

FINAL PLAT

CITIZEN ON CONSTITUTION FILING No. 1
A REPLAT OF TRACTS M & N, URBAN COLLECTION AT PALMER VILLAGE
A PORTION OF THE NORTHEAST QUARTER OF
SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

Minimum easement width provided for gas-only service (20'). No other conflicts other than LBS comment. smanning 2/22/22.

KNOW ALL BY THESE PRESENTS:

That Citizen on Constitution, LLC, being the owner of the following described tract of land to wit:

LEGAL DESCRIPTION:

Tracts M and N, Urban Collection at Palmer Village, County of El Paso, State of Colorado.

DEDICATION

The above owner has caused said parcel of land to be platted into lots, a street, and easements as shown hereon. The tract of land herein platted shall be known as CITIZEN ON CONSTITUTION FILING No. 1 in the County of El Paso, State of Colorado.

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, a street, and easements as shown hereon under the name and subdivision of CITIZEN ON CONSTITUTION FILING No. 1. 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 maintained, repaired, replaced, and kept in good order at all times at the expense of the owner of the property benefited 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 the purpose of the same shall be to provide access to and from the easements for which the easements are established and to be used for the installation, maintenance, and replacement of utility lines and related facilities.

OWNER:

Citizen on Constitution, LLC
By: Eric Garrett
Title: Manager

NOTARIAL:

STATE OF _____ } SS
COUNTY OF EL PASO }

The above and aforementioned instrument was acknowledged before me this ____ day of _____, 20____, A.D.

By: Eric Garrett, Manager

Witness my hand and seal:

My Commission expires _____
Notary Public _____

SHEET INDEX

- SHEET 1 - COVER, LEGAL DESCRIPTION, VICINITY MAP
SHEET 2 - GENERAL NOTES
SHEET 3 - AS PLATTED BOUNDARY
SHEET 4 - AS RE-PLATTED BOUNDARY

SURVEYOR'S CERTIFICATE:

I, Spencer J. Barron, 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 October 6, 2021, by me or under my direct supervision and that the monuments exist as shown hereon. All measurements were made from original monuments. The plat was prepared by me or under my direct supervision and is in accordance with the provisions of the State of Colorado relating to the surveying of land and the applicable provisions of the El Paso County Land Development Code.

This certification is neither a warranty nor guarantee, either expressed or implied.

Spencer J. Barron
Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

COUNTY APPROVAL

This plat for CITIZEN ON CONSTITUTION FILING No. 1 was approved for filing by the El Paso County, Colorado Planning and Community Development Department this ____ day of _____, 20____.

Planning and Community Development Director _____ Date _____

RECORDING

STATE OF COLORADO }
COUNTY OF EL PASO }

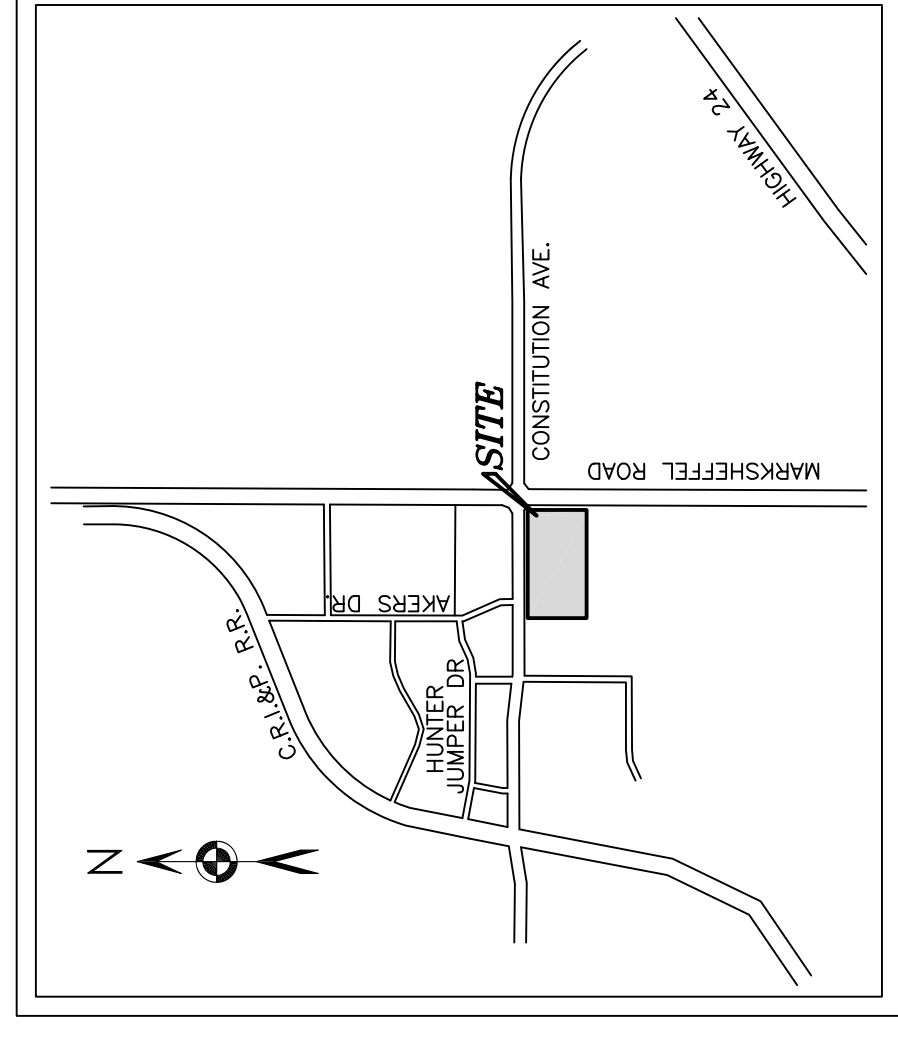
I hereby certify that this instrument was filed for record at my office at _____ O'clock ____M., this day of _____, 2022 A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, Colorado.

Fee: _____

Surcharge: _____

Chuck Broerman, Recorder

By: _____ Deputy



VICINITY MAP (NOT TO SCALE)

EASEMENT STATEMENT:

- 1. Easements are as shown hereon with the sole responsibility for maintenance of these easements being vested with the current property owner(s).

Please add note

ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

FEES:

- School Fee: _____
Bridge Fee: _____
Park Fee: _____
Drainage Fee: _____

PCD File No.

Table with columns: No., Date, REVISIONS, Remarks

BARRON LAND logo and contact information: BARRON LAND BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION, 1115 S. University Blvd., Suite 311, Colorado Springs, CO 80917, F: 719.466.6527, www.BARRONLAND.com