

**A REPLAT OF LOT 1, BLOCK 2,
PINE CREST YOUTH RANCH SUBDIVISION, AMENDMENT NO. 1**
BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 8,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

BE IT KNOWN BY THESE PRESENTS:

That RANDY ALLGOOD, being the Sole owner of the following described tract of land to wit:
Lots 1, 2, 3 and 4, a Replat of LOT 1, BLOCK 2, PINE CREST YOUTH RANCH SUBDIVISION in the TOWN OF PALMER LAKE (Reception number 219714305, El Paso County records, El Paso County, Colorado), as corrected by SURVEYORS AFFIDAVIT (Reception number 224019378, said El Paso County records) Being a portion of the Northeast One-Quarter of Section 8, Township 11 South, Range 67 West of the 6th P.M., El Paso County, State of Colorado

Containing a computed area of 36,494 square feet or 0.8378 acres.

DEDICATION:

The above owner has caused said tract of land to be surveyed and platted into lots and easements as shown on the accompanying plot. The undersigned does hereby dedicate, grant, and convey to the Town of Palmer Lake those Public Easements as shown on the plat, and further restricts the use of all said Public Easements to the Town of Palmer Lake and/or its assigns, provided however, that the sole right and authority to release or quit claim all or any such Public Easements shall remain exclusively vested in the Town of Palmer Lake. This tract of land as herein platted shall be known as "A REPLAT OF LOT 1, BLOCK 2, PINE CREST YOUTH RANCH SUBDIVISION, AMENDMENT NO. 1," in the Town of Palmer Lake, County of El Paso, State of Colorado.

IN WITNESS WHEREOF:

The aforementioned, RANDY ALLGOOD, has executed this instrument
this _____ day of _____, 20____ A.D.

RANDY ALLGOOD

NOTARIAL:
STATE OF COLORADO }
COUNTY OF EL PASO } SS

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

Witness my hand and seal _____
My commission expires _____

NOTICE IS HEREBY GIVEN:

That the area included in the plat described herein is subject to the code of the Town of Palmer Lake. 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 Town of Palmer Lake, 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, and all private have been placed on file with the Town of Palmer Lake.

APPROVAL:

Heard and recommended for approval on the ___ day of _____, 2023
by the Planning Commission, Town of Palmer Lake.

Chair, Planning Commission

Heard and approved on the ___ day of _____
by the Board of Trustees for the Town of Palmer Lake.

Mayor, Board of Trustees

Attest by: _____
Town Clerk

NOTES:

1. o - Indicates a set #4 rebar with Surveyor's Cap, P.L.S. #37631.
• - Indicates recovered survey monument as noted.
2. * - Indicates not a part of this subdivision.
3. This Survey was conducted without the benefit of a Title Commitment and is based on the legal description provided. Therefore easements or rights-of-way of record affecting the subject property, if any, may not be shown hereon. No additional research was performed by CROSSED PATHS SURVEYING SERVICES, INC.
4. The approval of this replat vacates all prior plats for the area described by this replat.
5. Basis of Bearings: All bearings shown are relative to the Easterly Line of said Lot 1, Block 2, monumented as shown and assumed to bear S00°35'36"E, a distance of 254.72 feet.
6. 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.
7. All Lots subject to possible private water, sewer, and electric service line Easements.

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS
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 under
Reception No. _____ of the records of El Paso County, Colorado.
SURCHARGE: _____
FEE: _____
BY: _____
Steve Schlicker, Recorder

BY: _____
Deputy

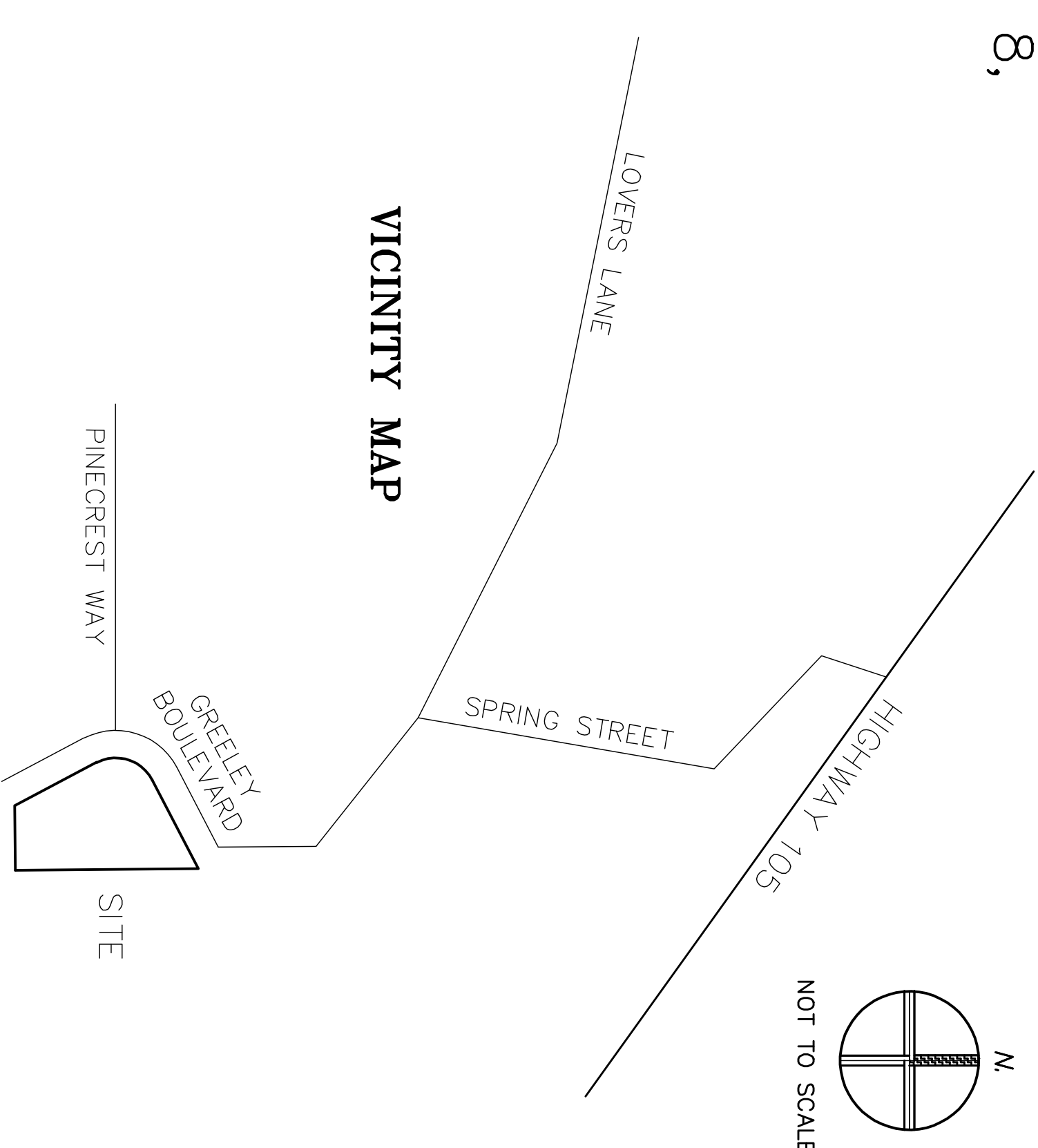
FEES:

Park Fee: _____
School Fee: _____

Drainage Fee: _____
Bridge Fee: _____

James P. Brinkman
Colorado Professional Land
Surveyor No. 37631

**PRELIMINARY
FOR REVIEW**



EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH THE SIDES OF ALL LOT LINES SHALL BE PLATTED WITH A FIVE FOOT (5') EASEMENT FOR PUBLIC UTILITIES & DRAINAGE PURPOSES, AND ALL REAR LOT LINES SHALL BE PLATTED WITH A SEVEN AND ONE-HALF FOOT (7.5') EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. THE MAINTENANCE OF SAID EASEMENTS SHALL BE VESTED WITH THE INDIVIDUAL OWNERS.

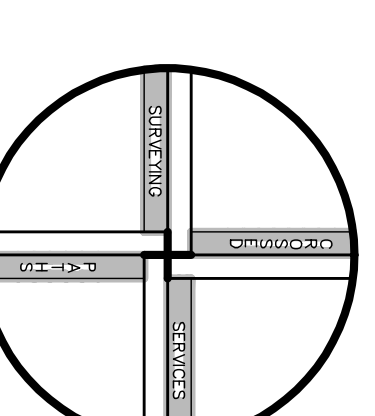
SURVEYOR'S CERTIFICATION:

The undersigned Colorado 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 replat thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

no.	date	revisions	scale:	drawn by:	checked by:
1	April 27, 2024		1" = 20'	JPB	
2					
3					

dwg. file: 1212100A07R.dwg
sheet 1 of 2
project no. 1212100A.07

**A REPLAT OF LOT 1,
BLOCK 2, PINE CREST
YOUTH RANCH SUBDIVISION,
AMENDMENT NO. 1**



CROSSED PATHS SURVEYING SERVICES, INC.
COLORADO SPRINGS, CO 80908
PHONE: 719-661-2348
EMAIL: info@crossedpaths.com