

A PORTION OF THE WEST HALF OF SECTION 33,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO  
SHEET 1 OF 2



THE AVIGATION EASEMENT DEDICATED HEREIN FOR PUBLIC AVIGATION PURPOSES, SHALL BE CONSIDERED A PUBLIC EASEMENT SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED ON THE INSTRUMENT RECORDED AT RECEPTION NUMBER 217069667 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.

ALL UTILITY EASEMENTS THAT ARE DEDICATED HEREIN FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 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.

EASEMENTS ARE AS SHOWN AND ARE TO BE MAINTAINED BY BUILDING OWNERS PER THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOUND AT RECEPTION NO. 219029464.

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.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

BRIAN J. DENNIS  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069  
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

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.

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "SAND HILL FILING NO. 3"

CITY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 )SS  
COUNTY OF \_\_\_\_\_ )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_ A.D., AND IS DULY RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN , RECORDER

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

FEE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

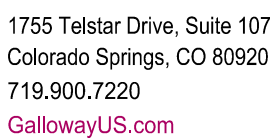
SCHOOL FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

PARK FEE: \_\_\_\_\_

DRAINAGE FEE: \_\_\_\_\_

CITY FILE NUMBER: AR FP 19-00436



SAND HILL FILING NO. 3

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CITY OF COLORADO SPRINGS, COUNTY OF EL PASO,  
STATE OF COLORADO

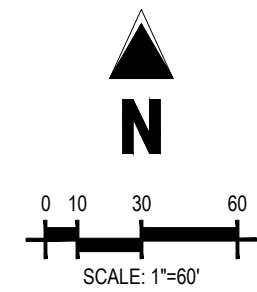
[illegible]

|             |              |
|-------------|--------------|
| Project No: | ACD000018.10 |
| Drawn By:   | AAY          |
| Checked By: | BJD          |
| Date:       | 10.24.2019   |



A PORTION OF THE WEST HALF OF SECTION 33,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO  
SHEET 2 OF 2

1755 Telstar Drive, Suite 107  
Colorado Springs, CO 80920  
719.900.7220  
[GallowayUS.com](http://GallowayUS.com)



● FOUND MONUMENT (AS DESCRIBED)

○ SET MONUMENT NO. 5 REBAR WITH  
ORANGE PLASTIC CAP "PLS 38069"  
UNLESS OTHERWISE NOTED

■ FOUND MONUMENT NO. 5 REBAR WITH  
ORANGE PLASTIC CAP "PLS 38069"

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CITY OF COLORADO SPRINGS, COUNTY OF EL PASO,  
STATE OF COLORADO

|             |              |
|-------------|--------------|
| Project No: | ACD000003.10 |
| Drawn By:   | JGH          |
| Checked By: | BJD          |
| Date:       | 07.09.2019   |

CITY FILE NUMBER: AR FP 19-00436