

# PEAKS RECOVERY CENTERS FILING NO. 1

A REPLAT OF PORTIONS OF LOTS 6, 7 AND 8, AMENDED FILING OF SPRINGS CREST, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 28 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH P.M. CITY OF COLORADO SPRINGS, COUNTY OF EL PASO COUNTY, STATE OF COLORADO.

## KNOW ALL MEN BY THESE PRESENTS:

THAT PEAKS RECOVERY CENTERS, LLC A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

### PARCEL A

A PORTION OF LOTS 6 AND 7, BLOCK B, AMENDED FILING OF SPRING CREST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7, THENCE WESTERLY ON THE SOUTHERLY RIGHT OF WAY LINE OF BURGESS ROAD 284 FEET, THENCE ANGLE LEFT 90 DEGREES 15 MINUTES SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF LOT 7 AND ITS EXTENSION 500 FEET, THENCE ANGLE LEFT 27 DEGREES 10 MINUTES 20 SECONDS SOUTHEASTERLY 605 FEET TO THE SOUTHEASTERLY CORNER OF AFOREMENTIONED LOT 6, THENCE NORTHERLY ON THE EASTERLY LINE OF LOT 6 AND 7 TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

### PARCEL B

THE WEST 307 FEET OF LOT 8 AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF IN BLOCK B IN AMENDED FILING OF SPRING CREST, COUNTY OF EL PASO, STATE OF COLORADO.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 9.761 ACRES OR 425,178 SQUARE FEET, MORE OR LESS.

## DEDICATION:

THE UNDERSIGNED OWNERS HAVE CAUSED SAID PROPERTY TO BE REPLATTED INTO A LOTS, PUBLIC RIGHT-OF-WAY AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DO HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THIS PUBLIC RIGHT-OF-WAY, THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS PROPERTY AS PLATTED HEREIN SHALL BE KNOWN AS PEAKS RECOVERY CENTER FILING NO. 1, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, ADDITIONAL RIGHT OF WAY FOR OLD RANCH ROAD ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE.

## OWNER:

PEAKS RECOVERY CENTERS, LLC A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
CHRIS BARNS  
OWNER/MANAGER

## ACKNOWLEDGMENT

STATE OF COLORADO )  
 )SS  
COUNTY OF \_\_\_\_\_)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 BY \_\_\_\_\_

\_\_\_\_\_ AS MANAGER OF PEAKS RECOVERY CENTER LLC, A COLORADO LIMITED LIABILITY

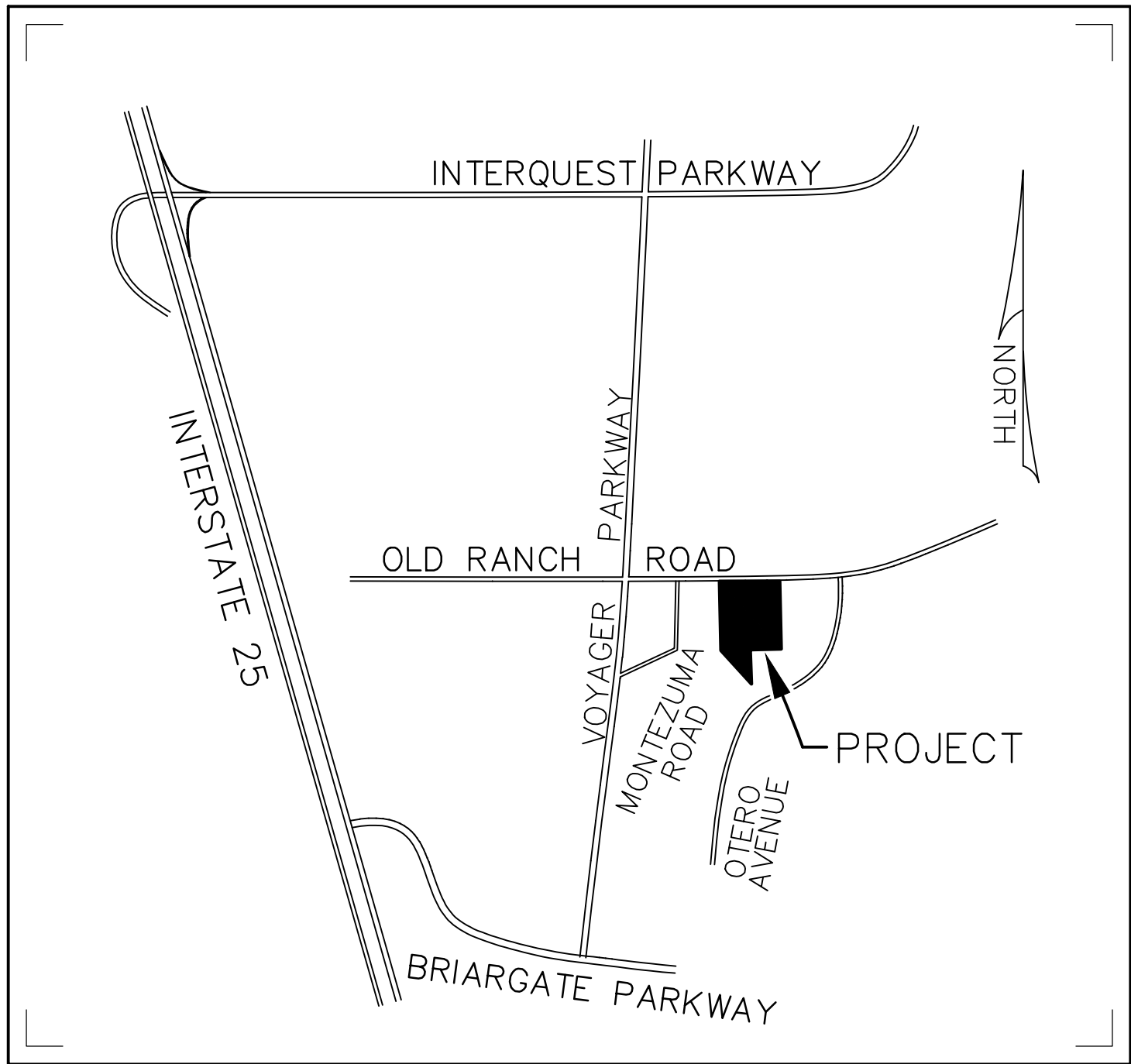
COMPANY.

WITNESS MY HAND AND SEAL

DATE: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

SEAL

TOTAL PLATTED AREA = 9.761 ACRES ±



VICINITY MAP  
NOT TO SCALE

## PLAT NOTES:

1. THE APPROVAL OF THIS RE-PLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS RE-PLAT.
2. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 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.
3. NOTICE IS HEREBY GIVEN: THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED.
4. NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS, OR, ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES, INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, SUBDIVISION BONDS, OR COMBINATIONS THEREOF, GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.
5. THE ADDRESSES ( ) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
6. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING IN AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
7. AVIGATION EASEMENT RECORDED IN BOOK 5394, PAGE 1431.
8. A PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE AE (AREA LOCATED WITHIN A 100-YEAR FLOODPLAIN, BASE FLOOD ELEVATIONS DETERMINED) AS ESTABLISHED BY FEMA PER FIRM PANEL 08041C0506F, EFFECTIVE 12/07/2018.
9. GEOLOGIC HAZARD STUDY DISCLOSURE STATEMENT: "THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY TERRACON DATED AUGUST 30, 2019, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: EXPANSIVE SOILS AND BEDROCK, COLLAPSIBLE SOILS AND POTENTIAL ARTIFICIAL FILL SOILS; POTENTIALLY UNSTABLE SLOPES, SHALLOW WATER TABLES, AND FLOOD-PRONE AREAS. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN IN FILE # OPCCP20-00033 OR WITHIN THE SUBDIVISION FILE PEAKS RECOVERY OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 105, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT."
10. "THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED."
11. THE PORTION OF LOT 1 LOCATED WITHIN THE ZONE 'AE' 100-YEAR FLOODPLAIN IS IN A DRAINAGE EASEMENT TO BE DEDICATED TO THE CITY OF COLORADO SPRINGS AND IS RESTRICTED AS A 'NO BUILD' AND 'NO STORAGE OF ANY MATERIALS' EASEMENT.

## EASEMENT STATEMENT:

UNLESS SHOWN OR INDICATED GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES HAVE A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES AND PRIVATE DRAINAGE ALL FRONT LOT LINES HAVE A (5) FOOT EASEMENT FOR PUBLIC UTILITIES, PUBLIC DRAINAGE AND PUBLIC IMPROVEMENTS AND ALL REAR LOT LINES HAVE A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTILITIES AND PRIVATE DRAINAGE WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

## CITY APPROVAL

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "PEAKS RECOVERY CENTERS FILING NO. 1".

CITY PLANNING DIRECTOR

DATE

CITY ENGINEER

DATE

CITY CLERK

DATE

SCHOOL FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

PARK FEE: \_\_\_\_\_

DRAINAGE FEE: \_\_\_\_\_

## SURVEYORS CERTIFICATION:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT AS DRAWN, REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, SUPERVISION AND CHECKING AND IN ACCORDANCE WITH THE REQUIREMENTS PERTAINING TO LAND SURVEYING OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS LAND SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JOHN C. DAY PLS 29413  
COLORADO PROFESSIONAL  
LAND SURVEYOR  
FOR AND ON BEHALF OF  
DREXEL, BARRELL & CO.

## SURVEY NOTES:

1. "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".
2. THIS SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES AS NAMED IN THE CERTIFICATE AS SHOWN HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED ENTITY OR PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SUCH PERSON OR ENTITY.
3. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE EAST LINE OF THAT PARCEL OF LAND, RECORDED AT RECEPTION No. 214060080 IS ASSUMED TO BEAR SOUTH 00°49'27" EAST, 500.10 , SAID LINE IS MONUMENTED AS SHOWN HEREON.
4. THE LINEAR UNIT OF MEASURE IS THE US SURVEY FOOT.
5. FIELD SURVEY PERFORMED \_\_\_\_\_ 2021.
6. REGARDING PARCEL 'A', THE UNDERSIGNED HAS RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 5516-3231772 HAVING AN EFFECTIVE DATE OF APRIL 23,2019AT 8:00 A.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
7. REGARDING PARCEL 'B', THE UNDERSIGNED HAS RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 5516-3269741 HAVING AN EFFECTIVE DATE OF JULY 16, 2019 AT 8:00 A.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
8. BURIED UTILITIES: THE LOCATION OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, GAS LINES, ELECTRIC LINES, FIBER OPTIC LINES, TELEPHONE / TELECOMMUNICATION / CABLE TELEVISION LINES, IRRIGATION LINES, WATER MAINS AND SERVICES, STORM DRAINAGE LINES AND SANITARY SEWER LINES/SERVICES ARE SHOWN PER VISIBLE SURFACE EVIDENCE OF SAID UTILITIES COMBINED WITH UTILITY MARKINGS SET OUT BY A UTILITY LOCATING SERVICE. IF MORE ACCURATE LOCATIONS OR CONFIRMATION OF THE LOCATION OF UNDERGROUND UTILITY LOCATIONS IS REQUIRED, THEY WILL HAVE TO BE VERIFIED BY ACTUAL FIELD POT-HOLING AND EXPOSING THE UTILITIES. DREXEL, BARRELL & CO. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
9. BOUNDARY DISCREPANCIES:
  - A) THE BOUNDARY, LOT AND BLOCK DIMENSIONS SHOW ON THE PLAT OF THE "AMENDED PLAT OF SPRING CREST", RECORDED AT RECEPTION No. 136096, CONTAINS NUMEROUS ERRORS. THESE DIMENSIONS FAIL TO PROVIDE ENOUGH CORRECT INFORMATION TO CREATE AN ACCEPTABLE MATHEMATICALLY CLOSED FIGURE FOR MANY OF THE LOTS IN THE SUBDIVISION. THIS CREATES NUMEROUS INCONSISTENCIES IN THE LOCATION OF EXISTING IMPROVEMENTS, LOT LINE AND EASEMENT LOCATIONS AS WELL AS SURVEY MONUMENT LOCATIONS.
  - B) PORTIONS OF THE "AMENDED PLAT OF SPRING CREST" ARE SUBSEQUENTLY VACATED AN RE-PLATTED BY THE PLAT OF THE "PLAT AND STATEMENT VACATING A PORTION OF THE LAND IN THE AMENDED FILING OF SPRING CREST AND RE-PLATTING THE SAME AS FILING No. 2 OF SPRING CREST" RECORDED AT RECEPTION No. 322521.
  - C) THE BOUNDARY OF FILING 2 DOES NOT COINCIDE WITH THE PREVIOUSLY ESTABLISHED BOUNDARY LINES OF LOTS 6, 7 AND 8 IN BLOCK 'B' OF THE ORIGINAL PLAT. THIS RESULTS IN DISCREPANCIES OF A FEW FEET UP TO OVER 20 FEET IN SOME LOCATIONS. THERE ARE NUMEROUS VARIATIONS IN FOUND MONUMENTS AND FENCE POSTS ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY WHICH RESULT IN VARYING INTERPRETATIONS OF THE ACTUAL BOUNDARY OF THE SUBJECT PROPERTY AND THE ADJOINING LOTS.
  - D) THE BOUNDARY SOLUTION SHOWN ON THIS SURVEY PLAT IS PRIMARILY BASED UPON FOUND OLDER SURVEY MARKERS ALONG THE NORTH LINE ADJOINING OLD RANCH ROAD AND THE WEST LINES OF THE ABOVE DESCRIBED PARCELS COMBINED WITH THE LOCATION AND DIRECTION OF EXISTING FENCE LINES ON THE DESCRIBED PARCELS. THIS RESULTS IN THE EXISTING FENCE LINES COINCIDING SOMEWHAT CLOSELY WITH THE PARCEL BOUNDARY'S BUT CREATES A GAP WITH THE SURVEYED BOUNDARY OF THE PROPERTY TO THE EAST. THIS ADJOINING BOUNDARY INFORMATION IS OBTAINED FROM A SURVEY THAT IS ON DEPOSIT WITH THE EL PASO COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION No. 211900003. THE WEST LINE OF THIS (DEPOSITED)SURVEY COINCIDES WITH THE EAST LINE OF THE WEST 307 FEET OF SAID LOT 8, BLOCK B, (PARCEL B) AT THE NORTH CORNER BETWEEN SAID PROPERTIES BUT THEN DEPARTS IN AN EASTERLY DIRECTION OF OVER 12 FEET AT THE SOUTHEAST CORNER OF THE WEST 307 FEET OF LOT 8, BLOCK B.

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

)SS

COUNTY OF EL PASO)

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK

\_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 A.D., AND IS DULY RECORDED AT

AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.

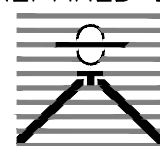
CHUCK BROERMAN RECORDER

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

FEES: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

PREPARED BY: DREXEL, BARRELL & CO.  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, CO 80905  
(719) 260-0887  
JOB NO. 21343-01



BOULDER • COLORADO SPRINGS • GREELEY  
DATE OF PREPARATION: OCTOBER 19, 2021

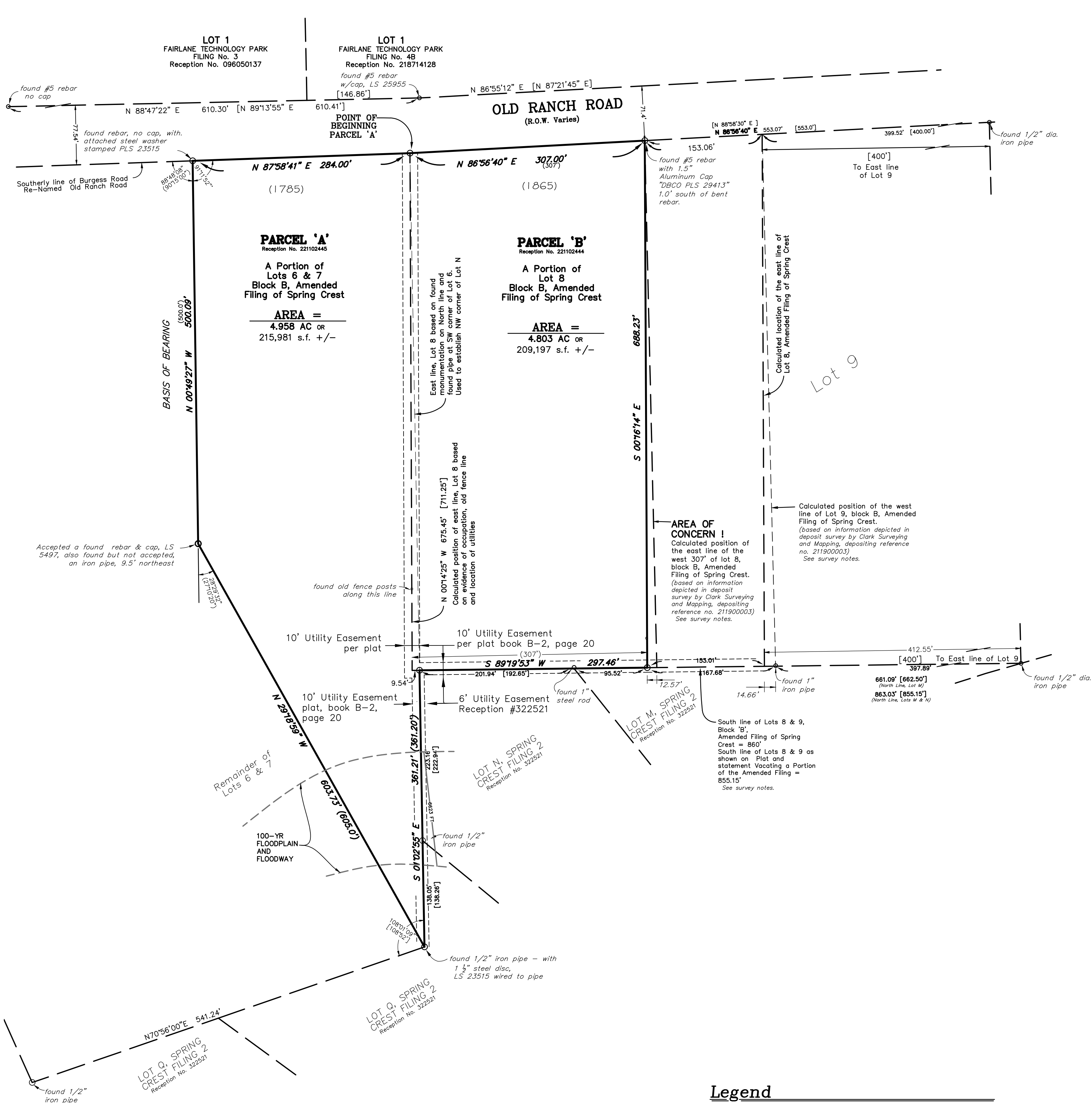
AR FP XXXXXXXX

PEAKS RECOVERY CENTERS FILING NO. 1

SHEET 2 OF 2

A REPLAT OF PORTIONS OF LOTS 6, 7 AND 8, AMENDED FILING OF SPRINGS CREST, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 28 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH P.M. CITY OF COLORADO SPRINGS, COUNTY OF EL PASO COUNTY, STATE OF COLORADO.

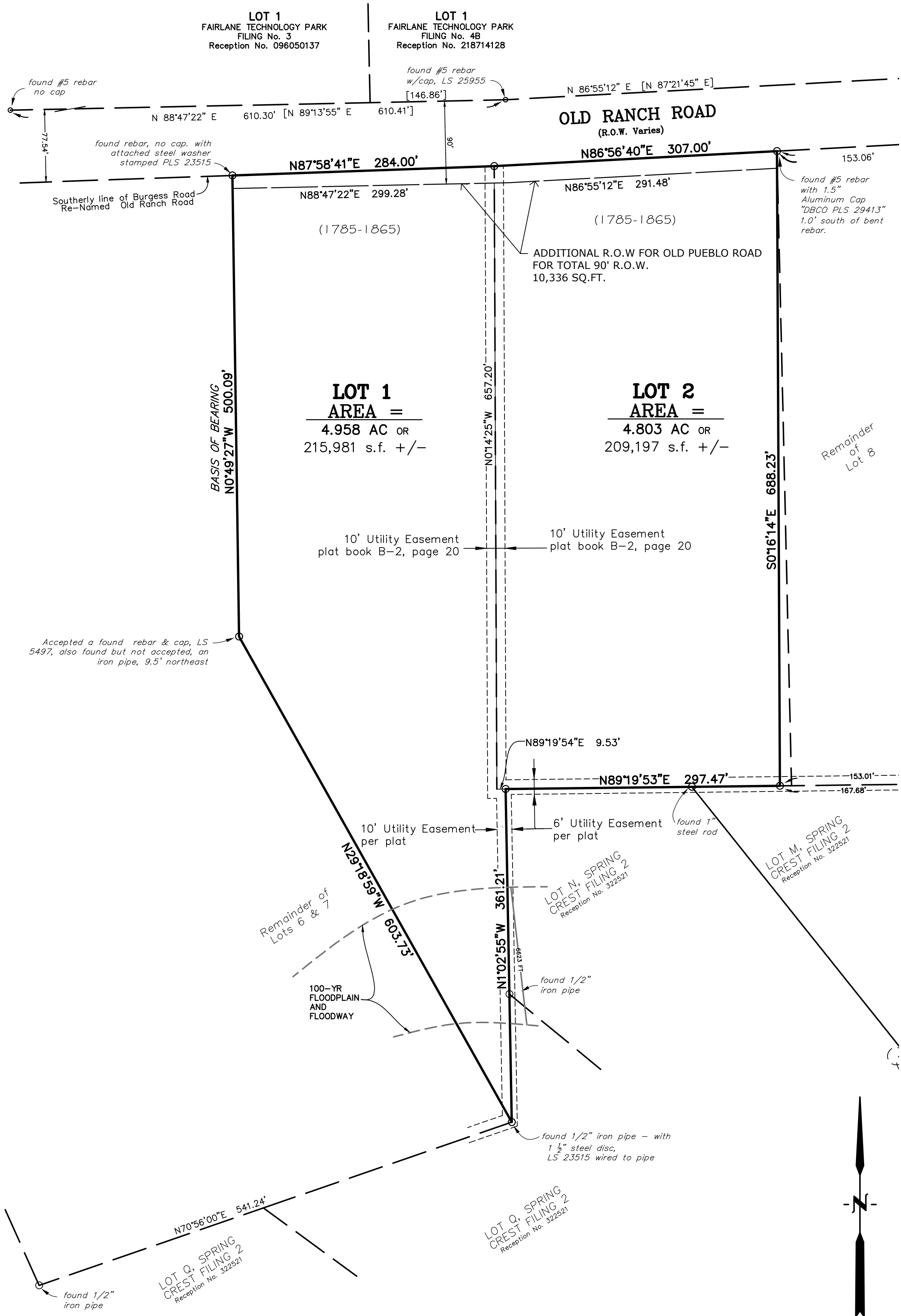
TOTAL PLATTED AREA = 9.761 ACRES ±



As Platted

Legend

- Set #5 Rebar & 1.5" aluminum cap stamped "DBCO PLS 29413".
- Found #5 Rebar & 1.5" aluminum cap stamped "DBCO PLS 23515" unless noted otherwise.
- (C) Calculated bearing and distance
- (M) Measured bearing and distance at time of survey.
- ( ) Dimension per the property description.
- [ ] Dimension per plat of Amended Filing of Spring Crest or Filing 2 of Spring Crest.
- CL Centerline
- Rcpt, Reception number for El Paso County Clerk and Recorder's office.
- R.O.W. Right of Way
- s.f. square feet
- +/- more or less



As RE-Platted

SCALE : 1" = 80'

AR FP XXXXX  
PREPARED BY: DREXEL, BARRELL & CO.  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, CO 80905  
(719) 260-0887  
JOB NO. 21343-01  
BOULDER • COLORADO SPRINGS • GREELEY  
DATE OF PREPARATION: OCTOBER 19, 2021