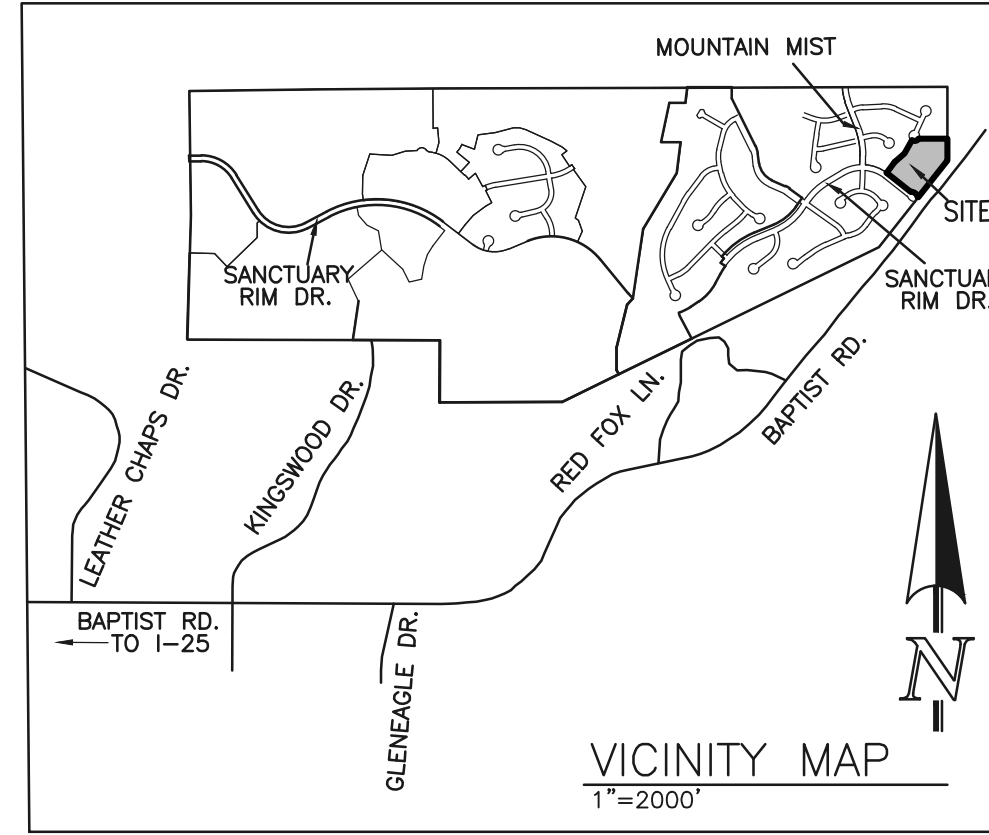


**FINAL PLAT**  
**SANCTUARY POINTE FILING NO. 10**  
 A REPLAT OF TRACT I AS PLATTED IN SANCTUARY POINT FILING NO. 1  
 RECORDED UNDER RECEPTION NO. 215713692 BEING A PORTION OF  
 THE NORTHEAST QUARTER OF SECTION 29,  
 T11S, R66W OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO



**CERTIFICATE OF DEDICATION AND OWNERSHIP:**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ELITE PROPERTIES OF AMERICA, INC. A COLORADO CORPORATION AND TRIVIEW METROPOLITAN DISTRICT BEING THE OWNERS OF CERTAIN LANDS IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION:**

TRACT I AS PLATTED IN SANCTUARY POINTE FILING NO. 1 RECORDED UNDER RECEPTION NO. 215713692 RECORDS OF EL PASO COUNTY, COLORADO

CONTAINING A CALCULATED AREA OF 0.291 ACRES.

**TOGETHER WITH**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE BOTH ENDS WITH A NO. 6 REBAR AND 2-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 30118", ASSUMED TO BEAR N89°50'57"E A DISTANCE OF 2713.02 FEET.

COMMENCING AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S00°07'48"W, ON THE EAST LINE OF SAID SECTION 29 AND THE EAST LINE OF SANCTUARY POINTE FILING NO. 2 RECORDED UNDER RECEPTION NO. 215713693, A DISTANCE OF 538.65 FEET TO THE SOUTHEASTERLY CORNER OF SAID SANCTUARY POINT FILING NO. 2 SAID POINT BEING THE POINT OF BEGINNING.

CONTINUING S00°07'48"W, A DISTANCE OF 226.63 FEET TO THE NORTHERLY MOST POINT OF BAPTIST ROAD AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 096092387;

THENCE S38°15'40"W, ON THE WESTERLY RIGHT OF WAY LINE OF SAID BAPTIST ROAD, A DISTANCE OF 460.95 FEET TO A POINT ON CURVE SAID POINT BEING THE NORTHEASTERLY CORNER OF TRACT I AS PLATTED IN SANCTUARY POINTE FILING NO. 1 RECORDED UNDER RECEPTION NO. 215713692;

THENCE ON THE NORTHERLY BOUNDARY OF SAID TRACT I THE FOLLOWING THREE (3) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S66°58'59"W, HAVING A DELTA OF 60°13'16", A RADIUS OF 103.00 FEET AND A DISTANCE OF 108.26 FEET TO A POINT ON CURVE;
- N51°44'20"W, A DISTANCE OF 300.98 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 01°40'40", A RADIUS OF 460.00 FEET AND A DISTANCE OF 13.47 FEET TO A POINT ON CURVE SAID POINT BEING ON THE EASTERLY BOUNDARY OF SAID SANCTUARY POINTE FILING NO. 2;

THENCE ON THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID SANCTUARY POINTE FILING NO. 2 THE FOLLOWING FIVE (5) COURSES:

- N36°35'00"E, A DISTANCE OF 108.37 FEET;
- N48°58'00"E, A DISTANCE OF 136.21 FEET;
- N28°54'00"E, A DISTANCE OF 157.45 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N28°54'00"E, HAVING A DELTA OF 85°18'14", A RADIUS OF 55.00 FEET AND A DISTANCE OF 81.89 FEET TO A POINT ON CURVE;
- N90°00'00"E, A DISTANCE OF 299.83 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 5.059 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 5.350 ACRES

**DEDICATION:**

ELITE PROPERTIES OF AMERICAN, INC. AND TRIVIEW METROPOLITAN DISTRICT HAVE BY THESE PRESENTS LAID OUT, REPLATTED AND SUBDIVIDED THE SAME INTO STREETS, LOTS, TRACTS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF SANCTUARY POINTE FILING NO. 10, AND DO HEREBY DEDICATE TO THE TOWN OF MONUMENT ALL STREETS; PROVIDED, HOWEVER, THAT MAINTENANCE OF SAID STREETS WILL BE PROVIDED BY TRIVIEW METROPOLITAN DISTRICT PURSUANT TO THE PROVISIONS OF ARTICLE VI, SECTION 6.1 OF THE "INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF MONUMENT AND THE TRIVIEW METROPOLITAN DISTRICT", DATED SEPT. 22, 1987, AND RECORDED ON OCT. 1, 1987, IN BOOK 5428 AT PAGE 1327, EL PASO COUNTY, COLORADO, RECORDS.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE TOWN OF MONUMENT ALL UTILITY AND DRAINAGE EASEMENTS.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OF PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS ROADS AND TRACTS, AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS UTILITY EASEMENTS, OPEN SPACE TRACTS, DRAINAGE TRACTS, AND LANDSCAPE TRACTS AS SHOWN HEREON.

**OWNER:**

THAT, ELITE PROPERTIES OF AMERICA, INC. A COLORADO CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BY: \_\_\_\_\_ OF ELITE PROPERTIES OF AMERICA, INC. A COLORADO CORPORATION

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } ss

**NOTARY:**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: \_\_\_\_\_ OF ELITE PROPERTIES OF AMERICA, INC. A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**OWNER:**

THAT, TRIVIEW METROPOLITAN DISTRICT, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: \_\_\_\_\_ OF TRIVIEW METROPOLITAN DISTRICT

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } ss

**NOTARY:**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: \_\_\_\_\_ OF TRIVIEW METROPOLITAN DISTRICT

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**GENERAL NOTES:**

- THE DATE OF PREPARATION IS JUNE 10, 2021.
- FLOODPLAIN STATEMENT:  
 THIS SITE, SANCTUARY POINTE FILING NO. 10, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO, COMMUNITY PANEL NUMBER 08041C02856, WITH AN EFFECTIVE DATE DECEMBER 7, 2018.
- ADDRESSES (XXXX) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT OR TRACT TO SANCTUARY RIM DRIVE.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND SURVEY MONUMENT ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- EXISTING ZONING: PD
- NOTE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
- TRACTS A AND B ARE FOR TRAILS AND LANDSCAPING AND UTILITIES. TRACT C IS FOR LANDSCAPING, DRAINAGE AND UTILITIES. ALL TRACTS ARE TO BE OWNED AND MAINTAINED BY THE TRIVIEW METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
- THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
- THIS PARCEL OF LAND IS INCLUDED IN THE TRIVIEW METROPOLITAN DISTRICT NO. 4 AS REFERENCED IN THE COURT ORDER FOR INCLUSION RECORDED UNDER RECEPTION NO. 208060749.

**GENERAL NOTES CONT'D.:**

- THE ARTICLES OF INCORPORATION FOR SANCTUARY POINTE HOMEOWNERS ASSOCIATION, INC. WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NO. 20081567031. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS ARE RECORDED UNDER RECEPTION NO. 215109222 AND AS AMENDED.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NO. 211890 ISSUED BY CAPSTONE TITLE AS AGENT FOR STEWART TITLE GUARANTY COMPANY, DATED JUNE 24, 2021 AT 8:00 A.M.
- LAST DATE OF FIELD INSPECTION \_\_\_\_\_
- OWNER & SUBDIVIDER:  
 ELITE PROPERTIES OF AMERICA, INC.  
 2138 FLYING HORSE CLUB DRIVE  
 COLORADO SPRINGS, CO 80921  
 LAND SURVEYOR:  
 DOUGLAS P. REINELT, P.L.S.  
 CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC  
 619 NORTH CASCADE AVENUE, SUITE 200  
 COLORADO SPRINGS, CO 80903  
 OWNER:  
 TRIVIEW METROPOLITAN DISTRICT  
 P.O. BOX 849  
 MONUMENT, CO 80132  
 LAND PLANNER:  
 NES  
 619 NORTH CASCADE AVENUE SUITE 200  
 COLORADO SPRINGS, CO 80903

**EASEMENTS:**

UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A 50' WIDE RIGHT-OF-WAY FOR PUBLIC UTILITIES AND PUBLIC IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

**STREET MAINTENANCE:**

STREET MAINTENANCE SHALL BE PROVIDED BY THE TRIVIEW METROPOLITAN DISTRICT PURSUANT TO ARTICLE VI, SECTION 6.1 OF THE "INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF MONUMENT AND THE TRIVIEW METROPOLITAN DISTRICT", DATED SEPT. 22, 1987, AND RECORDED ON OCT. 1, 1987, IN BOOK 5428 AT PAGE 1327, EL PASO COUNTY, COLORADO, RECORDS.

**TITLE CERTIFICATE:**

I, \_\_\_\_\_, AN AUTHORIZED REPRESENTATIVE OF A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES, AND LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

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

TITLE: \_\_\_\_\_

OF: \_\_\_\_\_

STATE OF COLORADO }  
 COUNTY OF EL PASO } ss

**NOTARY:**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**SUMMARY TABLE:**

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACTS A AND B (TRAILS, BUFFER, LANDSCAPING, PUBLIC UTILITIES)	49,180	21.10%	TRIVIEW	TRIVIEW
TRACT C (BUFFER, LANDSCAPING, PUBLIC UTILITIES)	17,865	7.67%	TRIVIEW	TRIVIEW
LOTS (12 TOTAL)	140,064	60.11%	INDIVIDUAL LOT OWNERS	
R.O.W.	25,918	11.12%	TOWN	TRIVIEW
TOTAL	233,027	100%		

**SURVEYOR'S STATEMENT:**

I, DOUGLAS P. REINELT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR DATE \_\_\_\_\_  
 COLORADO P.L.S. NO. 30118  
 FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

**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.

**CLERK AND RECORDER:**

STATE OF COLORADO }  
 COUNTY OF EL PASO } ss

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, RECORDER

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

**PLANNING DEPARTMENT REVIEW:**

THIS PLAT WAS REVIEWED BY THE TOWN OF MONUMENT PLANNING DEPARTMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PLANNING DIRECTOR \_\_\_\_\_

**TOWN APPROVAL:**

THIS PLAT IS APPROVED FOR FILING AND THE TOWN HEREBY ACCEPTS THE DEDICATIONS SHOWN HEREON SUBJECT TO THE PROVISIONS IN "STREET MAINTENANCE" SET FORTH ABOVE, AND FURTHER ACCEPTS THE DEDICATION OF THE EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TOWN OF MONUMENT

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 MAYOR TOWN CLERK

**PRELIMINARY**  
 THIS DOCUMENT HAS NOT BEEN  
 PLAT CHECKED

SANCTUARY POINTE  
 FILING NO. 10  
 JOB NO. 1100.61  
 JUNE 10, 2021  
 SHEET 1 OF 2



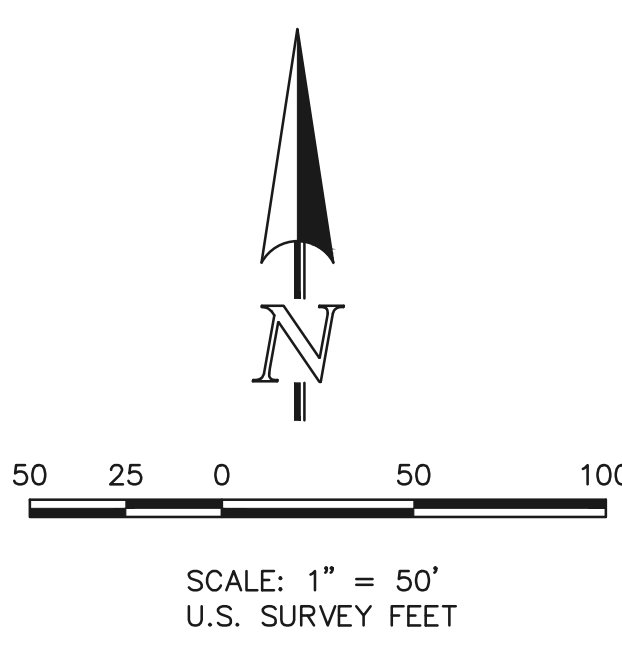
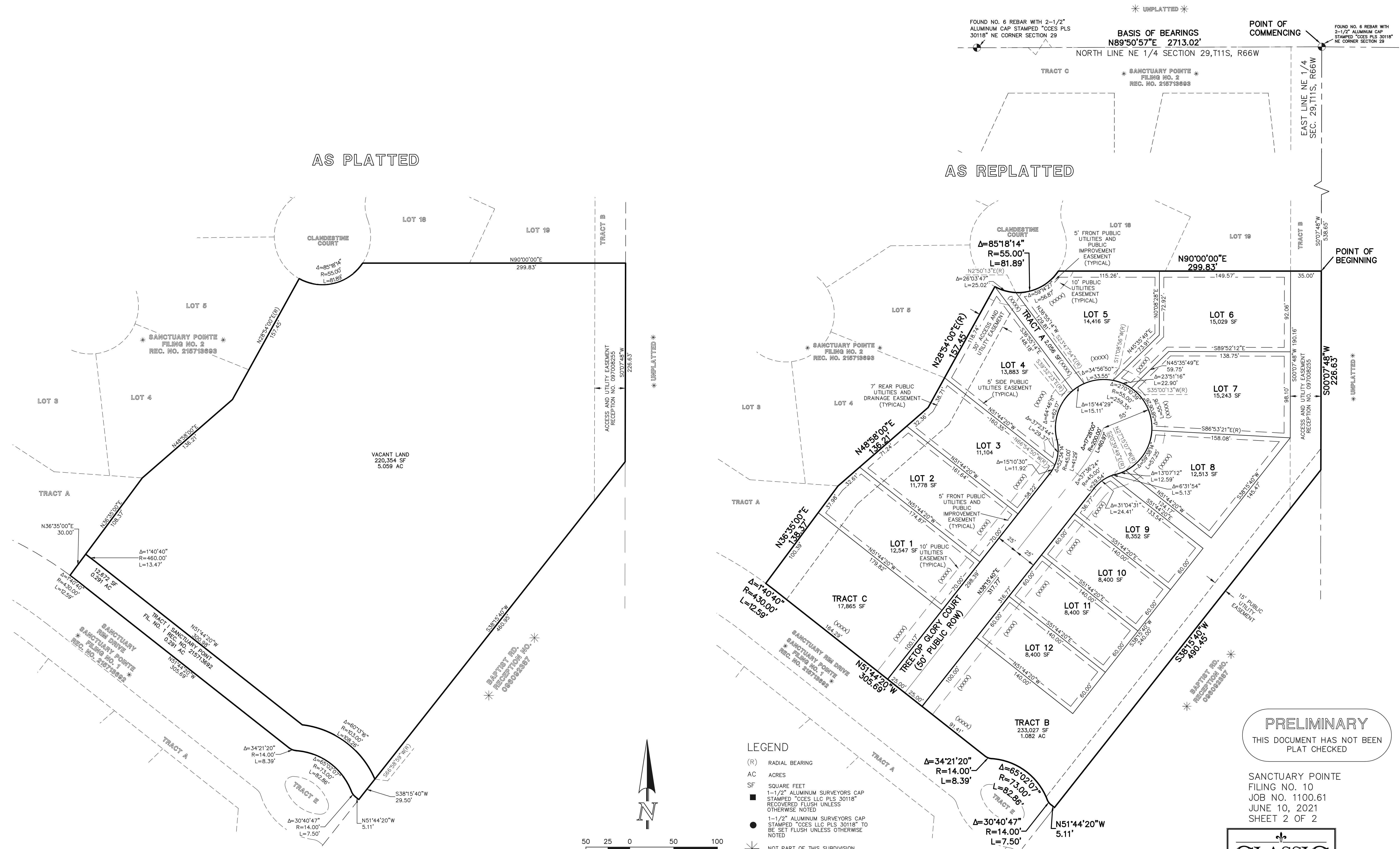
619 N. Cascade Avenue, Suite 200 (719)785-0790  
 Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

REVISIONS		
NO.	DESCRIPTION	DATE

# FINAL PLAT SANCTUARY POINTE FILING NO. 10

AS PLATTED

AS REPLATTED



- LEGEND**
- (R) RADIAL BEARING
  - AC ACRES
  - SF SQUARE FEET
  - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED FLUSH UNLESS OTHERWISE NOTED
  - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH UNLESS OTHERWISE NOTED
  - NOT PART OF THIS SUBDIVISION
  - (XXXX) ADDRESS

**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

SANCTUARY POINTE  
FILING NO. 10  
JOB NO. 1100.61  
JUNE 10, 2021  
SHEET 2 OF 2



N:\110061\DRAWINGS\SURVEY\PLAT\110061-P2.dwg, 7/1/2021, 3:36:54 PM, E1