

PEERLESS SUBDIVISION

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

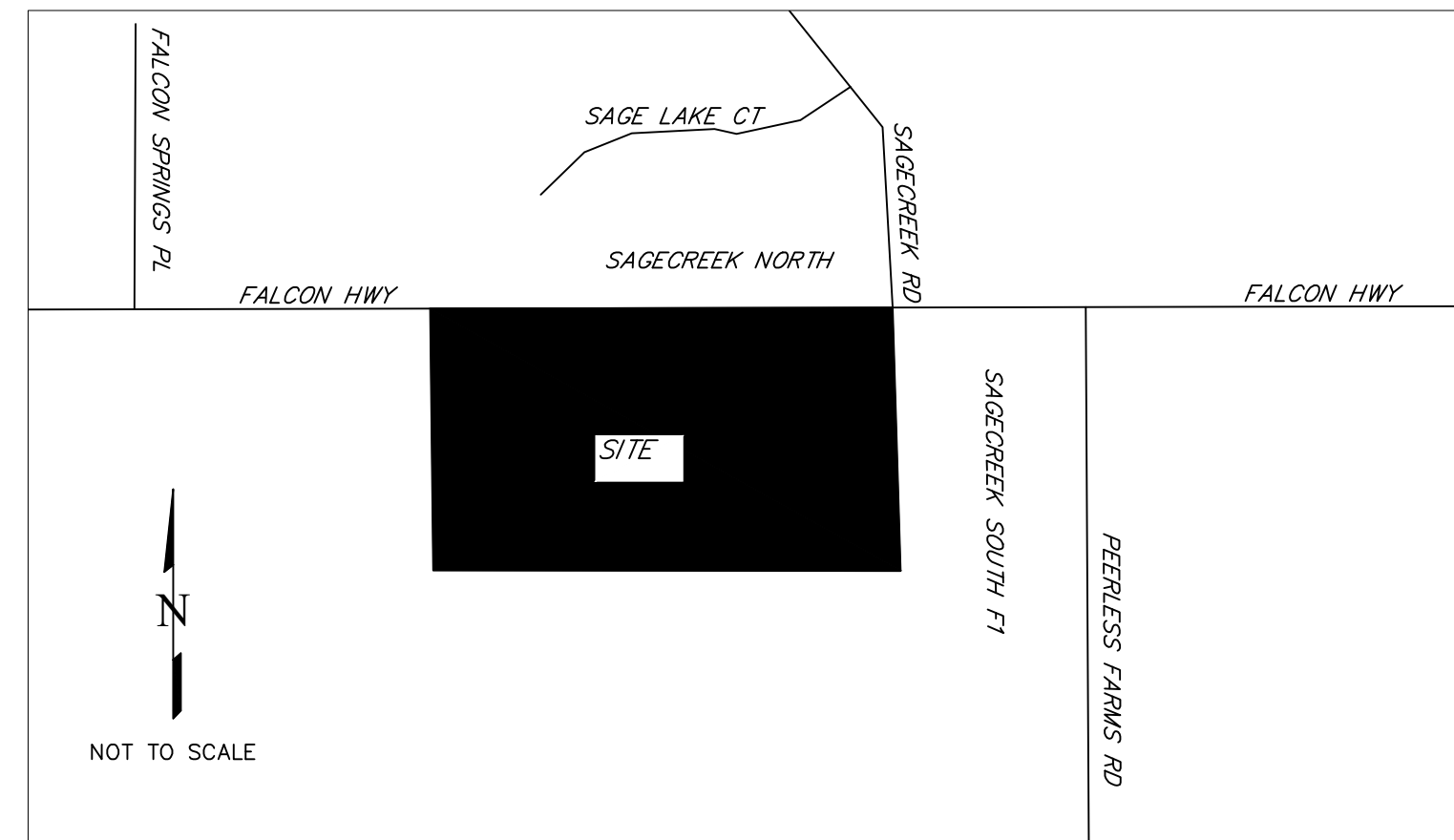
Please address all V1 comments

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. **V1 comments on the General Notes section remain unaddressed.**
- THIS SURVEY DOES A _____ SURVEYING, LLC TO DETERMINE ASEMENTS AND RIGHT OF WAY, '56789, PREPARED BY INSERT TITLE COMPANY HERE _____
- PER BOOK 3673 AT _____ 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 _____ ANY 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: _____

Unresolved: Provide Summary Table

OWNER INFORMATION

OWNER(S): ROBERT S. AND WENDY K. WILLIAMS
 ADDRESS: 16975 FALCON HIGHWAY, PEYTON, CO 80831
 PHONE NO.: (406) 438-1874

PROFESSIONAL LAND SURVEYOR

CENTENNIAL LAND SURVEYING, LLC
 MICHAEL J. MUIRHEID
 16115 NORTHCLIFF SQ., ELBERT, CO 80106
 (719) 492-6540

PROFESSIONAL ENGINEER

KIMLEY-HORN
 LARRY SALAZAR
 2 N. NEVADA AVE. STE. 900, COLORADO SPRINGS, CO 80903
 (719) 453-0180

Unresolved from Submittal 1:
 On the submitted PBMP form, Exclusion E "Large Lot Single Family Sites" was selected to exclude the site from a PBMP. The qualifications for this exclusions is presented in the ECM section I.7.1.B.5:

"Large Lot Single Family Sites. A single-family residential lot, or agricultural zoned lands, greater than or equal to 2.5 acres in size per dwelling and having a total lot impervious area of less than 10 percent. A total lot imperviousness greater than 10 percent is allowed when a study specific to the watershed and/or MS4 shows that expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, and the permittee accepts such study as applicable within its MS4 boundaries. The maximum total lot impervious covered under this exclusion shall be 20 percent."

Add a note to the plat acknowledging that per ECM Section I.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.

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.

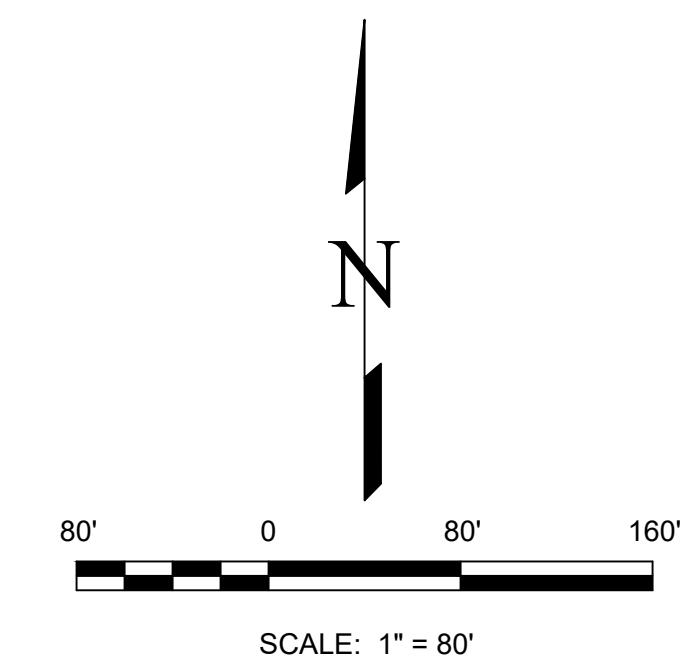
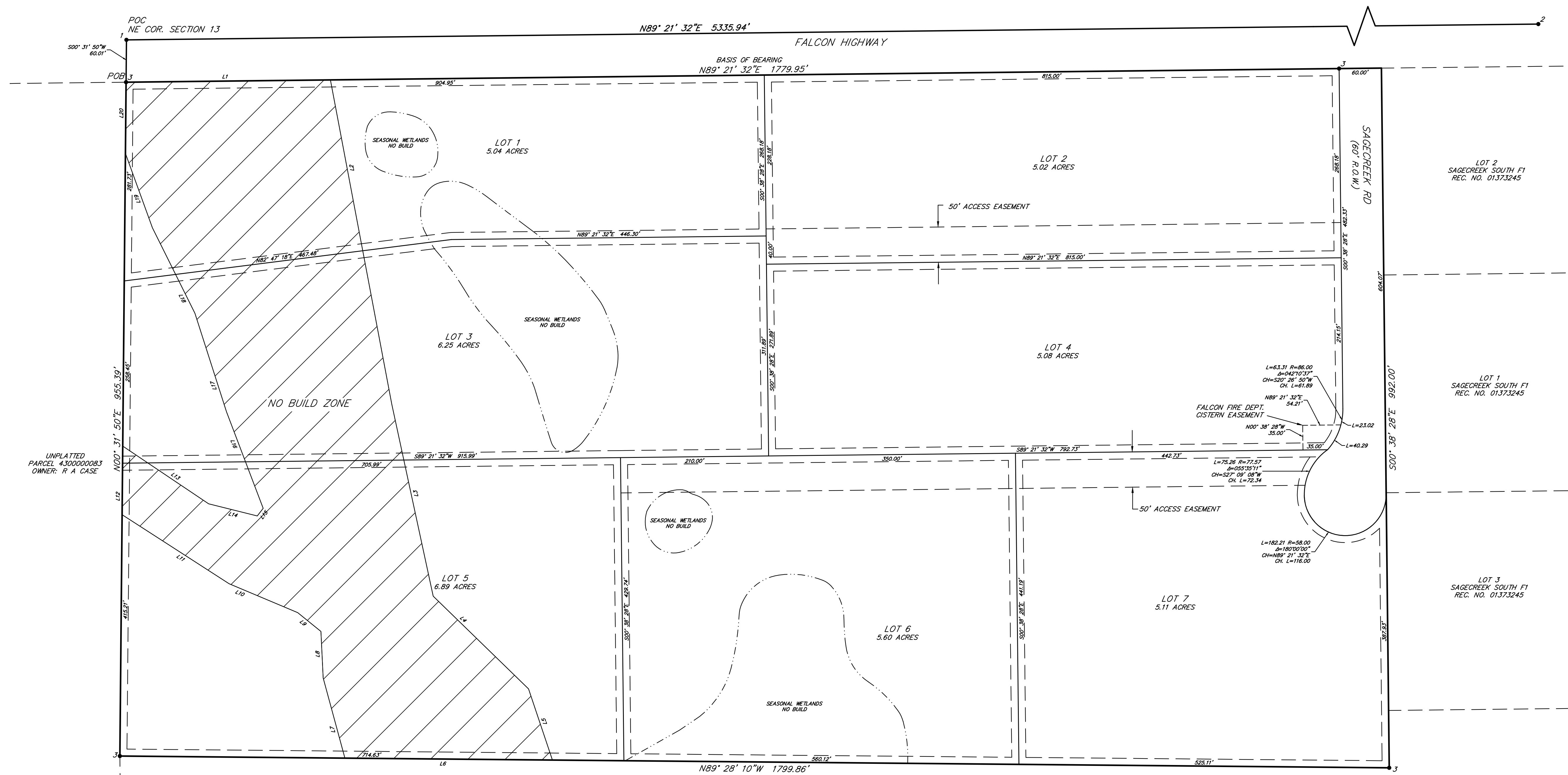
| | |
|-----------|------------------------|
| REVISIONS | DRAWN: MJM |
| | CHECKED: SLM |
| | DATE: 06/17/24 |
| | JOB No.: 201029 |



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



UNPLATTED
PARCEL 4300000083
OWNER: R A CASE

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

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 |

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 |

