

PEERLESS SUBDIVISION

FINAL PLAT

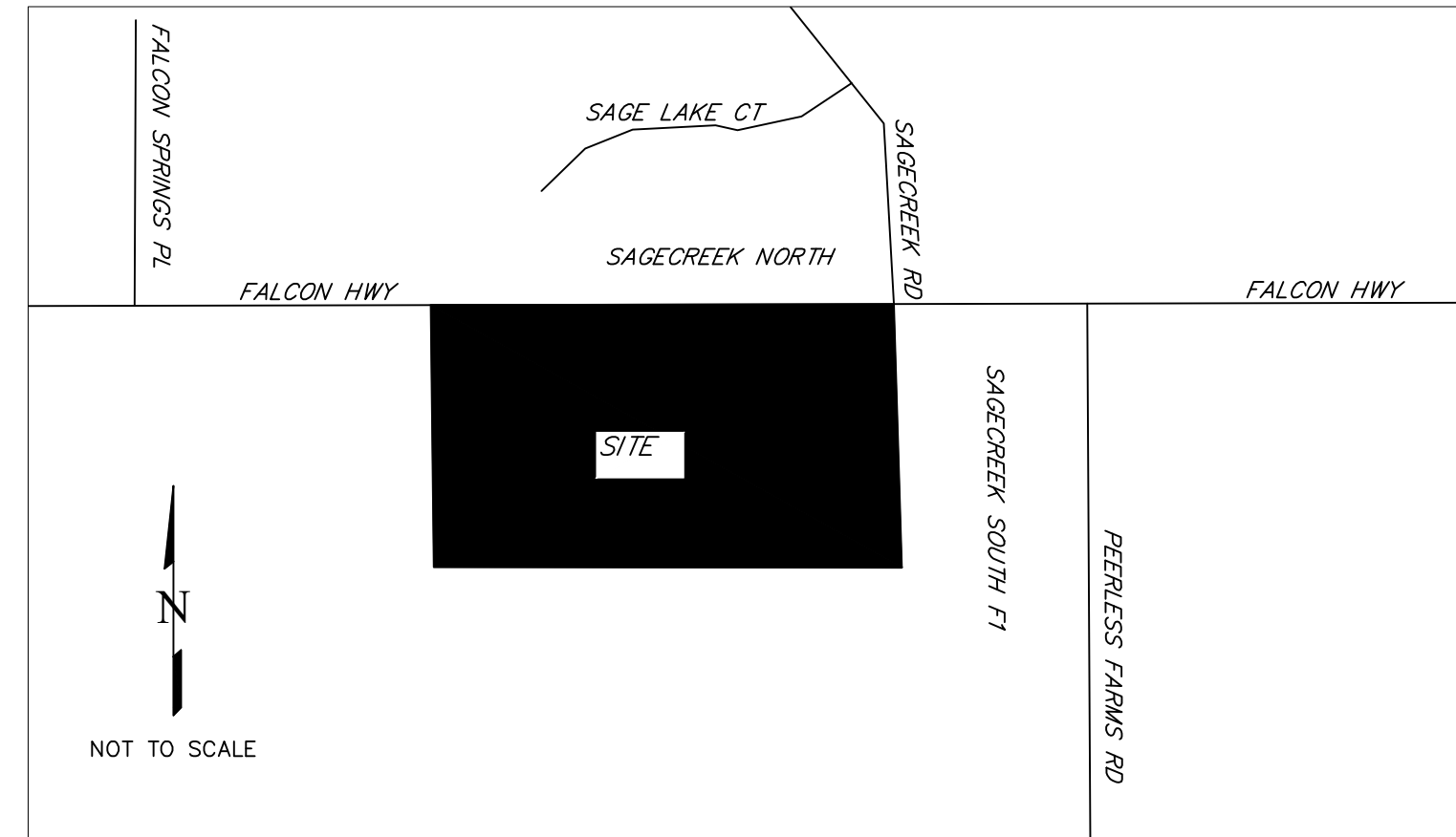
A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS

THAT ROBERT S. AND WENDY K. WILLIAMS, BEING THE OWNER OF THE FOLLOWING TRACT OF LAND:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13;
 THENCE S00°31'50"W ALONG THE WEST SECTION LINE, A DISTANCE OF 60.01 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE N89°21'32"E ON A LINE PARALLEL TO THE NORTH SECTION LINE, A DISTANCE OF 1779.95 FEET;
 THENCE S00°38'28"E, A DISTANCE OF 992.00 FEET;
 THENCE N89°28'10"W, A DISTANCE OF 1799.86 FEET;
 THENCE N00°31'50"E, A DISTANCE OF 995.39 FEET TO THE TRUE POINT OF BEGINNING;
 CONTAINING A CALCULATED AREA OF 1,742,643.7 SQUARE FEET OR 40.00 ACRES.



VICINITY MAP
NOT TO SCALE

OWNERS 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, STREETS, AND EASEMENTS (USE WHICH ARE APPLICABLE) AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF PEERLESS SUBDIVISION. 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 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.

OWNER SIGNATURE _____

BY: ROBERT S. WILLIAMS

TITLE: OWNER

OWNER SIGNATURE _____

BY: WENDY K. WILLIAMS

TITLE: OWNER

STATE OF COLORADO

COUNTY OF _____

SIGNED BEFORE ME ON _____, 20____

BY _____ (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT).

(NOTARY'S OFFICIAL SIGNATURE)

(TITLE OF OFFICE)

(COMMISSION EXPIRATION)

GENERAL NOTES

- ALL LINEAL UNITS DEPICTED ON THIS SUBDIVISION PLAT ARE U.S. SURVEY FEET.
- BASIS OF BEARING: ALL BEARINGS DEPICTED ON THIS SUBDIVISION PLAT ARE BASED UPON THE NORTH LINE OF THE SUBJECT PROPERTY, BEING MONUMENTED AT EACH END BY FOUND REBAR AND PLASTIC SURVEYORS CAP, PLS 7338; BEARING N89°21'32"E
- ALL REFERENCES TO RECEPTION NUMBERS SHOWN HEREON ARE PUBLIC DOCUMENTS RECORDED WITH THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CENTENNIAL LAND SURVEYING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND. FOR ALL INFORMATION REGARDING EASEMENTS AND RIGHT OF WAY, CENTENNIAL LAND SURVEYING LLC RELIED UPON TITLE COMMITMENT NO. 123456789, PREPARED BY INSERT TITLE COMPANY HERE, DATED INSERT DATE HERE.
- PER BOOK 3673 AT PAGE 879, MOUNTAIN VIEW ELECTRIC HAS A RIGHT OF WAY EASEMENT WITHIN SECTION 13, TOWNSHIP 13 SOUTH, RANGE 64 WEST. THE LOCATION OF SAID EASEMENT IS NON DESCRIPTIVE OR PLOTTABLE.
- PER BOOK 2614 AT PAGE 368, EL PASO COUNTY MUTUAL TELEPHONE COMPANY HAS A RIGHT OF WAY EASEMENT WITHIN SECTION 13, TOWNSHIP 13 SOUTH, RANGE 64 WEST. THE LOCATION OF SAID EASEMENT IS NON DESCRIPTIVE OR PLOTTABLE.
- 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).
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- FLOODPLAIN: NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS. THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041005676, EFFECTIVE DATE DECEMBER 7, 2018; NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.

SURVEYORS CERTIFICATE

I MICHAEL J. MUIRHEID, 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 DATE OF 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 _____, 20____.

MICHAEL J. MUIRHEID DATE

COLORADO REGISTERED PLS 37909

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

THIS PLAT FOR PEERLESS SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

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.

STEVE SCHLEIKER, RECORDER

BY: _____
DEPUTY

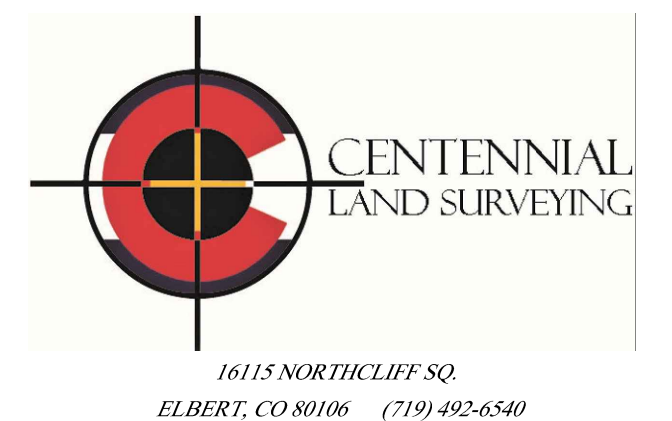
FEES

RECORDING FEES: _____
 DRAINAGE FEES: _____
 PARK FEES: _____
 SCHOOL FEES: _____
 BRIDGE FEES: _____

EASEMENTS

ALL LOT LINES, (FRONT, REAR AND SIDE) ARE HEREBY PLATTED WITH TEN FOOT DRAINAGE AND UTILITY EASEMENTS. THE SURFACE AREA OF SAID EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER.

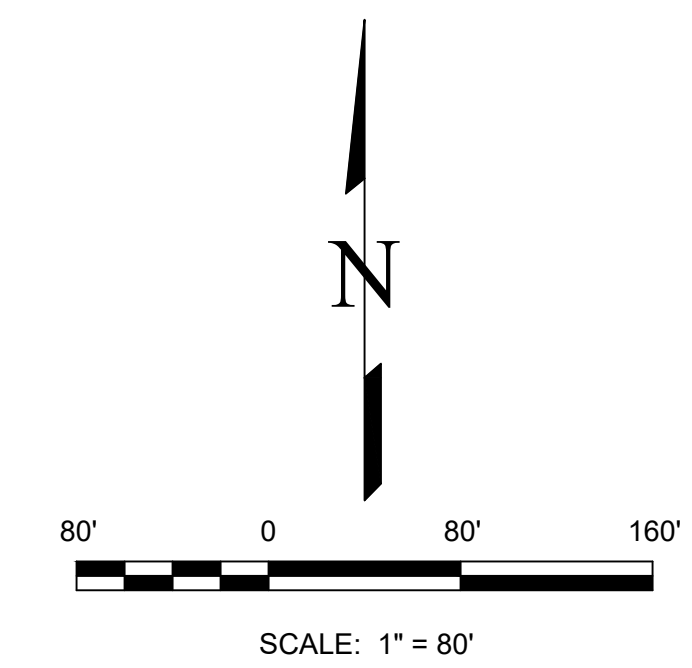
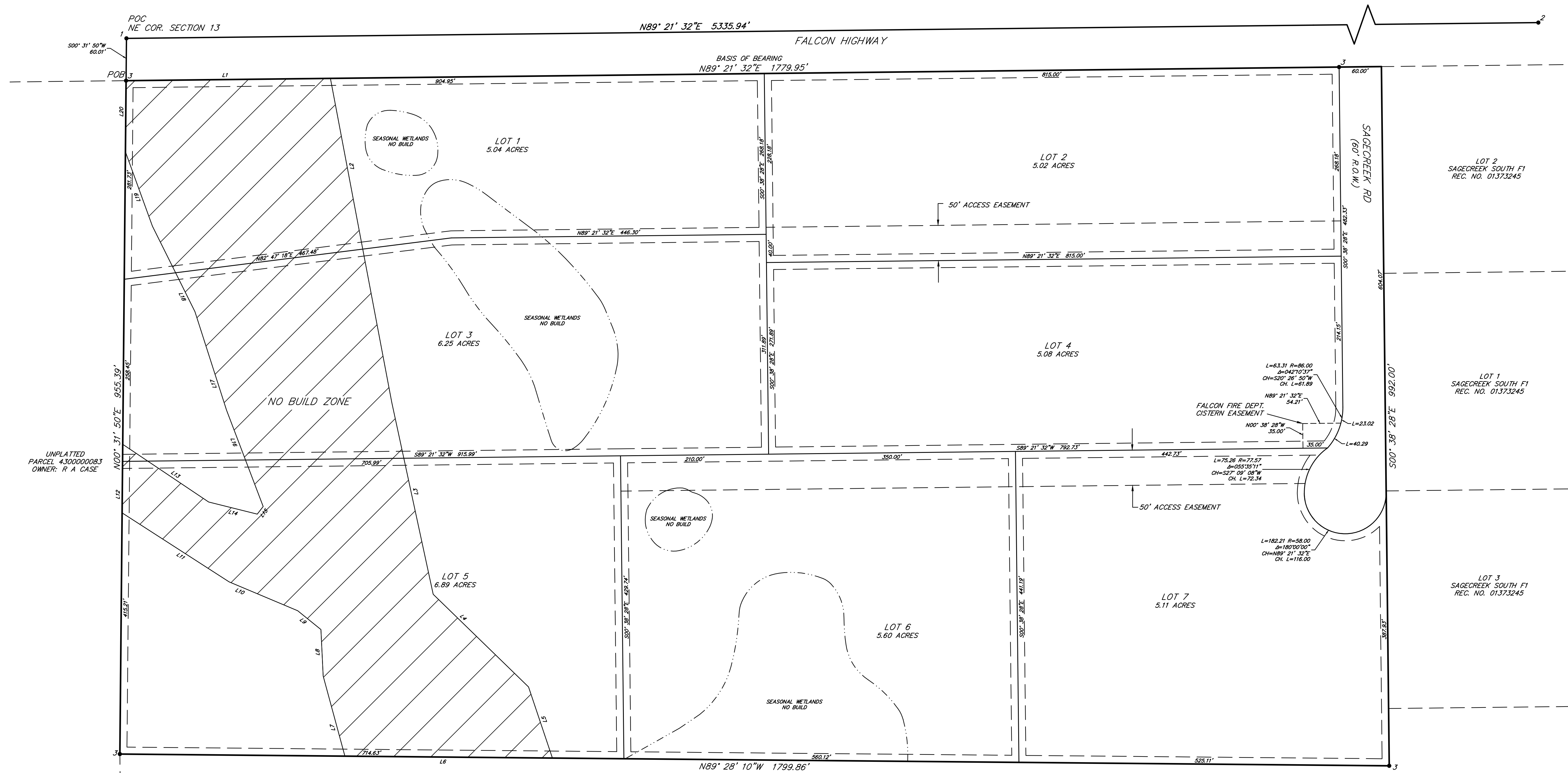
REVISIONS	DRAWN: MJM
	CHECKED: SLM
	DATE: 06/17/24
	JOB No.: 201029



PEERLESS SUBDIVISION

FINAL PLAT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



NO BUILD ZONE

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N89° 21' 31"E	289.70	L11	N57° 12' 53"W	180.61
L2	S10° 43' 22"E	468.25	L12	N00° 31' 50"E	97.44
L3	S12° 10' 49"E	278.12	L13	S56° 06' 13"E	146.78
L4	S45° 47' 07"E	188.55	L14	S75° 58' 21"E	71.05
L5	S18° 32' 52"E	106.38	L15	N38° 10' 30"E	13.63
L6	N89° 28' 10"W	294.21	L16	N20° 50' 29"W	146.38
L7	N15° 08' 58"W	117.73	L17	N17° 46' 20"W	146.82
L8	N02° 50' 23"W	66.13	L18	N26° 25' 00"W	135.33
L9	N50° 54' 21"W	42.33	L19	N19° 56' 26"W	112.13
L10	N67° 11' 46"W	105.44	L20	N00° 31' 50"E	100.96

UNPLATTED
PARCEL 4313000002
OWNER: ARLEN TUTTLE, R W CASE,
LONG HOPE JOINT VENTURES LLP

- SURVEY MONUMENTATION**
1. FOUND NW CORNER OF SECTION 13
2 1/2" ALUMINUM CAP IN RANGE BOX PLS 30130
 2. FOUND NE CORNER OF SECTION 13
2 1/2" ALUMINUM CAP, PLS 9646
 3. FOUND REBAR WITH YELLOW CAP, PLS 7338

2 OF 2

REVISIONS	DRAWN: MJM
	CHECKED: SLM
	DATE: 06/14/24
	JOB No.: 201029

