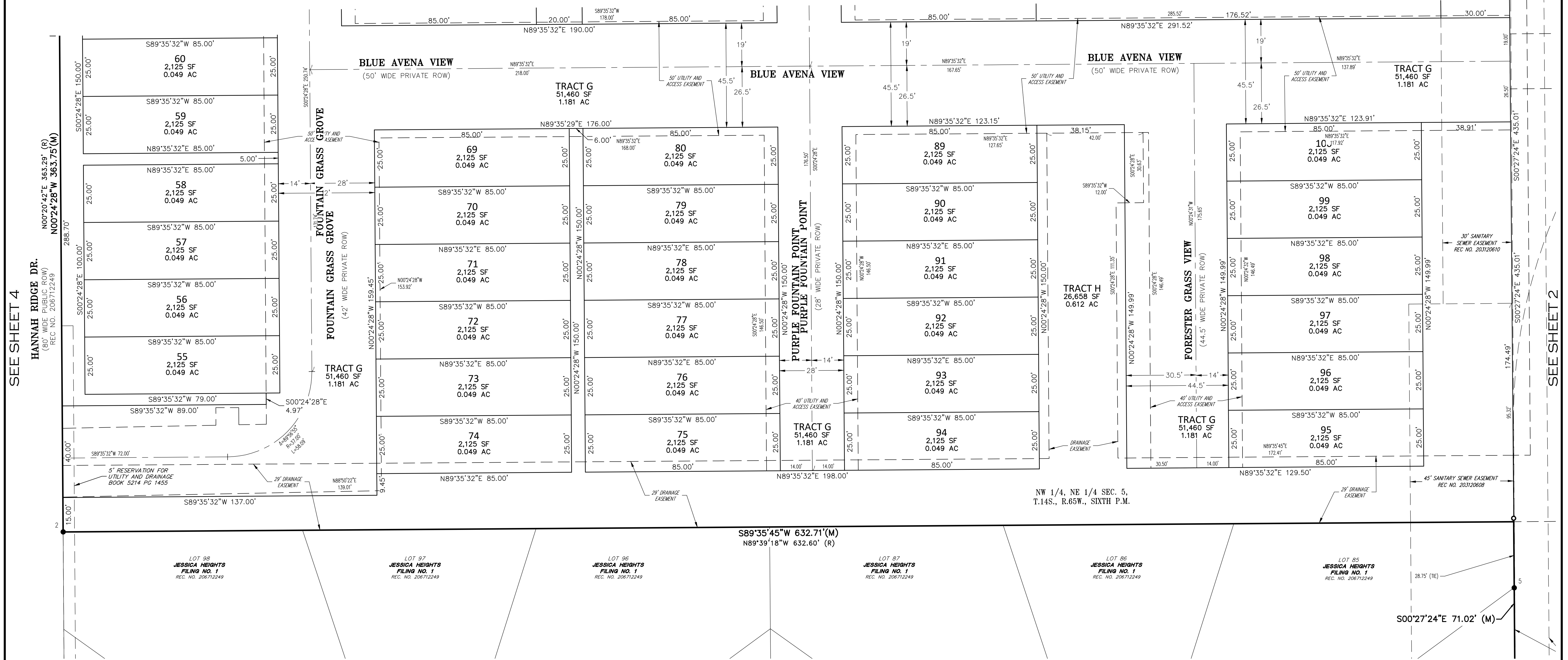
URBAN COLLECTION AT PALMER VILLAGE

SITUATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.

SEE SHEET 5

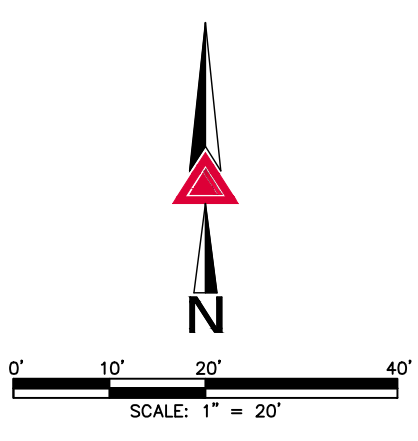



VICINITY MAP
SCALE: 1"=1000'



SEE SHEET 4

SEE SHEET 2



 AzTec Proj. No.: 21419-48	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORP. 4350 S. MONACO ST. DENVER, CO 80237	
		DATE OF PREPARATION:	03-19-2020
		SCALE:	1" = 20'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

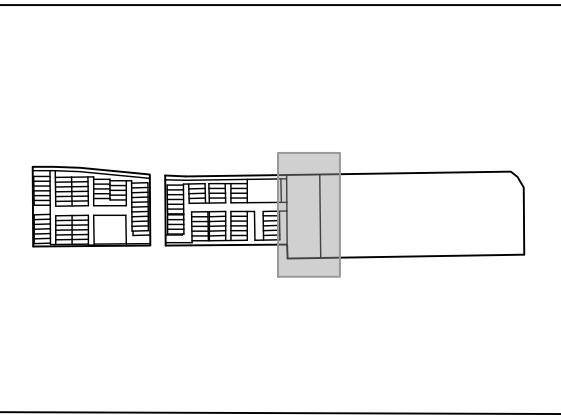
SHEET 6 OF 7

URBAN COLLECTION AT PALMER VILLAGE

SITUATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.

(SEE SHEET 2 FOR OVERALL TRACT N)

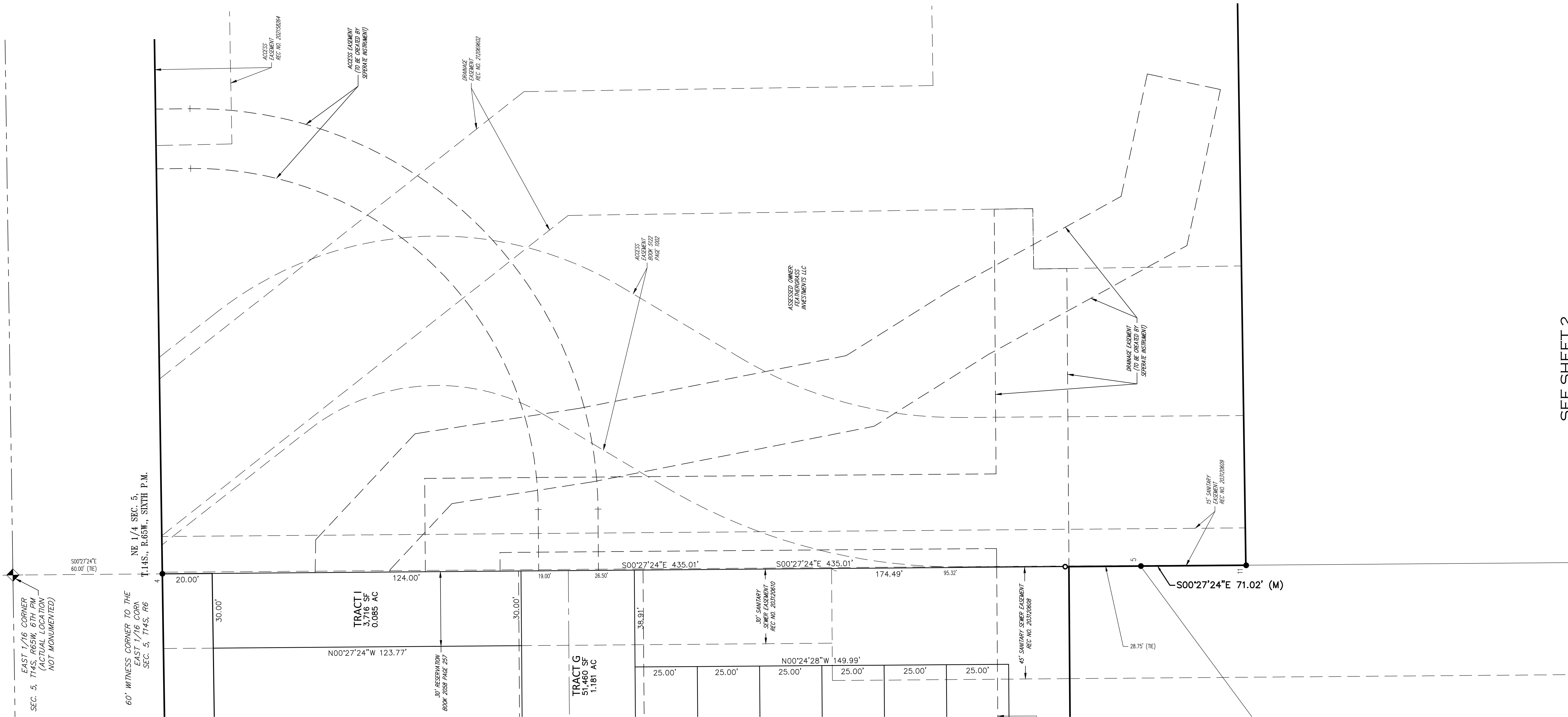
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH



VICINITY MAP
SCALE: 1"=1000'

SEE SHEET 4

SEE SHEET 2



SCALE: 1" = 20'

Aztec CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION:		03-19-2020
	SCALE:		1" = 20'
	SHEET 7 OF 7		

DEVELOPER RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORP. 4350 S. MONACO ST. DENVER, CO 80237	
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