

# 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 LONE 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.

DEDICATION

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO 7 LOTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THIS PLAT, AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUIT-CLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY, ALL PUBLIC STREETS ARE HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC USE. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "PEERLESS SUBDIVISION" IN EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF

THE AFOREMENTIONED ROBERT S. AND WENDY K. WILLIAMS, HAVE EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

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

STATE OF COLORADO )

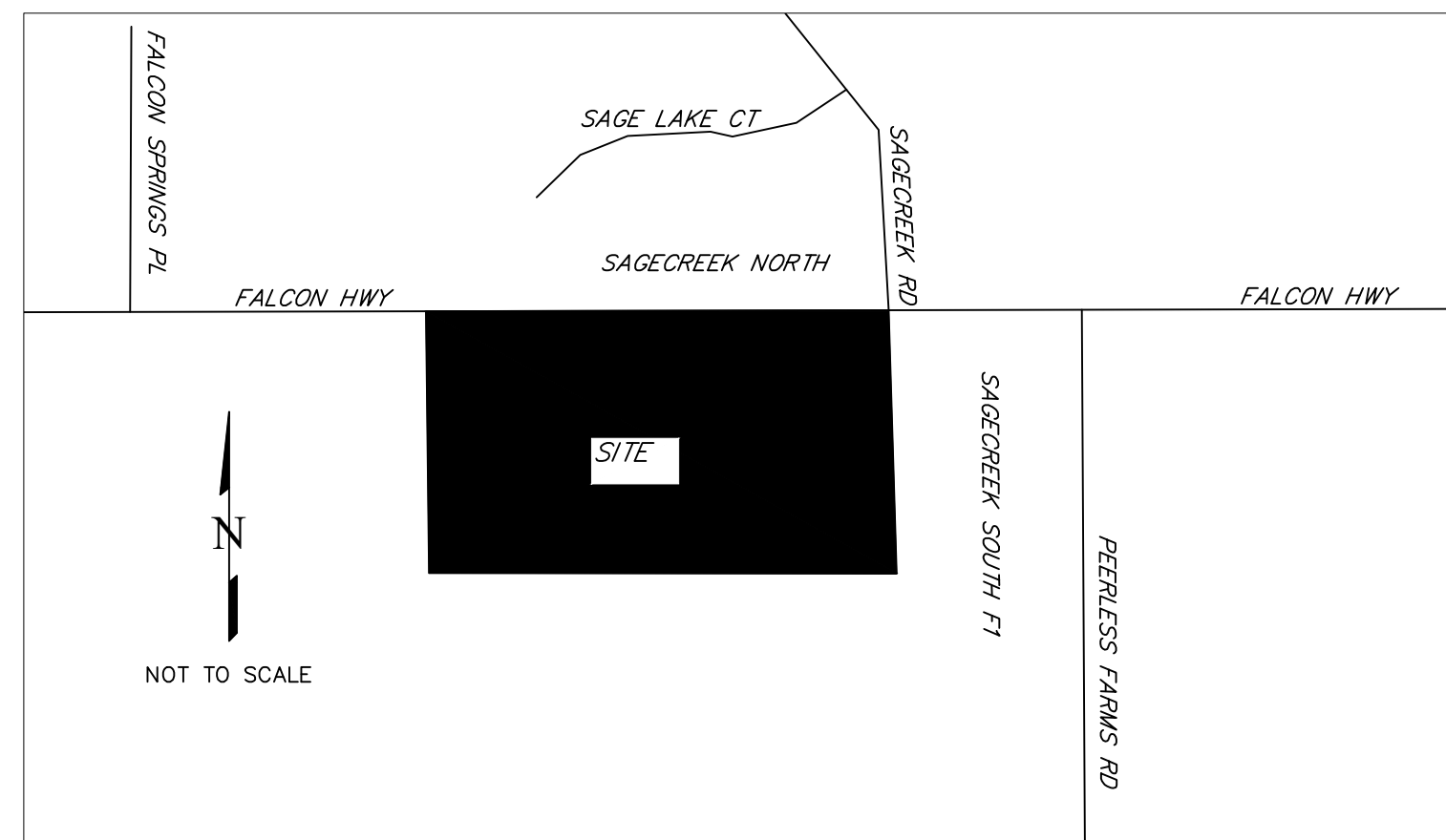
)

COUNTY OF EL PASO )

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

BY \_\_\_\_\_ WITNESS MY HAND HAD SEAL  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



VICINITY MAP  
NOT TO SCALE

SURVEYOR'S STATEMENT

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

\_\_\_\_\_  
MICHAEL J. MUIRHEID, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 37909  
FOR AND ON BEHALF OF CENTENNIAL LAND SURVEYING, LLC

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

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.

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.

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.

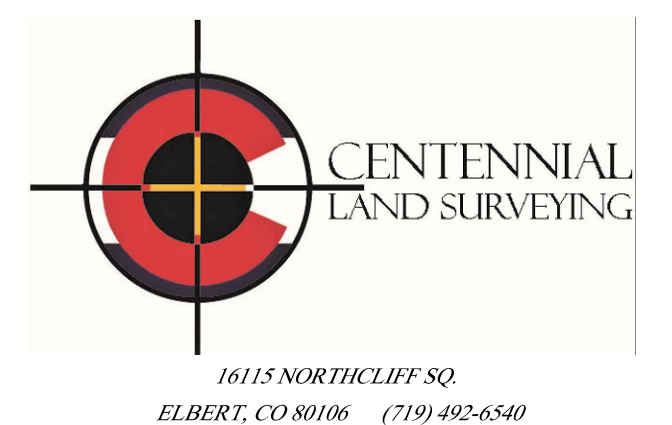
STEVE SCHLEIKER, RECORDER

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

FEES

RECORDING FEES: \_\_\_\_\_  
DRAINAGE FEES: \_\_\_\_\_  
PARK FEES: \_\_\_\_\_  
SCHOOL FEES: \_\_\_\_\_  
BRIDGE FEES: \_\_\_\_\_

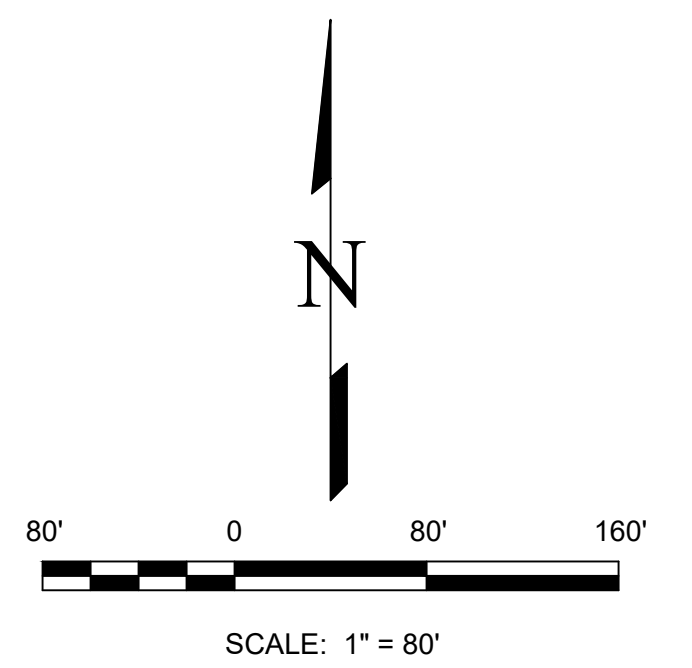
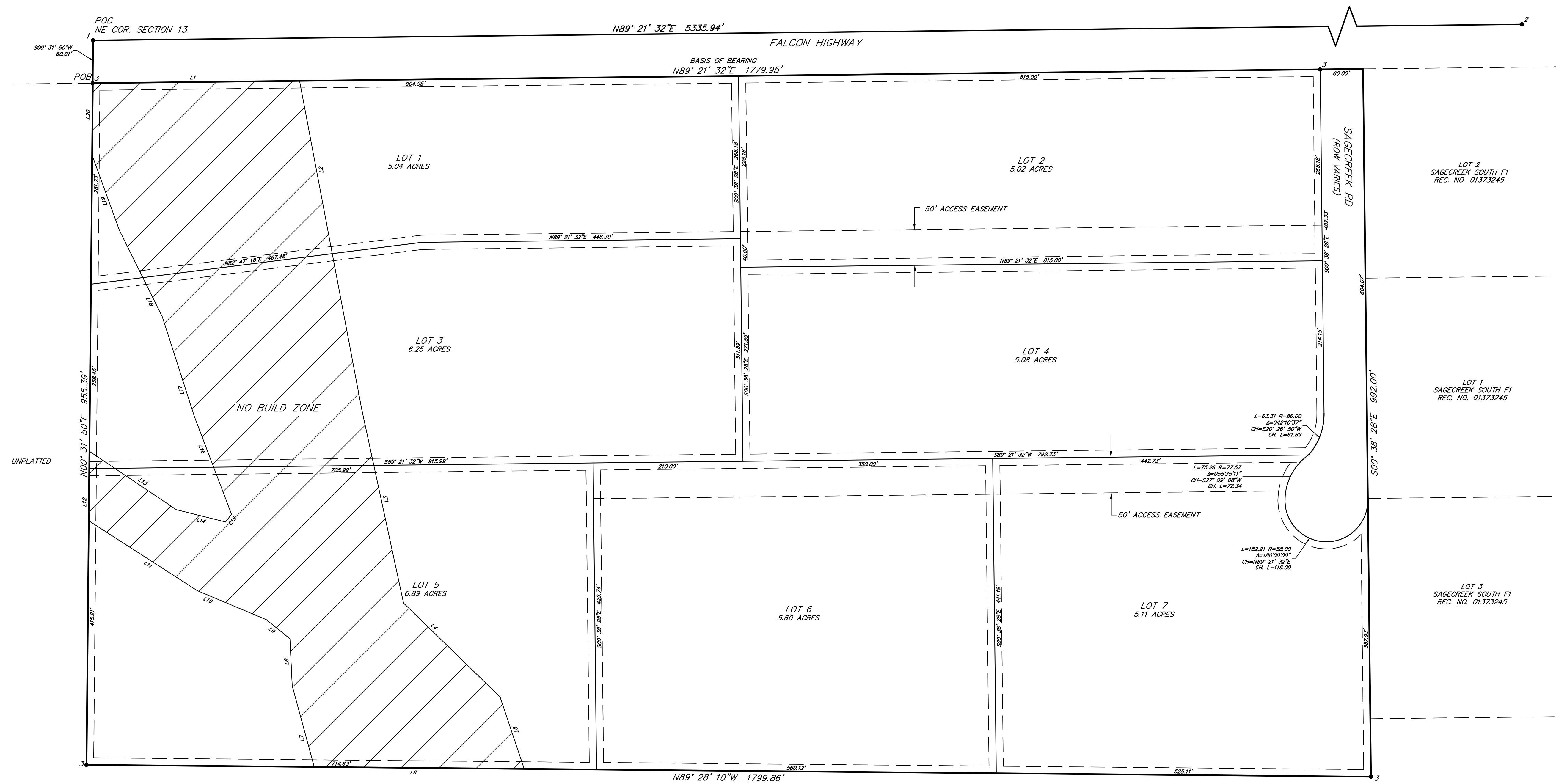
|           |                        |
|-----------|------------------------|
| REVISIONS | DRAWN: <b>MJM</b>      |
|           | CHECKED: <b>SLM</b>    |
|           | DATE: <b>07/28/23</b>  |
|           | JOB No.: <b>201029</b> |



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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 |

2 OF 2

|           |                        |
|-----------|------------------------|
| REVISIONS | DRAWN: <b>MJM</b>      |
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- 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

