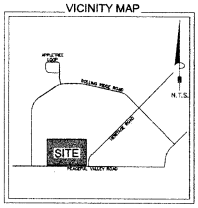
BOUNDARY LINE ADJUSTMENT

A PORTION OF THE SW 1/4 OF SECTION 23, T15S, R65W OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

VICINITY MAP



PROPERTY DESCRIPTION PARCEL A:

A tract of land in the Southwest Quarter of Section 23, Township 15 South, Range 65 West of the 6th Principal Meridian, County of El Paso, State of Colorado, described as follows:

COMMENCING at the northwest corner of Lot 2 in Block 8 in Peaceful Valley Lake Estates, First Filing, as filed in Plat Book L-2 at Page 84 of the records of said county, thence South 00 degrees 23 minutes 50 seconds East on the west line of said Lot 2 and the west line of Lot 1 in said Block 8 for 660.00 feet; thence West 314.25 feet to the POINT OF BEGINNING of the tract described hereby; thence South 00 degrees 23 minutes 50 seconds East 660.25 feet to a point in the center of Peaceful Valley Road; thence South 89 degrees 37 minutes 52 seconds West along said center of road for 659.75 feet; thence North 00 degrees 23 minutes 50 seconds West for 660.25 feet; thence North 89 degrees 37 minutes 52 seconds East for 659.75 feet to the POINT OF BEGINNING. Except any portion thereof within the right of way for Peaceful Valley Road.

PROPERTY DESCRIPTION PARCEL B:

A tract of land in the Southwest Quarter of Section 23, Township 15 South, Range 65 West of the 6th P.M., described as follows:

COMMENCING at the Northwest corner of Lot 2, Block Eight, Peaceful Valley Lake Estates, First Filing; thence South 0 degrees 23 minutes 50 seconds East of the West line of said Lot 2 and West of Lot 1, said Block Eight for 660.0 feet to the POINT OF BEGINNING of the tract described hereby; thence (1) continue South 0 degrees 23 minutes 50 seconds East on said West line of Lot 1 for 630.05 feet to a point on the north right of way line of Peaceful Valley Road, (2) South 89 degrees 37 minutes 52 seconds West on said north right of way line for 314.25 feet, (3) North 0 degrees 23 minutes 50 seconds West for 630.25 feet, (4) North 89 degrees 37 minutes 52 seconds East for 314.25 feet to the POINT OF BEGINNING, El Paso County, Colorado.

COUNTY APPROVAL:

This plat was approved for filing b the El Paso County Planning and Community Development Department on this _____ day of _____, 2017, A.D., subject to any conditions hereon and the dedication statement hereon.

Signature _____ Date _____
Planning and Community Development, Director

RECORDING:

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 _____, 2017, A.D., and is duly recorded under
Reception No._____ of the records of El Paso County, Colorado.

SURCHARGE: _____ CHUCK BROERMAN, RECORDER
FEE: _____ BY: _____
Deputy

OWNERS CERTIFICATE:

That George A. Cusic and Pamela J. Cusic, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out said lands into parcels as shown hereon under this boundary line adjustment. 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.

IN WITNESS WHEREOF:

The aforementioned, George a Cusic, has executed this instrument this _____ day of _____, 2017.

By: _____

NOTARIAL:

STATE OF _____ }
COUNTY OF _____ } SS

The above and aforementioned was acknowledged before me this _____ day of _____,
2017, by _____.

Witness my hand and seal_____
Address _____
_____
My Commission expires _____

IN WITNESS WHEREOF:

The aforementioned, Pamela J. Cusic, has executed this instrument this _____ day of _____, 2017.

By: _____

NOTARIAL:

STATE OF _____ }
COUNTY OF _____ } SS

The above and aforementioned was acknowledged before me this _____ day of _____,
2017, by _____.

Witness my hand and seal_____
Address _____
_____
My Commission expires _____

PROPERTY DESCRIPTION ADJUSTED PARCEL A:

A portion of the Southwest Quarter of Section 23, Township 15 South, Range 65 West of the 6th Principal Meridian, El Paso County, State of Colorado, being more particularly described as follows:

BEGINNING at the southeast corner of Lot 2, Gonzales Subdivision Filing No. 2, recorded in Reception No. 206712502, in the records of El Paso County, Colorado, said corner being on the north right-of-way line of Peaceful Valley Road; thence along the east line of Lots 1 and 2 of said Gonzales Subdivision, N00°23'50"W (bearings are based on said east line of Lots 1 and 2, and is monumented on the south end with a 1/2 inch smooth rod and on the north end with a No. 4 rebar with yellow plastic cap stamped PLS 18465, which bears N00°23'50"W, a distance of 630.55 feet), a distance of 630.55 feet; thence N89°37'52"E, a distance of 313.80 feet; thence S00°23'20"E, a distance of 630.08 feet to the north right-of-way line of Peaceful Valley Road; thence along said right-of-way line, S89°32'45"W, a distance of 313.71 feet to the POINT OF BEGINNING.

Said Parcel contains 197,885 S.F. or 4.543 acres, more or less.

PROPERTY DESCRIPTION ADJUSTED PARCEL B:

A portion of the Southeast Quarter of Section 23, Township 15 South, Range 65 West of the 6th Principal Meridian, El Paso County, State of Colorado, being more particularly described as follows:

COMMENCING at the southeast corner of Lot 2, Gonzales Subdivision Filing No. 2, recorded in Reception No. 206712502, in the records of El Paso County, Colorado, said corner being on the north right-of-way line of Peaceful Valley Road; thence along the east line of Lots 1 and 2 of said Gonzales Subdivision, N00°23'50"W (bearings are based on said east line of Lots 1 and 2, and is monumented on the south end with a 1/2 inch smooth rod and on the north end with a No. 4 rebar with yellow plastic cap stamped PLS 18465, which bears N00°23'50"W, a distance of 630.55 feet), a distance of 630.55 feet; thence N89°37'52"E, a distance of 313.80 feet to the POINT OF BEGINNING; thence N89°33'08"E, a distance of 660.29 feet to a point on the West line of Lot 1, Block 8, Paseo Valley Lake Estates, First Filing, recorded in Reception No. 601532, in the records of El Paso County, Colorado; thence along said west line, S00°30'32"E, a distance of 630.16 feet to a point on the north right-of-way line of Peaceful Valley Road; thence along said north right-of-way line, S89°33'31"W, a distance of 661.61 feet; thence N00°23'20"W, a distance of 630.08 feet to the POINT OF BEGINNING.

Said parcel contains 416,352 S.F. or 9.558 acres, more or less.

NOTES:

1. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership, easements or rights of way of record. The client did not wish for easements and rights of way researched or shown. This survey does not take into consideration additional facts that an accurate and correct title search might disclose including, but not limited to, descriptions contained in deeds for adjacent properties.
2. Basis of bearings is east line of Lots 1 and 2 of said Gonzales Subdivision Filing No. 2, recorded in Reception No. 206712502, in the records of El Paso County, Colorado, and is monumented on the south end with a 1/2 inch smooth rod and on the north end with a No. 4 rebar with yellow plastic cap stamped PLS 18465, which bears N00°23'50"W, a distance of 630.55 feet.
3. Any underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.
4. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
5. The lineal units used in this drawing are U.S. Survey Feet.

SURVEYOR'S STATEMENT:

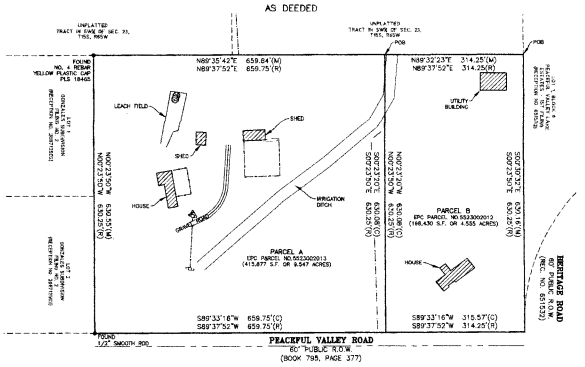
The undersigned Colorado Registered Professional Land Surveyor does hereby state and declare to George A. Cusic and Pamela J. Cusic that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the normal standard of practice by surveyors in the State of Colorado and accurately shows the described tract of land thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

This statement is neither a warranty nor guaranty, either expressed or implied.

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

This survey plat is null and void without surveyor's original signature and seal.

AS DEEDED

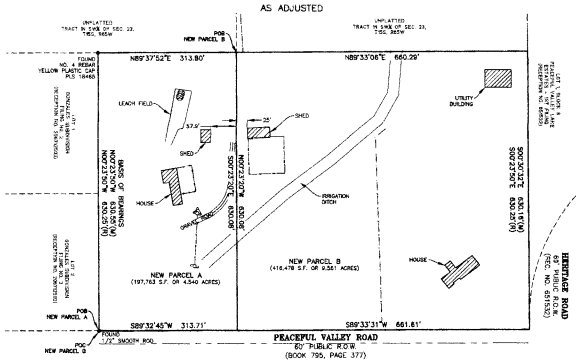


LEGEND

- (M) MEASURED BEARING/DISTANCE
- (C) CALCULATED BEARING/DISTANCE
- (R) RECORD BEARING/DISTANCE
- SANITARY SEWER MANHOLE
- ELECTRIC METER
- POWER POLE
- ELECTRIC LINE (OVERHEAD)
- CHAINLINK FENCE
- BARB WIRE FENCE
- SPLIT RAIL FENCE
- IRON FENCE

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

AS ADJUSTED



EXBL-17-001

Clark-LS
Land Surveying, PLLC
117 S. Tiffany Dr., Unit 1 ● Pueblo West, CO 81007 ● 719.582.1276

No.	Description	By	Date
	Revisions		
2	Address County Comments	SLM	8/3/2017
1	Address County comments	NJM	09/29/2017

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.

BOUNDARY LINE ADJUSTMENT
A PORTION OF THE SW 1/4 OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

Project No.	160839	Date: 09/06/2017
	Drawn By: NJM	Sheet: 1 of 1
	Checked By: SLM	