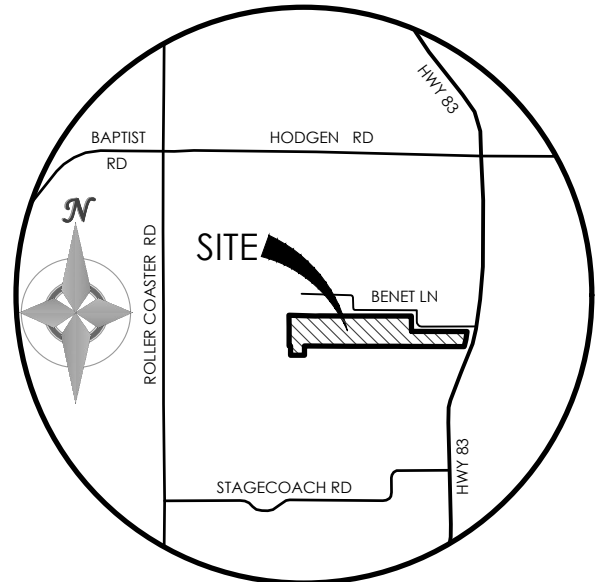


# SANCTUARY OF PEACE FILING NO. 1

## 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



VICINITY MAP  
NOT TO SCALE

### KNOW ALL MEN BY THESE PRESENTS

THAT BENET HILL MONASTERY OF COLORADO SPRINGS, INC., IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

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

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF COLORADO HIGHWAY 83; THENCE 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°04'48" W, 201.90 FEET; THENCE 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 89°54'25" E, 742.84 FEET; THENCE S 00°10'16" E, 331.15 FEET; THENCE S 89°54'49" E, 1197.05 FEET; THENCE S 07°22'10" W, 171.45 FEET TO A NON-TANGENT CURVE TO THE RIGHT; THENCE 134.02 FEET ALONG SAID CURVE CONVEX TO THE WEST, HAVING A RADIUS OF 1382.50 FEET, A CENTRAL ANGLE OF 5°33'15", AND WHOSE LONG CHORD BEARS S19°41'34" W, 133.96 FEET TO A POINT NON-TANGENT; THENCE S 19°38'03" W, 25.12 FEET TO THE POINT OF BEGINNING

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

### OWNER'S 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 LOTS, TRACTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF SANCTUARY OF PEACE 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.

SISTER CLARE CARR, OSB, PRIORRESS  
BENET HILL MONASTERY OF COLORADO SPRINGS, INC.

STATE OF COLORADO  
COUNTY OF EL PASO

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY 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.

#### Acceptance Certificate for Tracts (accepting entity in existence)

The dedication of Tracts (list tracts and use) are hereby accepted for ownership and maintenance by the (Name) District/Homeowner's Association, (Name district or homeowner's association)

BY: (notarized signature)

President  
STATE OF COLORADO )  
ss.  
COUNTY OF \_\_\_\_\_ )

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ as \_\_\_\_\_.

My commission expires: \_\_\_\_\_  
Witness my hand and official seal

Notary Public

EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR  
) HEREON.

DATE

### CLERK AND RECORDER

CLERK AND RECORDER:

STATE OF COLORADO  
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AND IS DULY

RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, CLERK AND RECORDER

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

SCHOOL FEE: \$8.316

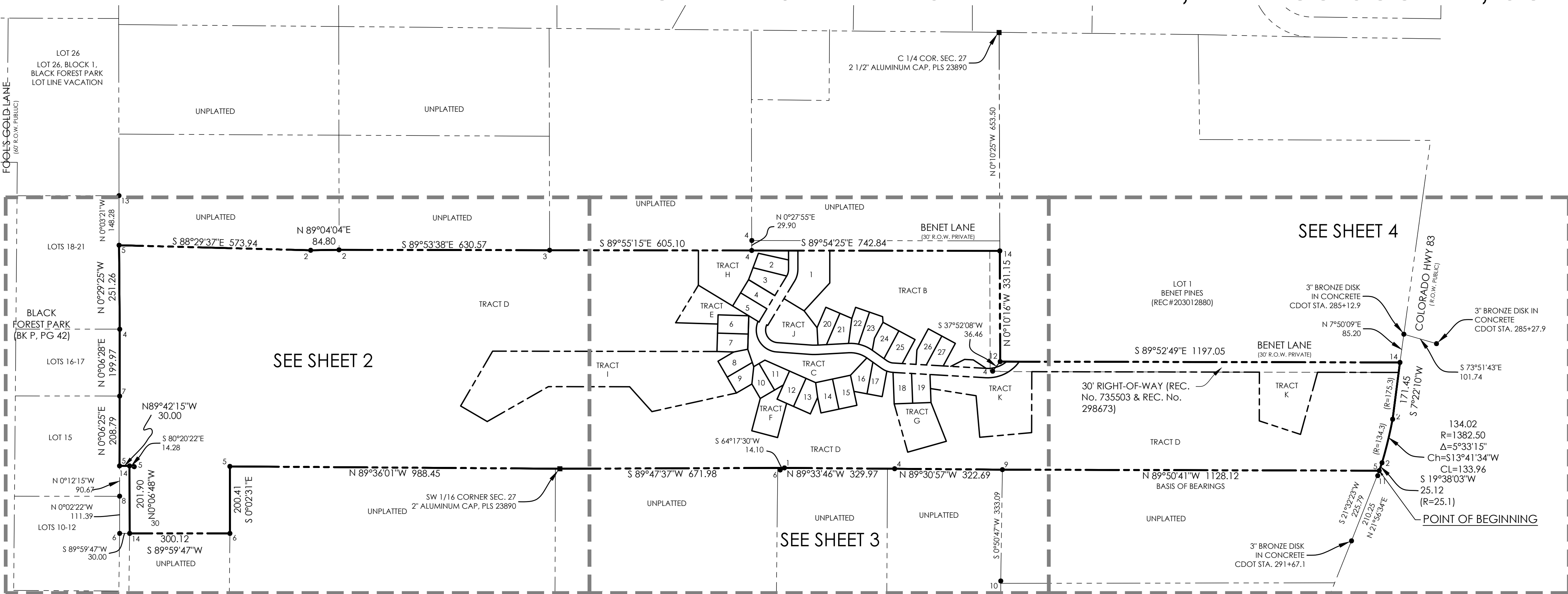
BRIDGE FEE: \_\_\_\_\_

PARK FEE: \$19.500

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

PCD FILE NO.: SF2127

FINAL PLAT SANCTUARY OF PEACE FILING NO. 1	
OWNER OF RECORD AT TIME OF PLATTING:  BENET HILL MONASTERY OF COLORADO SPRINGS 3190 BENET LANE COLORADO SPRINGS CO 80921 (719) 633-0655	MVE PROJECT: 61087 MVE DRAWING: -PLAT-PS DATE: SEPTEMBER 1, 2021 SHEET: 1 OF 4



### 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.

2. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS 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 JUMPING MOUSE).

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.

10. UTILITY PROVIDERS AT TIME OF PLATTING ARE:  
ELECTRIC - MOUNTAIN VIEW ELECTRIC ASSOCIATION  
NATURAL GAS - BLACK HILLS ENERGY  
WATER - SANCTUARY OF PEACE HOME OWNERS ASSOCIATION  
WASTEWATER - SANCTUARY OF PEACE HOME OWNERS ASSOCIATION  
COMMUNITY WATER AND WASTEWATER MAINTENANCE BY - SANCTUARY OF PEACE HOME OWNERS ASSO.

11. LOT AND DENSITY DATA:  
TOTAL SITE ACREAGE (NET & GROSS) 49.58 AC  
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.

"Pikes Peak Regional Building Enumerations approval provided by email dated \_\_\_\_\_ and recorded in the El Paso County Clerk and Recorder records at reception number \_\_\_\_\_"

### 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) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0295G, EFFECTIVE DECEMBER 7, 2018.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS AND PUBLIC LAND SURVEY MONUMENT OF LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
5. LAND SURVEYING PROVIDED BY POLARIS SURVEYING, INC., 1903 LELARAY STREET, SUITE 102, COLORADO SPRINGS, CO 80909. (719) 488-0844
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)
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 RECORDED AT RECEPTION NO. \_\_\_\_\_ 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. RELIES UPON TITLE INSURANCE POLICY PREPARED BY GUARDIAN TITLE AGENCY, LLC, AGENT FOR STEWART TITLE GUARANTY COMPANY, FILE NO. 3117418-07361 WITH EFFECTIVE DATE OF JUNE 26, 2021.

### TRACT NOTES

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 COLORADO SPRINGS.

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 ASSOCIATION.

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.

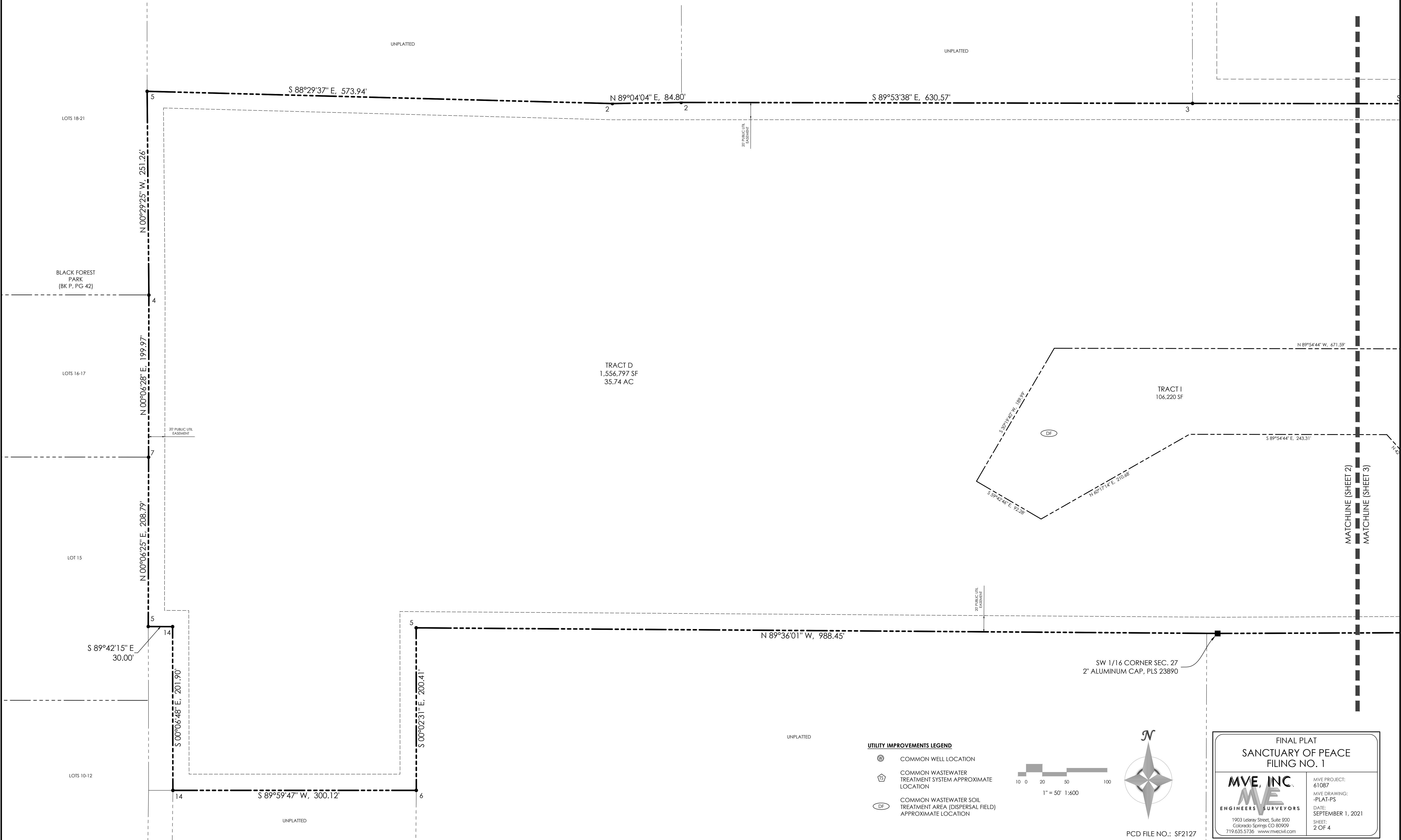
THE COMMON WALL IS LOCATED WITHIN TRACT H AND COMMON OWNS (WASTEWATER SOIL TREATMENT AREAS) ARE LOCATED WITHIN TRACTS I & K.

### 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.

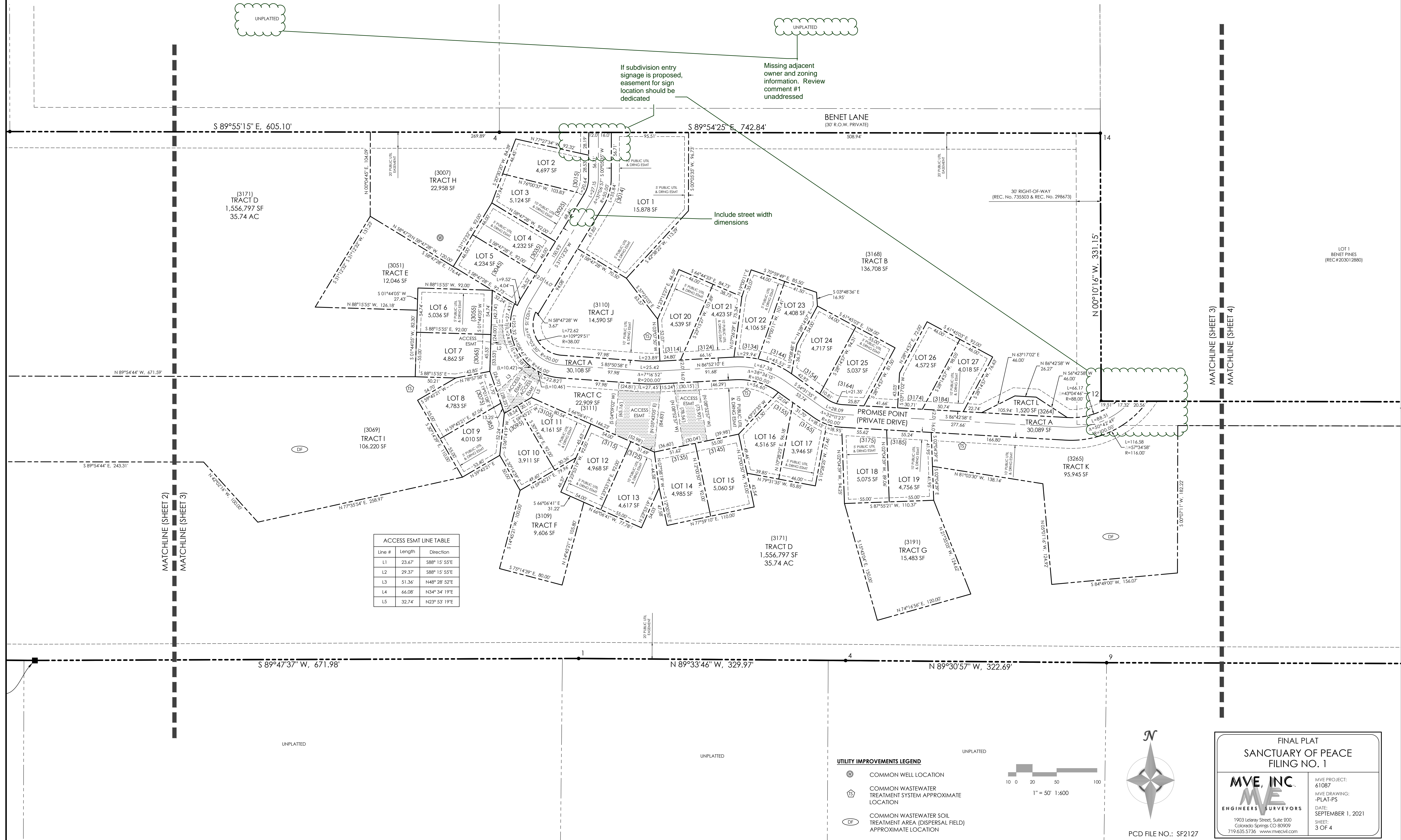
# SANCTUARY OF PEACE FILING NO. 1

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



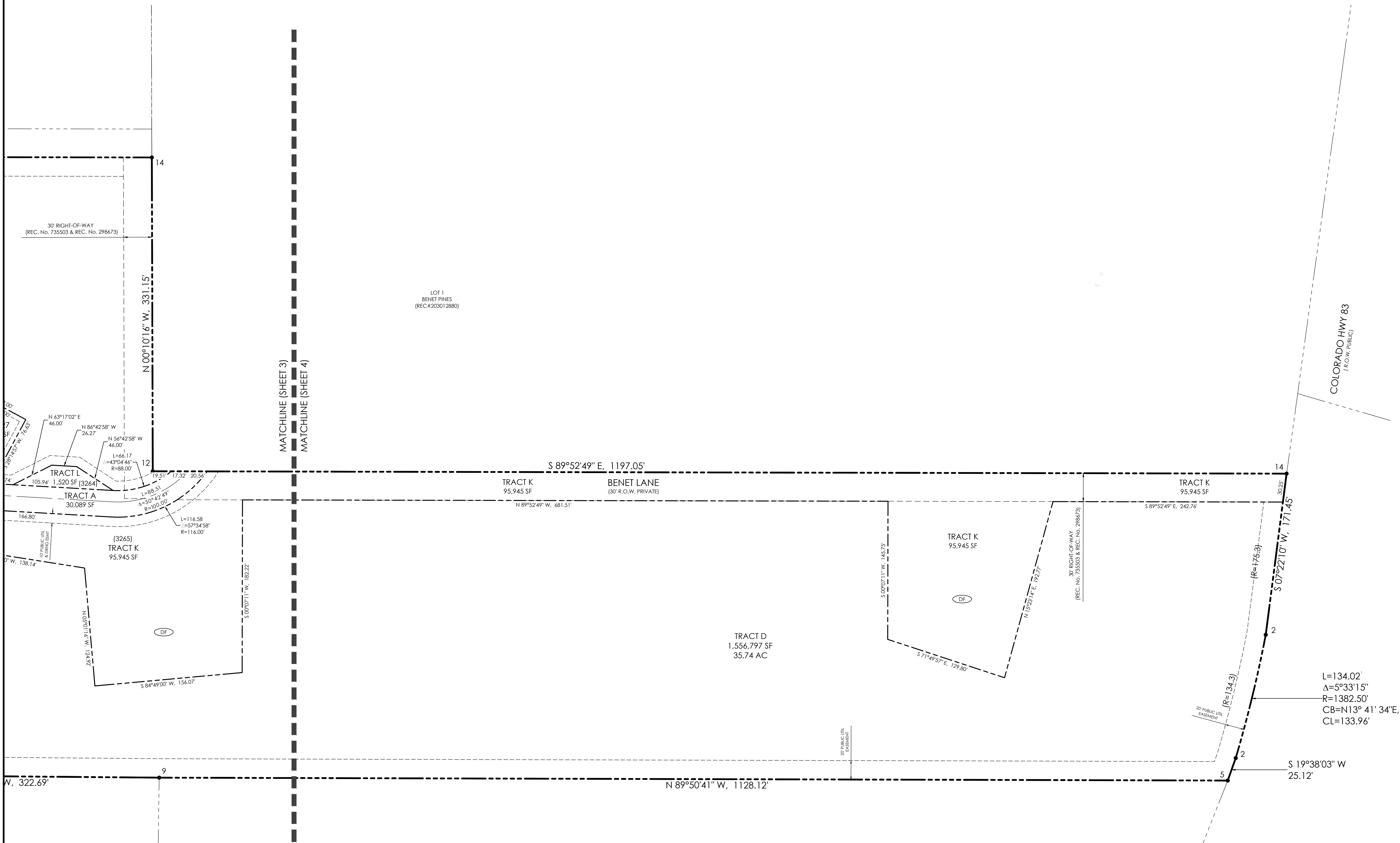
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UTILITY IMPROVEMENTS LEGEND

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

PCD FILE NO.: SF2127

1" = 50' 1:600

10 0 20 50 100

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

FINAL PLAT  
SANCTUARY OF PEACE  
FILING NO. 1

MVE, INC.  
ENGINEERS SURVEYORS

MVE PROJECT: 61087  
MVE DRAWING: -PLAT-PS  
DATE: SEPTEMBER 1, 2021  
SHEET: 4 OF 4