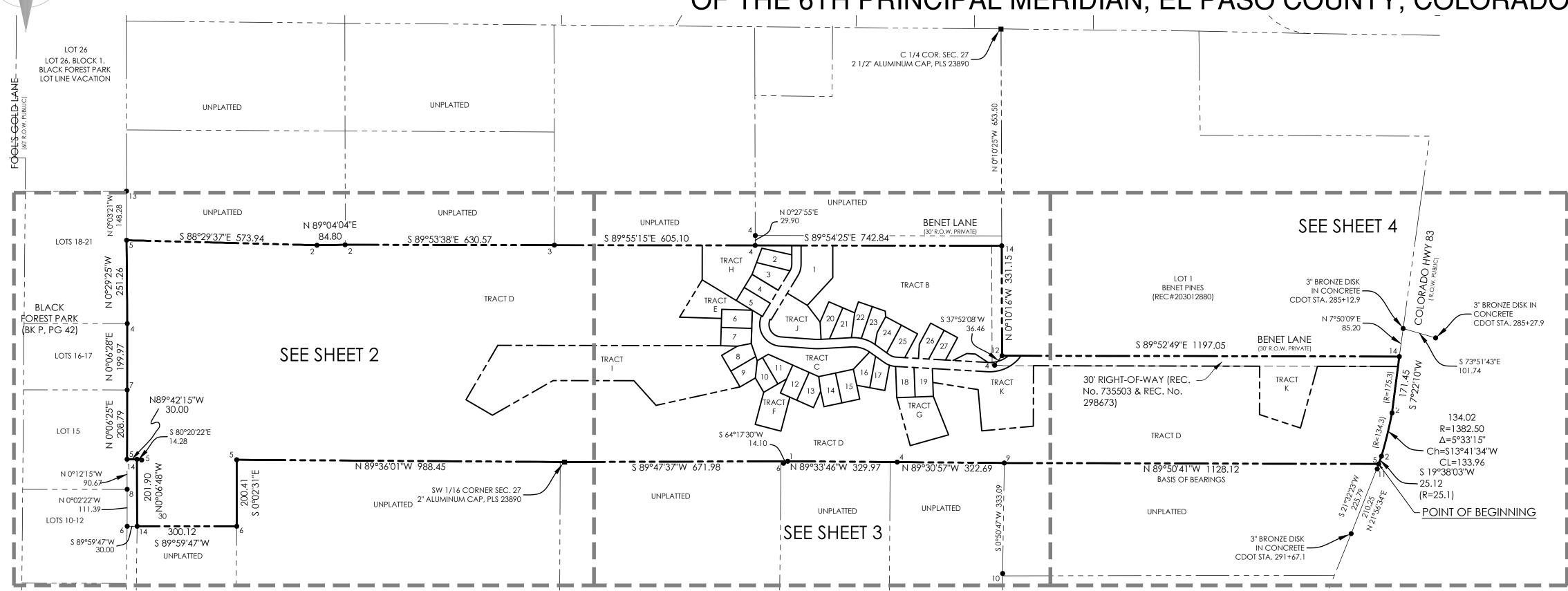
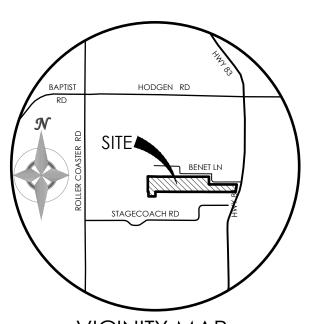
1" = 200' 1:2,400

SANCTUARY OF PEACE FILING NO. 1

LOCATED IN THE THE SOUTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE

OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO





KNOW ALL MEN BY THESE PRESENTS

FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

HENCE N 89°50'41" W, 1128.12 FEET;

THENCE N 89°30'57" W. 322.69 FEET:

THENCE N 89°33'46" W. 329.97 FEET: THENCE S 89°47'37" W, 671.98 FEET;

THENCE N 89°36'01" W, 988,45 FEET

THENCE S 00°02'48" E. 200.41 FEET:

THENCE S 89°59'47" W. 300.12 FEET

THENCE N 00°06'48" W, 201.90 FEET;

HENCE N 89°42'15" W, 30.00 FEET; THENCE N 00°06'25" E. 208.79 FEET

THENCE N 00°06'28" E, 199.97 FEET THENCE N 00°29'25" W, 251.26 FEET;

THENCE S 88°29'37" E, 573.94 FEET;

THENCE N 89°04'04" E. 84.80 FEET:

THENCE S 89°53'38" E, 630.57 FEET

THENCE S 89°55'15" E, 605.10 FEET

THENCE S 00°10'16" E. 331.15 FEET

(SECTION 13-80-105 C.R.S.).

HENCE \$ 89°54'25" E, 742.84 FEET;

THENCE S 89°54'49" E, 1197.05 FEET

\$13°41'34"W. 133.96 FEET TO A POINT NON-TANGENT:

THENCE \$ 19°38'03" W, 25.12 FEET TO THE POINT OF BEGINNING

THAT BENET HILL MONASTERY OF COLORADO SPRINGS, INC. IS THE OWNER OF THE

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH,

RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

EGINNING AT A POINT ON THE WEST LINE OF COLORADO HIGHWAY 83;

THENCE S 07°22'10" W, 171.45 FEET TO A NON-TANGENT CURVE TO THE RIGHT;

1382.50 FEET, A CENTRAL ANGLE OF 5°33'15", AND WHOSE LONG CHORD BEARS

CONTAINING A CALCULATED AREA OF 49.58± ACRES (2,159,785.± SF) MORE OR LESS.

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.

HENCE 134.02 FEET ALONG SAID CURVE CONVEX TO THE WEST, HAVING A RADIUS OF

GENERAL NOTES

- 1. THE DATE OF PREPARATION IS DECEMBER 20, 2018
- 2. THE BASIS OF BEARINGS IS A PORTION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, MONUMENTED AS SHOWN AND ASSUMED TO BEAR N 89° 50' 41" W, 1128.12 FEET.
- 3. FLOODPLAIN STATEMENT
- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA'S) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041 C0295G, EFFECTIVE DECEMBER 7, 2018.
- 4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES AND PUBLIC LAND SURVEY MONUMENT OF LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
- 5. LAND SURVEYING PROVIDED BY POLARIS SURVEYING, INC., 1903 LELARAY STREET, SUITE 102, COLORADO SPRINGS, CO 80909. (719) 448-0844
- 6. SET #5 REBAR W/ ALUMINUM CAP "PLS 27605" FLUSH WITH THE GROUND AT ALL CORNERS. UNLESS SHOWN OTHERWISE
- 7. LOTS 1-27 ARE SUBJECT TO A RECIPROCAL ACCESS EASEMENT RECORDED IN RECEPTION NO.
- 8. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES RELATED TO GAS AND ELECTRIC SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTEREST OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- 9. LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.
- 10. GEOLOGIC HAZARD NOTE:
- LOTS 1 THRU 27, TRACTS A. B. C. D. E. F. G. H. I. J. K AND L HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS, MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS CAN BE FOUND IN THE SOIL, GEOLOGY AND GEOLOGIC HAZARD STUDY FOR SANCTUARY OF PEACE FILING NO. 1 PREPARED BY ENTECH ENGINEERING, FEBRUARY 11, 2019, JOB NO. 190118, IN THE SANCTUARY OF PEACE RESIDENTIAL COMMUNITY FILE (PUDSP-19-002) AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. - EXPANSIVE SOILS (LOTS 1 THRU 27, TRACTS A, B, C, D, E, F, G, H, I, J, K AND L)
- POTENTIALLY SEASONAL SHALLOW GROUND WATER (LOTS 1 THRU 27, TRACTS A, B, C, D, E, F, G, H, I, J, K AND L) - POTENTIALLY UNSTABLE SLOPE (TRACT H & LOT 2)

COMPANY, FILE NO. 3117418-07361 WITH EFFECTIVE DATE OF JUNE 26, 2021.

- MORE PARTICULARLY DESCRIBED AS FOLLOWS: 11. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO STATE HIGHWAY 83.
 - 12. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATIONS OF PROTECTIVE AND RESTRICTIVE COVENANTS SANCTUARY OF PEACE RESIDENTIAL COMMUNITY AS _ THE RECORDS OF EL PASO COUNTY, COLORADO.
 - 13. A DETENTION POND MAINTENANCE AGREEMENT IS RECORDED AT RECEPTION NO. _ THE RECORDS OF EL PASO COUNTY, COLORADO
 - 14. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY M.V.E., INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, M.V.E., INC. RELIED UPON TITLE INSURANCE POLICY PREPARED BY GUARDIAN TITLE AGENCY, LLC, AGENT FOR STEWART TITLE GUARANTY

TRACT A (30,108 SF. / 0.69 AC.) SHALL BE FOR PRIVATE ROADWAY AND UTILITIES AND SHALL BE OWNED AND MAINTAINED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION. TRACT B (136,708 SF. / 3.14 AC.) & TRACT D (1,556,797 SF. / 35.74 AC.) SHALL BE FOR OPEN SPACE, LANDSCAPE, TRAIL, DRAINAGE AND SIGNAGE AND SHALL BE OWNED BY BENET HILL MONASTERY OF COLORADO SPRINGS (MAJORITY) AND BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION (MINORITY) AND SHALL BE MAINTAINED BY BENET HILL MONASTERY OF

TRACT C (22,909 SF. / 0.53 AC.) SHALL BE FOR OPEN SPACE, UTILITIES, RETAINING WALLS, LANDSCAPE, SIGNAGE, PARKING IN DESIGNATED AREAS AND DRIVEWAYS AND SHALL BE OWNED AND MAINTAINED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION.

TRACT E (12,046 SF. / 0.28 AC.), TRACT F (9,606 SF. / 0.22 AC.) & TRACT G (15,483 SF. / 0.36 AC.) SHALL BE FOR OPEN SPACE, DRAINAGE, DETENTION PONDS AND TRAILS AND SHALL BE OWNED AND MAINTAINED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION.

TRACT H (22,958 SF. / 0.53 AC.), TRACT I (106,220 SF. / 2.44 AC.), TRACT J (14,590 SF. / 0.33 AC.) & TRACT K (95,945 SF. / 2.20 AC.) SHALL BE FOR UTILITIES, FIRE CISTERN, TRASH ENCLOSURE, ACCESS, OPEN SPACE AND TRAILS AND SHALL BE OWNED AND MAINTAINED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION.

TRACT L (22,909 SF. / 0.526 AC.) SHALL BE FOR THE MAIL KIOSK, ACCESS AND SIGNAGE AND SHALL BE OWNED AND MAINTAINED BY THE SANCTUARY OF PEACE HOME OWNERS

AN EASEMENT OVER AND ACROSS THE ENTIRETY OF TRACTS A, B, C & D SHALL BE GRANTED TO THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION FOR UNLIMITED ACCESS AND USE TO CONSTRUCT AND MAINTAIN. THE PRIVATE ROADWAY, OPEN SPACE, RETAINING WALLS, LANDSCAPE, TRAILS, SIGNAGE, PARKING IN DESIGNATED AREAS, DRIVEWAYS, MAILBOXES, WATER AND WASTEWATER SYSTEMS, OR OTHER AMENITIES AS DESIRED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION.

THE COMMON WELL IS LOCATED WITHIN TRACT H AND COMMON OWTS (WASTEWATER SOIL TREATMENT AREAS) ARE LOCATED WITHIN TRACTS I & K.

EASEMENT STATEMENT

UNLESS OTHERWISE NOTED, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT PUBLIC UTILITY & DRAINAGE EASEMENT, AND SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT PUBLIC UTILITY & DRAINAGE EASEMENT (EXCEPT WHERE LOTS SHARE A COMMON BUILDING WALL) AND ALL FRONT LOT AND TRACT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT PUBLIC UTILITY & DRAINAGE EASEMENT. TRACTS ALONG EXTERIOR OF THE SUBDIVISION IS HEREBY PLATTED WITH A TWENTY (20) FOOT PUBLIC UTILITY EASEMENT.

COUNTY GOVERNMENT NOTES

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: DRAINAGE REPORT: WASTE-WATER DISPOSAL REPORT MEMO; GEOLOGIC & SOILS MEMO; FIRE PROTECTION REPORT; WILDFIRE AND HAZARD REPORT TRANSPORTATION MEMORANDUM.

ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS A SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

3. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY 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

- 4. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 5. A DRIVEWAY PERMIT SHALL BE ISSUED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

7. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

8. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.

9. PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS:

NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, 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 IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT 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 PLANNING AND COMMUNITY DEVELOPMENT 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 ALL 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.

49.58 AC

10. UTILITY PROVIDERS AT TIME OF PLATTING ARE: MOUNTAIN VIEW ELECTRIC ASSOCIATION ELECTRIC -

NATURAL GAS -BLACK HILLS ENERGY SANCTUARY OF PEACE HOME OWNERS ASSOCIATION WATER -WASTEWATER -SANCTUARY OF PEACE HOME OWNERS ASSOCIATION COMMUNITY WATER AND WASTEWATER MAINTENANCE BY - SANCTUARY OF PEACE HOME OWNERS ASSOCIATION

TOTAL SITE ACREAGE (NET & GROSS)

PROPOSED SINGLE-FAMILY DWELLING UNITS ATTACHED 26 D.U PROPOSED GROSS RESIDENTIAL DENSITY 0.52 D.U./AC PROPOSED PRIVATE SANCTUARY CLUBHOUSE (PRIVATE BUSINESS EVENT CENTER) 1 UNIT PROPOSED GROSS COMMERCIAL DENSITY 0.02 UNITS/AC TOTAL DENSITY (27 D.U. / 49.58 AC.) 0.55 UNITS/AC

12. THIS PROPERTY IS WITHIN A PUD (PLANNED UNIT DEVELOPMENT) AND IS ON FILE WITH THE COUNTY DEVELOPMENT SERVICES DEPARTMENT IN FILE NO. PUDSP-19-002 AND RECORDED IN THE RECORDS OF EL PASO COUNTY, COLORADO AT RECEPTION NO. 220210778.

13. PURSUANT TO RESOLUTION ______, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT ___ RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER_ , THE PARCELS WITHIN THE PLATTED BOUNDARIES OF (SUBDIVISION) ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED _ AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER

PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES

SISTER MARIE THERESE SUMMERS, OSB, PR				
BENET HILL MONASTERY OF COLORADO	orkings, inc.			
STATE OF COLORADO SS COUNTY OF EL PASO				
COUNTY OF EL PASO				
ACKNOWLEDGED BEFORE ME THIS	DAY OF	, 20	BY	AS
MY COMMISSION EXPIRES				
WITNESS MY HAND AND OFFICIAL SEAL				
	NOTARY PUBLIC			

ACCEPTANCE CERTIFICATE FOR TRACTS (BENET HILL MONASTERY OF COLORADO SPRINGS, INC.

THE DEDICATION OF TRACTS B & D FOR OPEN SPACE, LANDSCAPE, TRAIL, DRAINAGE AND SIGNAGE, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE BENET HILL MONASTERY OF COLORADO SPRINGS, INC

Y :	
STER MARIE THERESE SUMMERS, OSB, PRIORESS ENET HILL MONASTERY OF COLORADO SPRINGS, INC.	
OUNTY OF EL PASO	
CKNOWLEDGED BEFORE ME THIS DAY OF	, 20BY
IY COMMISSION EXPIRES	
/ITNESS MY HAND AND OFFICIAL SEAL	

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, J, K, & L FOR PRIVATE ROADWAY, UTILITIES, OPEN SPACE, LANDSCAPE, TRAILS, DRAINAGE, SIGNAGE, RETAINING WALLS, PARKING IN DESIGNATED AREAS AND DRIVEWAYS, DETENTION PONDS, FIRE CISTERN, TRASH ENCLOSURE, ACCESS AND MAIL KIOSK, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION

STATE OF COLORADO COUNTY OF EL PASO SS					
ACKNOWLEDGED BEFORE ME THIS	DAY OF		, 20	BY	AS
MY COMMISSION EXPIRES		_			
WITNESS MY HAND AND OFFICIAL SEAL	NOTA PY PUBLIC				

SURVEYOR'S STATEMENT

I, RANDALL D. HENCY, 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 THE DATE OF SURVEY 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. THIS CERTIFICATION IS NEITHER A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

RANDALL D. HENCY COLORADO REGISTERED PLS #27605 FOR AND ON BEHALF OF M.V.E., INC.

PCD DIRECTOR CERTIFICATE

THIS PLAT FOR 'SANCTUARY OF PEACE FILING NO. 1' WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF ___ , 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON.

EXECUTIVE DIRECTOR, EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT

CRAIG DOSSEY					
CLERK AND RECORDER:	CORDER				
STATE OF COLORADO	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \				
COUNTY OF EL PASO	ss				
HEREBY CERTIFY THAT THIS INSTR AND IS DULY	RUMENT WAS FILED FOR RECORD	IN MY OFFICE AT	O'CLOCKM. THIS	S DAY OF	, 20, A.D
RECORDED AT RECEPTION NO		OF THE RECC	RDS OF EL PASO COUNTY,	COLORADO.	
CHUCK BROERMAN, CLERK AND) RECORDER				

COLORADO SPRINGS CO 8092

(719) 633-0655

BY:	Y
SCHOOL FEE:	\$ 8,316.00
BRIDGE FEE:	\$ 1,544.23
PARK FEE:	\$19,500.00
DRAINAGE FEE:	\$18,641.80

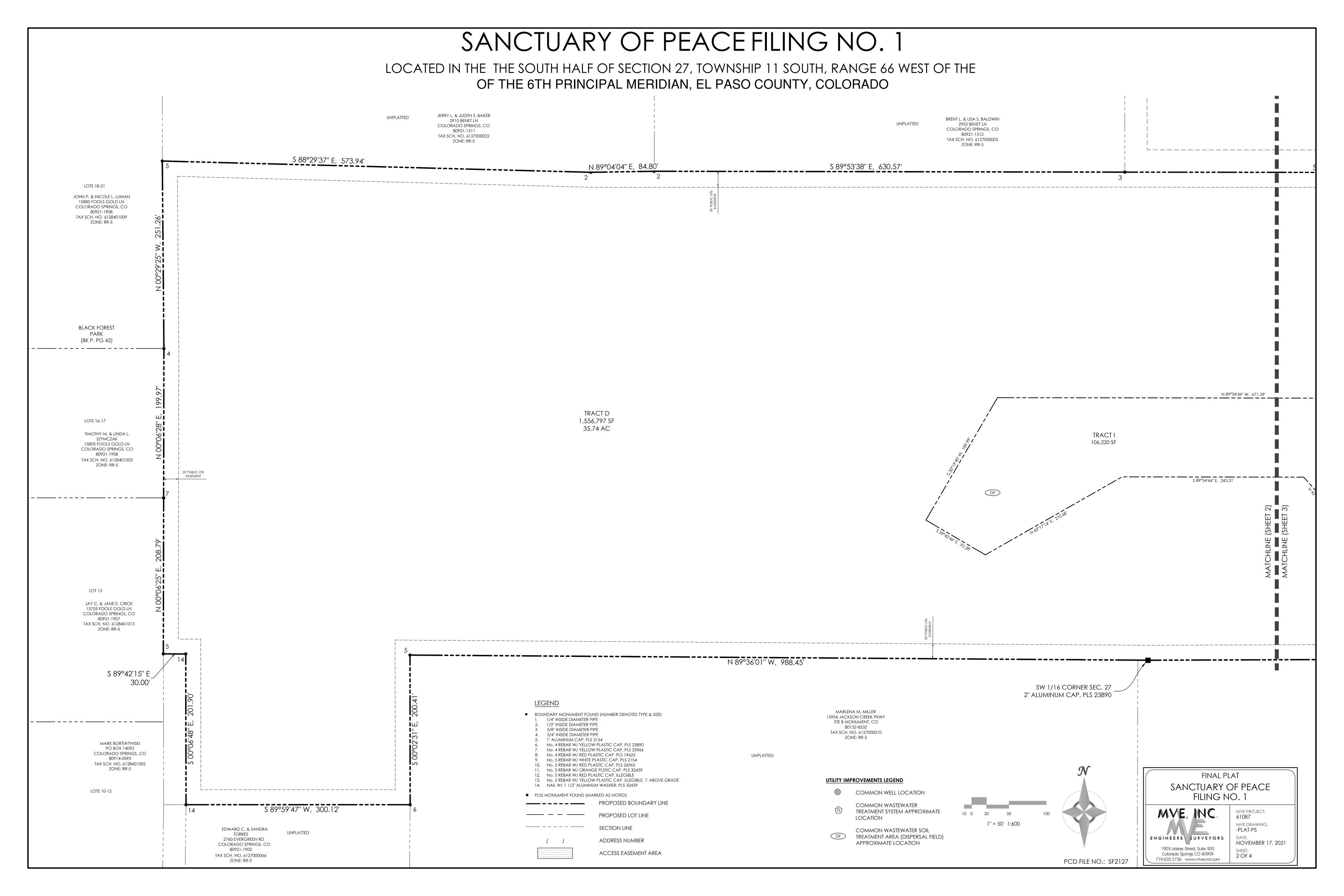
OWNER OF RECORD BENET HILL MONASTERY OF COLORADO SPRINGS 3190 BENET LANE



MVE DRAWING: -PLAT-PS NOVEMBER 17, 2021 1 OF 4

MVE PROJECT:

PCD FILE NO.: SF2127



SANCTUARY OF PEACE FILING NO. 1 LOCATED IN THE THE SOUTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BOUNDARY MONUMENT FOUND (NUMBER DENOTES TYPE & SIZE) 1/4" INSIDE DIAMETER PIPE BENET HILL PRIORY OF 1/2" INSIDE DIAMETER PIPE COLORADO SPRINGS, BENET HILL MONASTERY 5/8" INSIDE DIAMETER PIPE 2555 N CHELTON RD 2555 N CHELTON RD 3/4" INSIDE DIAMETER PIPE COLORADO SPRINGS, CO COLORADO SPRINGS, CO 1" ALUMINUM CAP, PLS 2154 80909-1362 TAX SCH. NO. 6127000062 TAX SCH. NO. 6127000049 ZONE: RR-5 No. 4 REBAR W/ YELLOW PLASTIC CAP, PLS 25966 ZONE: RR-5 No. 4 REBAR W/ RED PLASTIC CAP, PLS 19625 10. No. 5 REBAR W/ RED PLASTIC CAP, PLS 26965 1. No. 5 REBAR W/ ORANGE PLSTIC CAP, PLS 32439 2. No. 5 REBAR W/ RED PLASTIC CAP, ILLEGIBLE 13. No. 5 REBAR W/ YELLOW PLASTIC CAP, ILLEGIBLE, 1' ABOVE GRADE 14. NAIL W/ 1 1/2" ALUMINUM WASHER, PLS 32439 PROPOSED BOUNDARY LINE ADDRESS NUMBER TRACT H 22,958 SF ACCESS EASEMENT AREA 30' RIGHT-OF-WAY (3171) TRACT D (REC. No. 735503 & REC. No. 298673) 1,556,797 SF 35.74 AC (3168) TRACT B BENET PINES BENET HILL MONASTERY (REC#203012880) 2555 N CHELTON RD COLORADO SPRINGS, CO TRACT E TAX SCH. NO. 6127001018 ZONE: RR-5 N 88°15'55" W, 126.18' (S 46°03'31" W) TRACTI 5' PUBLIC UTIL & DRNG ESMT -∆=57°34'58" R=116.00' TRACT K 95,945 SF 5,075 SF 4,756 SF \$ 87°55'21" W, 110.37' (3109)TRACT F 9,606 SF ACCESS ESMT LINE TABLE DF TRACT D TRACT G Line # Length 1,556,797 SF 15,483 SF L1 23.67' \$88° 15' 55"E 35.74 AC L2 29.37' \$88° 15' 55"E L3 51.36' N48° 28' 52"E L4 66.08' N34° 34' 19"E L5 | 32.74' | N23° 53' 19"E S 89°47'37" W, 671.98' N 89°33'46" W, 329.97' N 89°30'57" W, 322.69' CAROL COX, A LIVING TRUST GEORGE A. & NORINE A. 15740 HIGHWAY 83 230 UNION LLC COLORADO SPRINGS, CO 80921 KERSTEIN 15530 HWY 83 15530 STATE HIGHWAY 83 COLORADO SPRINGS, CO 80921 COLORADO SPRINGS, CO TAX SCH. NO. 6127000011 80921-1513 TAX SCH. NO. 6127000013 TAX SCH. NO. 6127000033 ZONE: RR-5 FINAL PLAT ZONE: RR-5 UNPLATTED SANCTUARY OF PEACE UNPLATTED UNPLATTED FILING NO. 1 COMMON WELL LOCATION MVE PROJECT: 61087 COMMON WASTEWATER 1" = 50' 1:600 MVE DRAWING: TREATMENT SYSTEM APPROXIMATE -PLAT-PS ENGINEERS SURVEYORS NOVEMBER 17, 2021 COMMON WASTEWATER SOIL 1903 Lelaray Street, Suite 200 TREATMENT AREA (DISPERSAL FIELD) Colorado Springs CO 80909 3 OF 4 APPROXIMATE LOCATION 719.635.5736 www.mvecivil.com PCD FILE NO.: SF2127

