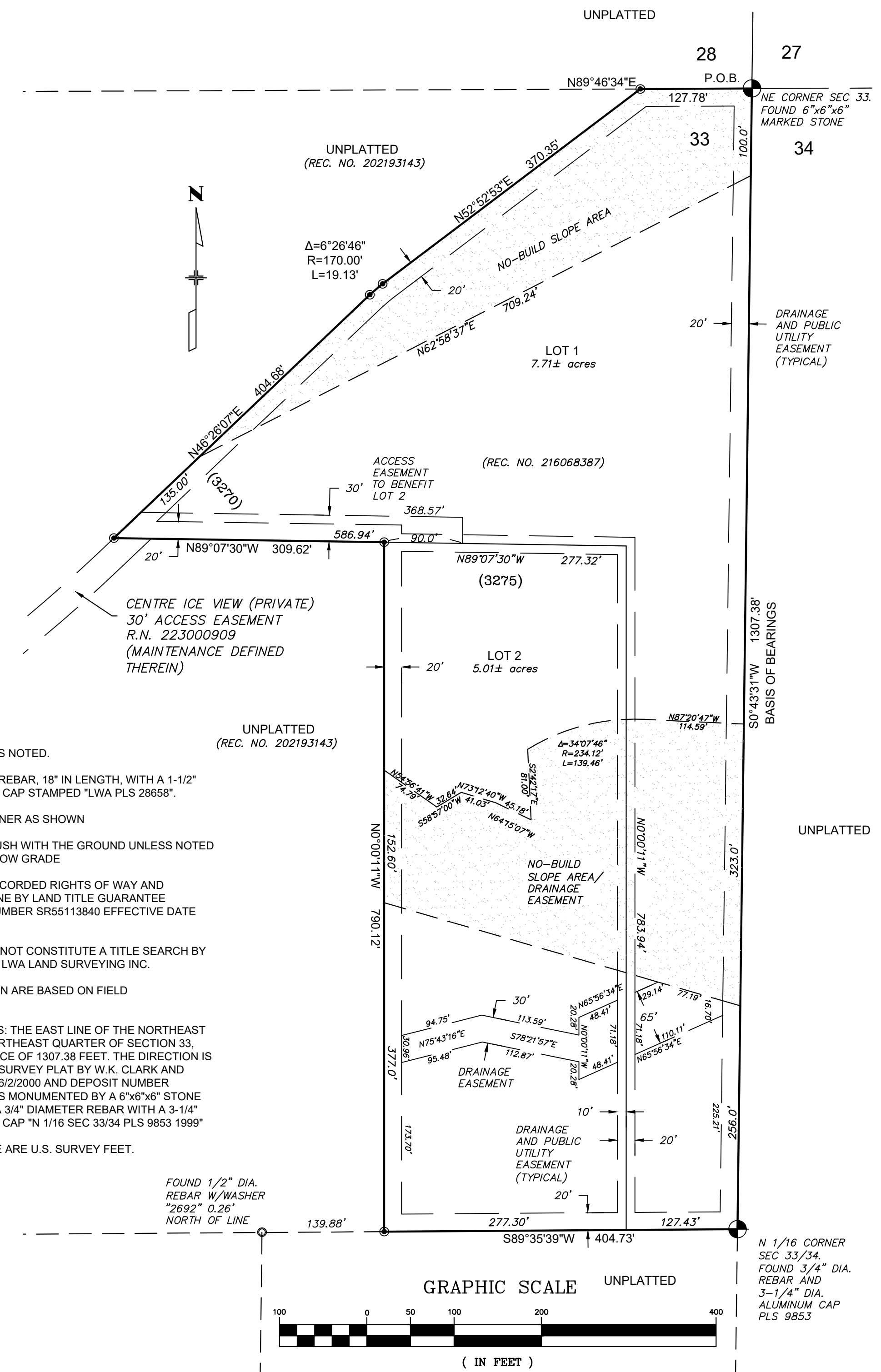
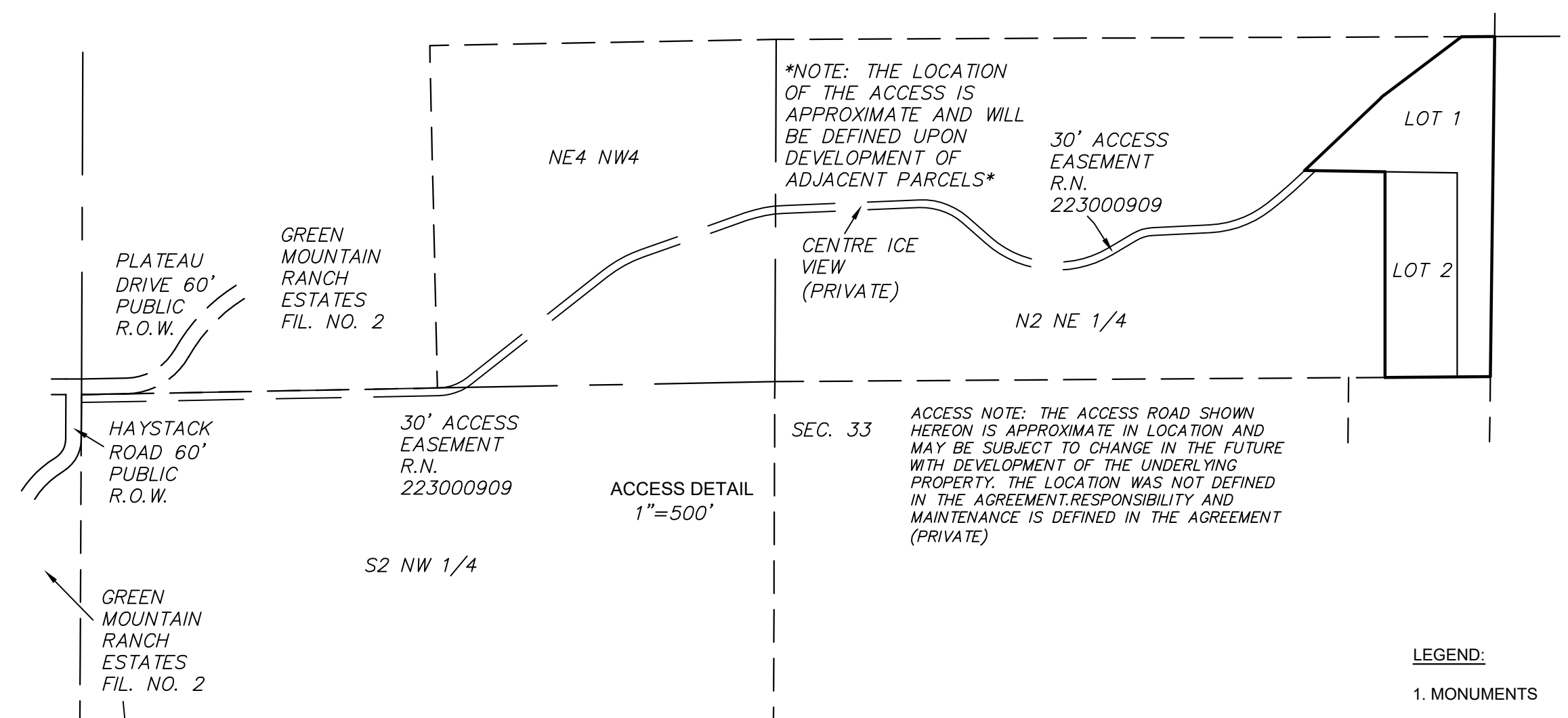
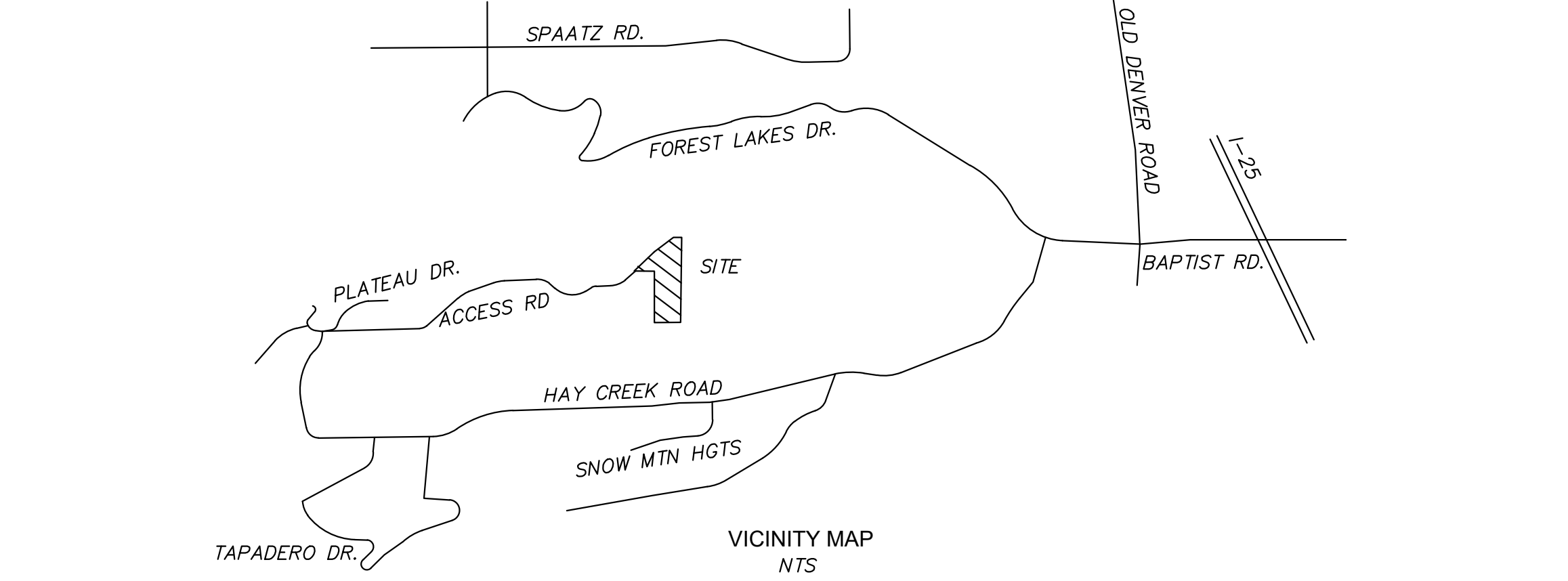


# DRIFTWOOD ESTATES FILING NO. 1

A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO



- LEGEND:**
- 1. MONUMENTS
  - FOUND MONUMENT AS NOTED.
  - SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP STAMPED "LWA PLS 28658".
  - FOUND ALIQUOT CORNER AS SHOWN
- MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE. bq = BELOW GRADE
- 2. RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER SR55113840 EFFECTIVE DATE 8/28/2023.
  - 3. DIMENSIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.
  - 4. BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, S00°43'31"W A DISTANCE OF 1307.38 FEET. THE DIRECTION IS BASED ON THE LAND SURVEY PLAT BY W.K. CLARK AND ASSOCIATES, DATED 6/2/2000 AND DEPOSIT NUMBER 200900129. THE LINE IS MONUMENTED BY A 6"x6"x6" STONE ON THE NORTH AND A 3/4" DIAMETER REBAR WITH A 3-1/4" DIAMETER ALUMINUM CAP "N 1/16 SEC 33/34 PLS 9853 1999".
  - 5. UNITS OF MEASURE ARE U.S. SURVEY FEET.

### SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, 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 THE SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS 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.

I ATTEST THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

KEVIN M. O'LEARY  
COLORADO REGISTERED PLS #28658  
FOR AND ON BEHALF OF  
LWA LAND SURVEYING, INC.

### EASEMENTS:

THE SUBDIVISION BOUNDARY IS HEREBY PLATTED WITH A TWENTY (20) FOOT WIDE EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES; FRONT AND SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENT AREAS IS VESTED WITH THE PROPERTY OWNERS.

"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."

BE IT KNOWN BY THESE PRESENTS:  
THAT ANDREW C. ALM, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY AS FOLLOWS:

- BEGINNING AT THE NORTHEAST CORNER OF SECTION 33;
- THENCE S00° 43' 31" W, ON THE EAST LINE OF THE NORTHEAST QUARTER SAID SECTION 33, ALSO BEING THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 216068387 OF THE RECORDS OF EL PASO COUNTY, COLORADO, A DISTANCE OF 1307.38 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 33 AND OF SAID PARCEL DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 216068387;
  - THENCE S89° 35' 39" W ON THE SOUTH LINE OF SAID PARCEL AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 404.73 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL;
  - THENCE ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 216068387 THE FOLLOWING (5) COURSES:
- 1. THENCE N00° 00' 11" W A DISTANCE OF 790.12 FEET;
  - 2. THENCE N89° 07' 30" W A DISTANCE OF 309.62 FEET;
  - 3. THENCE N46° 26' 07" E A DISTANCE OF 404.68 FEET TO A POINT OF CURVE;
  - 4. THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 06° 26' 46", AN ARC DISTANCE OF 19.13 FEET TO A POINT OF TANGENT;
  - 5. THENCE N52° 52' 53" E A DISTANCE OF 370.35 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33;
- THENCE N89° 46' 34" E ON SAID NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33 A DISTANCE OF 127.78 FEET TO THE POINT OF BEGINNING.
- CONTAINING A MEASURED AREA OF 12.72 ACRES, MORE OR LESS.

### OWNERS CERTIFICATE

THE UNDERSIGNED, BEING THE OWNER, MORTGAGEE, 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 AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF DRIFTWOOD ESTATES FILING NO. 1. ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS LAND USE ACTION ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THESE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE 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, 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.

### IN WITNESS WHEREOF:

THE AFOREMENTIONED ANDREW C. ALM, INC HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

ANDREW C. ALM

### NOTARIAL:

STATE OF COLORADO) SS  
COUNTY OF EL PASO)  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY ANDREW C. ALM

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

### BOARD OF COUNTY COMMISSIONERS APPROVAL:

THIS PLAT FOR DRIFTWOOD ESTATES FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC AND EASEMENTS ARE ACCEPTED.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

DIRECTOR PLANNING AND COMMUNITY DEVELOPMENT DATE

### RECORDING:

STATE OF COLORADO) SS  
COUNTY OF EL PASO)  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER

BY: \_\_\_\_\_  
COUNTY CLERK AND RECORDER

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

SURCHARGE: \_\_\_\_\_

### FEES:

DRAINAGE FEES: \_\_\_\_\_

BRIDGE FEES: \_\_\_\_\_

SCHOOL FEES: \_\_\_\_\_

PARK FEES: \_\_\_\_\_

PREPARED BY  
**LWA LAND SURVEYING, INC.**  
953 E. FILLMORE STREET  
COLORADO SPRINGS, COLORADO 80907  
Phone (719) 636-5179  
REVISED 1/16/23  
OCTOBER 16, 2023  
PROJECT 23054  
ALM,DWG  
FILE NO. MS-23-009  
SHEET 1 OF 1