

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

UNPLATTED

JERRY L. & JUDITH S. BAKER
2910 BENET LN
COLORADO SPRINGS, CO
80921-1511
TAX SCH. NO. 6127000022
ZONE: RR-5

UNPLATTED

BRENT L. & USA S. BALDWIN
2955 BENET LN
COLORADO SPRINGS, CO
80921-1512
TAX SCH. NO. 6127000005
ZONE: RR-5

LOTS 18-21
JOHN P. & NICOLE L. LUMAN
15885 FOOLS GOLD LN
COLORADO SPRINGS, CO
80921-1908
TAX SCH. NO. 6128401009
ZONE: RR-5

BLACK FOREST
PARK
(BK P., PG 42)

LOTS 16-17
TIMOTHY M. & LINDA L.
SEYMICZAK
15805 FOOLS GOLD LN
COLORADO SPRINGS, CO
80921-1908
TAX SCH. NO. 6128401003
ZONE: RR-5

LOT 15
JAY C. & JANE E. CRICK
15755 FOOLS GOLD LN
COLORADO SPRINGS, CO
80921-1907
TAX SCH. NO. 6128401013
ZONE: RR-5

MARK BORTIATYNSKI
PO BOX 14093
COLORADO SPRINGS, CO
80914-0093
TAX SCH. NO. 6128401005
ZONE: RR-5

LOTS 10-12

EDWARD C. & SANDRA
TORRES
2740 EVERGREEN RD
COLORADO SPRINGS, CO
80921-1902
TAX SCH. NO. 6127000066
ZONE: RR-5

UNPLATTED

TRACT D
1,556,797 SF
35.74 AC

TRACT I
106,220 SF

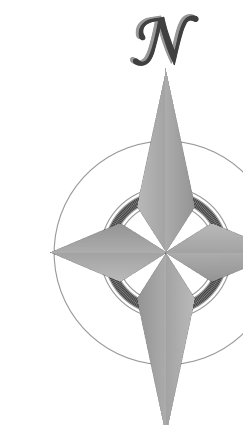
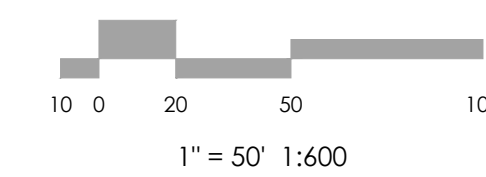
LEGEND

- BOUNDARY MONUMENT FOUND (NUMBER DENOTES TYPE & SIZE)
 1. 1/4" INSIDE DIAMETER PIPE
 2. 1/2" INSIDE DIAMETER PIPE
 3. 3/8" INSIDE DIAMETER PIPE
 4. 3/4" INSIDE DIAMETER PIPE
 5. 1" ALUMINUM CAP, PLS 2154
 6. No. 4 REBAR W/ YELLOW PLASTIC CAP, PLS 23890
 7. No. 4 REBAR W/ YELLOW PLASTIC CAP, PLS 25966
 8. No. 4 REBAR W/ RED PLASTIC CAP, PLS 19405
 9. No. 5 REBAR W/ WHITE PLASTIC CAP, PLS 2154
 10. No. 5 REBAR W/ RED PLASTIC CAP, PLS 26965
 11. No. 5 REBAR W/ ORANGE PLASTIC CAP, PLS 32439
 12. 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
- PLS MONUMENT FOUND (MARKED AS NOTED)
- PROPOSED BOUNDARY LINE
- - - PROPOSED LOT LINE
- - - SECTION LINE
- () ADDRESS NUMBER
- [] ACCESS EASEMENT AREA

MARLENA M. MILLER
15954 JACKSON CREEK PKWY
STE 8 MONUMENT, CO
80132-6552
TAX SCH. NO. 6127000010
ZONE: RR-5

UTILITY IMPROVEMENTS LEGEND

- ⊕ COMMON WELL LOCATION
- ⊡ COMMON WASTEWATER TREATMENT SYSTEM APPROXIMATE LOCATION
- ⊙ COMMON WASTEWATER SOIL TREATMENT AREA (DISPERSAL FIELD) APPROXIMATE LOCATION



PCD FILE NO.: SF2127

FINAL PLAT
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MVE, INC.
ENGINEERS SURVEYORS

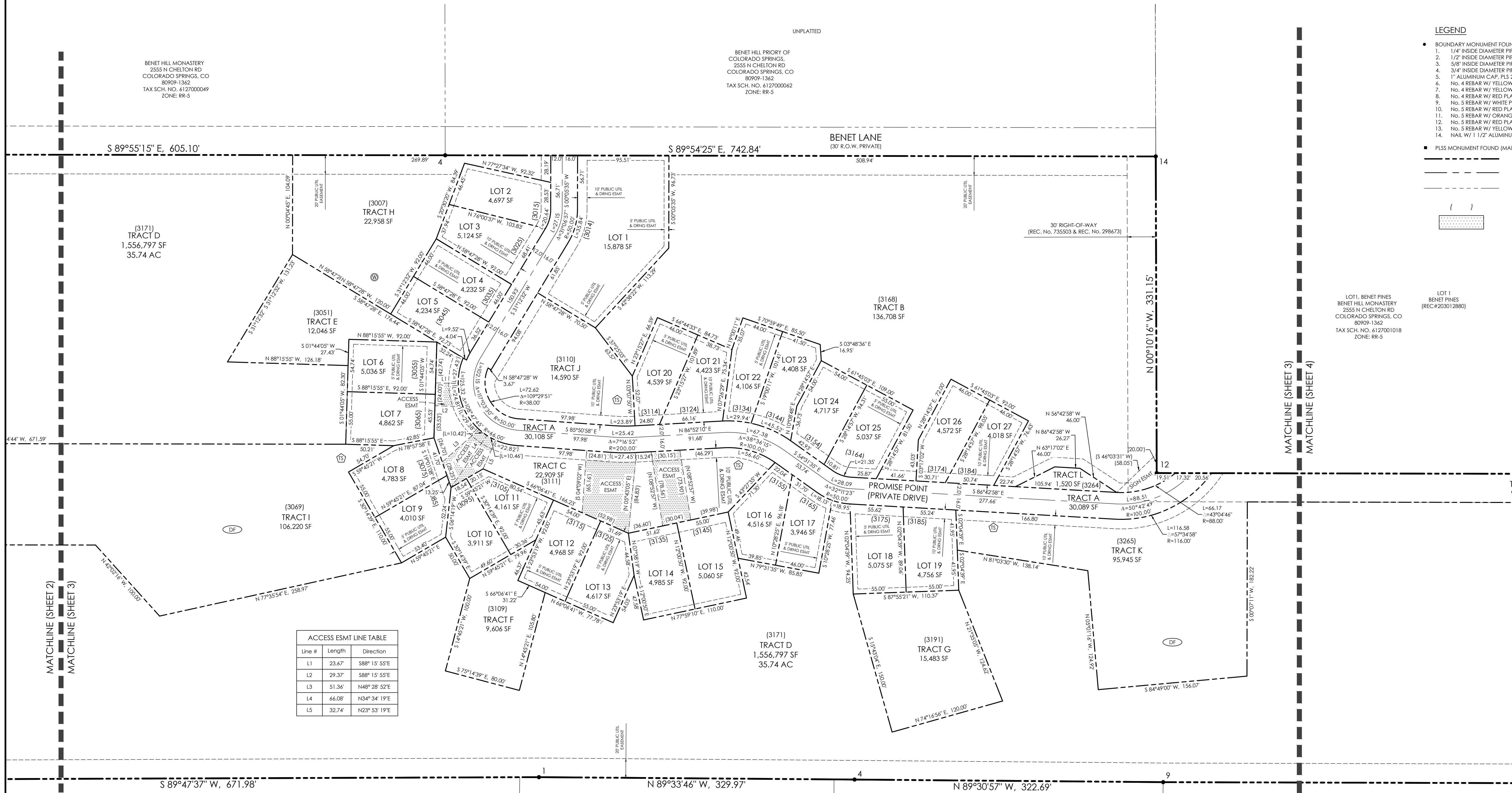
1903 Lelary Street, Suite 300
Colorado Springs, CO 80909
719.635.5736 www.mvecivil.com

MVE PROJECT:
61087
MVE DRAWING:
-PLAT-PS
DATE:
NOVEMBER 17, 2021
SHEET:
2 OF 4

MATCHLINE (SHEET 2)
MATCHLINE (SHEET 3)

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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



BENET HILL MONASTERY
2555 N CHELTON RD
COLORADO SPRINGS, CO
80909-1362
TAX SCH. NO. 612700049
ZONE: RR-5

BENET HILL PRIORITY OF
COLORADO SPRINGS,
2555 N CHELTON RD
COLORADO SPRINGS, CO
80909-1362
TAX SCH. NO. 612700042
ZONE: RR-5

LOT 1, BENET PINES
BENET HILL MONASTERY
2555 N CHELTON RD
COLORADO SPRINGS, CO
80909-1362
TAX SCH. NO. 612700108
ZONE: RR-5

ACCESS ESMT LINE TABLE

Line #	Length	Direction
L1	23.67'	S88°15'55"E
L2	29.37'	S88°15'55"E
L3	51.36'	N48°28'52"E
L4	66.08'	N34°34'19"E
L5	32.74'	N23°53'19"E

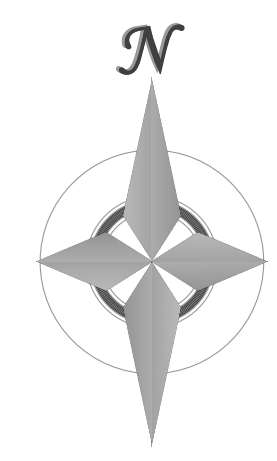
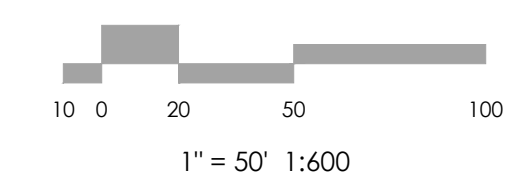
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 - 8. NO. 4 REBAR W/ RED PLASTIC CAP, PLS 19425
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 - () ADDRESS NUMBER
 - ▨ ACCESS EASEMENT AREA

CAROL COX, A LIVING TRUST
15740 HIGHWAY 83
COLORADO SPRINGS, CO 80921
TAX SCH. NO. 612700011
ZONE: RR-5

GEORGE A. & NORINE A.
KERSTEIN
15530 STATE HIGHWAY 83
COLORADO SPRINGS, CO
80921-1513
TAX SCH. NO. 612700033
ZONE: RR-5

230 UNION LLC
15530 HWY 83
COLORADO SPRINGS, CO 80921
TAX SCH. NO. 612700013
ZONE: RR-5

- UNPLATTED
- UTILITY IMPROVEMENTS LEGEND**
- ⊙ COMMON WELL LOCATION
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 - ⊙ COMMON WASTEWATER SOIL TREATMENT AREA (DISPERSAL FIELD) APPROXIMATE LOCATION



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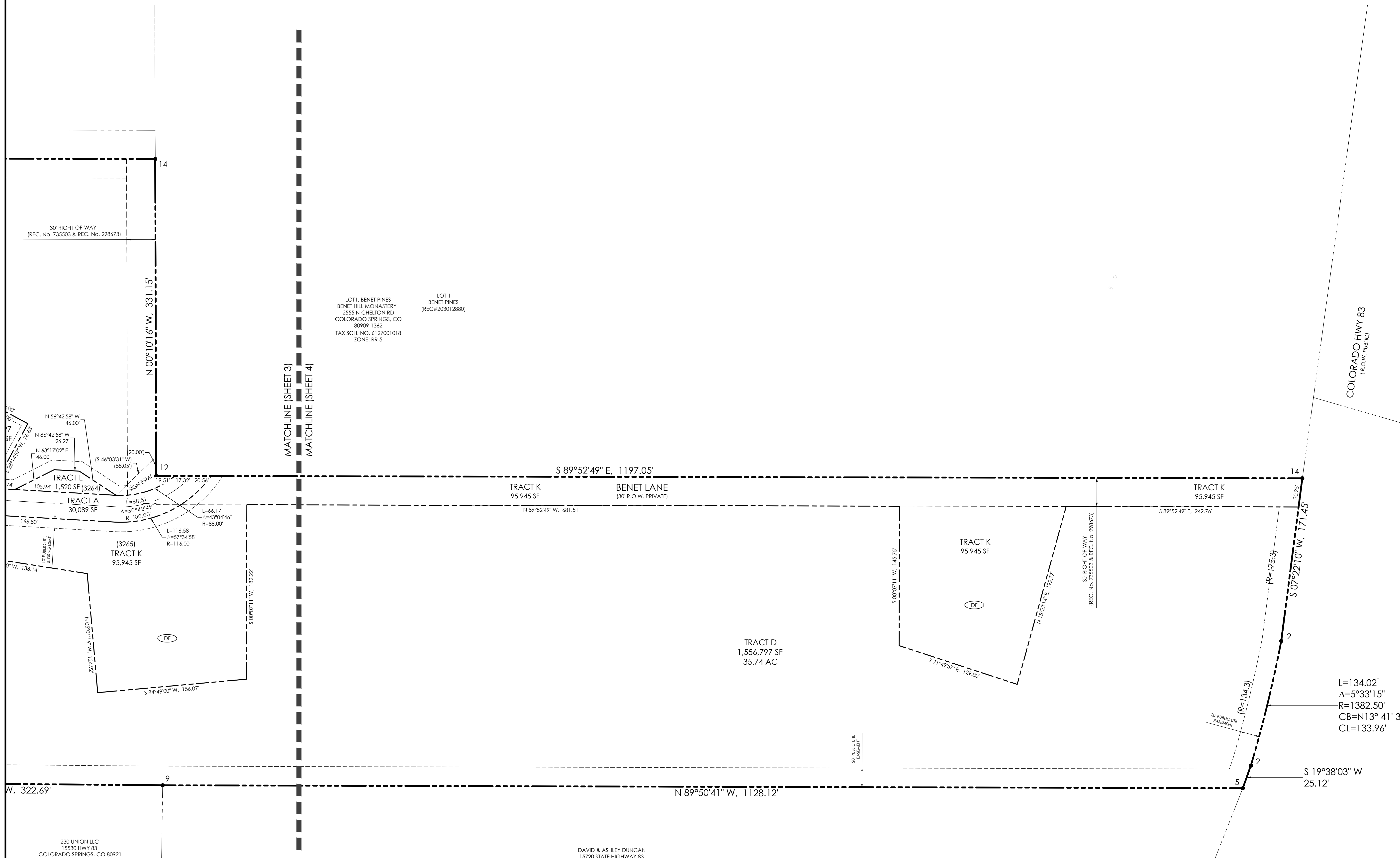
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230 UNION LLC
15530 HWY 83
COLORADO SPRINGS, CO 80921
TAX SCH. NO. 6127000013
ZONE: RR-5

DAVID & ASHLEY DUNCAN
15720 STATE HIGHWAY 83
COLORADO SPRINGS, CO
80921-1519
TAX SCH. NO. 6127000032
ZONE: RR-5

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Scale: 1" = 50' 1:600

PCD FILE NO.: SF2127

L=134.02'
Δ=5°33'15"
R=1382.50'
CB=N13° 41' 34"E,
CL=133.96'

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