

Chuck Broerman  
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Doc \$0.00  
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El Paso County, CO



4  
Pages 222714935

### SUBDIVISION/CONDOMINIUM PLAT

Reception Number                      Date                      Time

Reception Fee                      Number of Pages                      File Number

Sanctuary of peace filing NO 1  
Name of Plat

Benet Hill monastery of colorado Springs Inc  
Owner's Name

Subdivision

Condominium



# SANCTUARY OF PEACE FILING NO. 1

14935

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  
COLORADO SPRINGS, CO  
89221-1511  
TAX SCH. NO. 6127000022  
ZONE: RR-5

UNPLATTED

BRENT L. & ISA S. BALDWIN  
COLORADO SPRINGS, CO  
TAX SCH. NO. 6127000005  
ZONE: RR-5

LOTS 18,21

JOHN P. & NICOLE L. LIMAN  
15885 FOOLS GOLD LN  
COLORADO SPRINGS, CO  
TAX SCH. NO. 6128401009  
ZONE: RR-5

BLACK FOREST  
PARK  
(BK. P. PG. 42)

LOTS 14,17

TIMOTHY M. & LINDA L.  
STWACAK  
12805 FOOLS GOLD LN  
COLORADO SPRINGS, CO  
89221-1708  
TAX SCH. NO. 6128601003  
ZONE: RR-5

LOT 15

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

LOTS 10,12

MARIE BORTHATINSKI  
PO BOX 14093  
COLORADO SPRINGS, CO  
TAX SCH. NO. 6128401005  
ZONE: RR-5

S 88°29'37" E, 573.94'

N 89°04'04" E, 84.80'

S 89°53'38" E, 630.57'

N 00°29'25" W, 251.26'

N 00°06'28" E, 199.97'

N 00°06'25" E, 208.79'

S 00°06'48" E, 201.90'

S 00°02'31" E, 200.41'

N 89°36'01" W, 988.45'

TRACTID  
1,556,797 SF  
35.74 AC

TRACTID  
106,220 SF

SW 1/16 CORNER SEC. 27  
2" ALUMINUM CAP, PLS 23890

### LEGEND

- BOUNDARY MONUMENT FOUND (NUMBER DENOTES TYPE & SIZE)
  1. 1/2" INSIDE DIAMETER PIPE
  2. 3/4" INSIDE DIAMETER PIPE
  3. 1" 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/ RED PLASTIC CAP, PLS 19425
  8. NO. 4 REBAR W/ RED PLASTIC CAP, PLS 19425
  9. NO. 5 REBAR W/ WHITE PLASTIC CAP, PLS 2154
  10. NO. 5 REBAR W/ RED PLASTIC CAP, PLS 2154
  11. NO. 5 REBAR W/ ORANGE PLASTIC CAP, PLS 32439
  12. NO. 5 REBAR W/ RED PLASTIC CAP, ILLIGIBLE 1" ABOVE GRADE
  13. NO. 5 REBAR W/ YELLOW PLASTIC CAP, ILLIGIBLE 1" ABOVE GRADE
  14. 1/2" ALUMINUM CAP, PLS 23890
- PLS MONUMENT FOUND (MARKED AS NOTED)

PROPOSED BOUNDARY LINE

PROPOSED LOT LINE

SECTION LINE

ADDRESS NUMBER

ACCESS EASEMENT AREA

### UTILITY IMPROVEMENTS LEGEND

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

MARILENA W. MILLER  
15924 JACKSON CREEK HWY  
COLORADO SPRINGS, CO  
80132-8537  
TAX SCH. NO. 6127000010  
ZONE: RR-5

1" = 50' 1:400



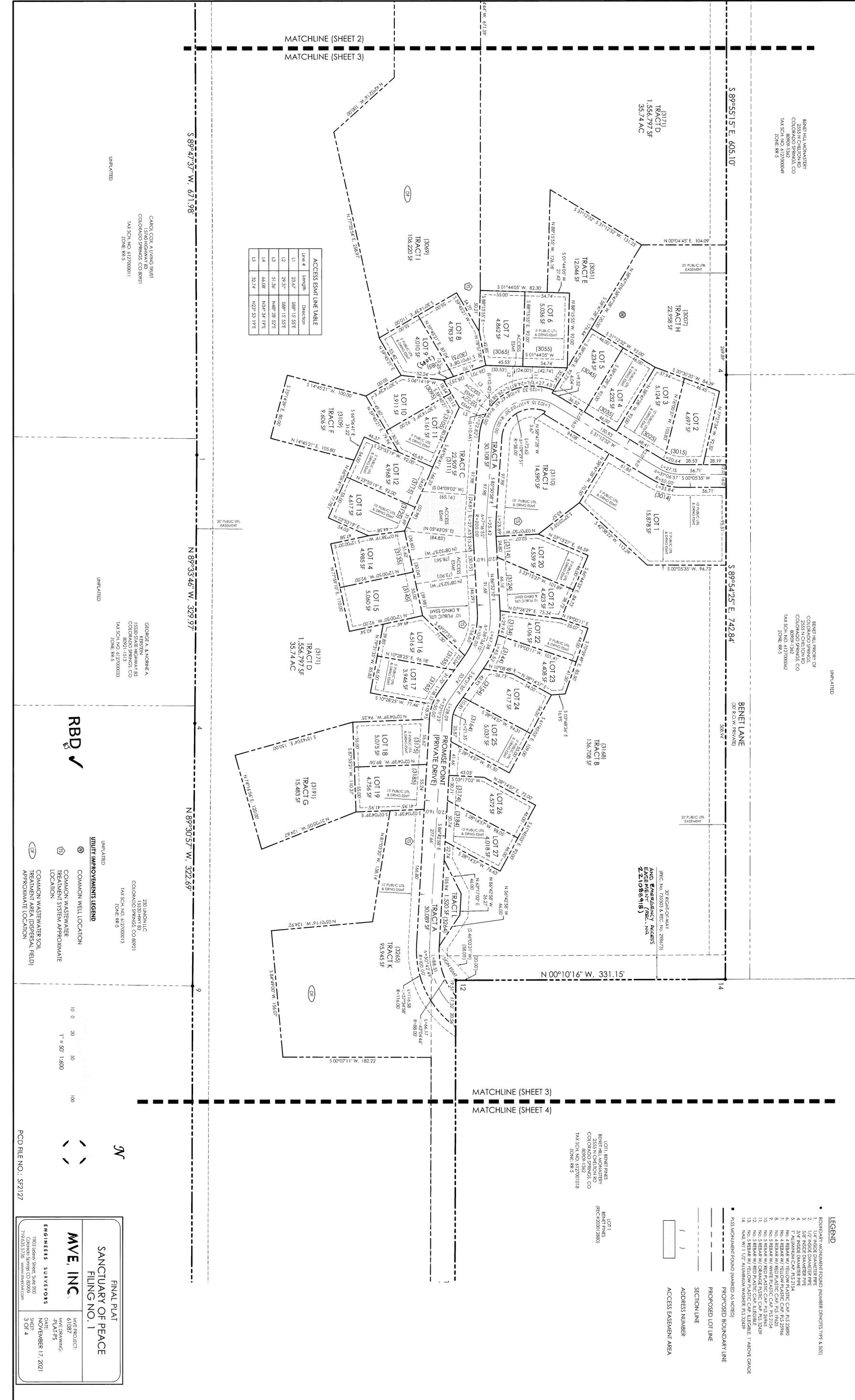
PCD FILE NO.: SF212Z

FINAL PLAT SANCTUARY OF PEACE FILING NO. 1	
<b>MVE, INC.</b>	ENGINEERS SURVEYORS
1823 Idaho Street, Suite 400 Colorado Springs, CO 80902 719.633.5736 www.mveinc.com	MVE PROJECT: 61087 -PLAT-PS DATE: NOVEMBER 17, 2021 SHEET: 2 OF 4

# SANCTUARY OF PEACE FILING NO. 1

14935

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 PROPERTY  
2555 N CHELTON RD  
COLORADO SPRINGS, CO  
80909-1302  
TAX SCH. NO. 6127000011  
ZONE: RR-5

BENET HILL PROPERTY  
COLORADO SPRINGS,  
2555 N CHELTON RD  
COLORADO SPRINGS, CO  
80909-1302  
TAX SCH. NO. 6127000011  
ZONE: RR-5

30' PROPOSED DRIVEWAY  
TWO EMERGENCY ACCESS  
EASEMENTS (SEE P. 14)  
(21089418)

LOT 1, BENET PINES  
BENET HILL PROPERTY  
2555 N CHELTON RD  
COLORADO SPRINGS, CO  
80909-1302  
TAX SCH. NO. 6127000011  
ZONE: RR-5

LOT 1, BENET PINES  
BENET HILL PROPERTY  
2555 N CHELTON RD  
COLORADO SPRINGS, CO  
80909-1302  
TAX SCH. NO. 6127000011  
ZONE: RR-5

LOT 1, BENET PINES  
BENET HILL PROPERTY  
2555 N CHELTON RD  
COLORADO SPRINGS, CO  
80909-1302  
TAX SCH. NO. 6127000011  
ZONE: RR-5

Line #	Length	Direction
L1	28.67'	S88°13.55'E
L2	29.37'	S88°13.55'E
L3	51.36'	N48°28.57'E
L4	66.08'	N34°34.17'E
L5	32.74'	N25°53.17'E

CAROL COX, ALIVING TRUST  
15740 HIGHWAY 83  
COLORADO SPRINGS, CO 80921  
TAX SCH. NO. 6127000011  
ZONE: RR-5

GEORGE A. & NOBINE A.  
15550 STATE HIGHWAY 83  
COLORADO SPRINGS, CO  
80921-1113  
TAX SCH. NO. 6127000033  
ZONE: RR-5

280 LINCOLN LLC  
15331 HWY 83  
COLORADO SPRINGS, CO 80921  
TAX SCH. NO. 6127000013  
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.: SP2122

<b>FINAL PLAT</b>	
<b>SANCTUARY OF PEACE</b>	
<b>FILING NO. 1</b>	
<b>MVE, INC.</b>	MVE PROJECT: 61087
ENGINEERS SURVEYORS	MVE DRAWING: -PLAT-FS
1003 Leland Street, Suite 200 Colorado Springs, CO 80909 719.533.5736 www.mveinc.com	DATE: NOVEMBER 17, 2021
	SHEET: 3 OF 4

