

ELEPHANT ROCK ACRES FILING NO.5

A REPLAT OF LOT 65, BLOCK 1 AND LOT 1 BLOCK 7 OF ELEPHANT ROCK ACRES A SUBDIVISION IN PALMER LAKE, COLORADO

SHEET 1 OF 1

BE IT KNOWN BY THESE PRESENTS:
THAT JAMES AND KAREN WILKINSON AND CLARKE P. COONS, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND TO WIT:

LEGAL DESCRIPTION:
PARCEL A:
LOT 65, BLOCK 1 ELEPHANT ROCK ACRES, RECORDED IN PLAT BOOK W, PAGE 48, TOGETHER WITH VACATED MEADOW LANE AS VACATED BY ORDINANCE 200107419 BOTH OF THE RECORDS OF EL PASO COUNTY, COLORADO.

PARCEL B:
LOT 1, BLOCK 7 ELEPHANT ROCK ACRES, RECORDED IN PLAT BOOK W, PAGE 48 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

DEDICATION:
THE ABOVE OWNERS HAS CAUSED SAID TRACTS OF LAND TO BE SURVEYED AND REPLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT. SAID PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACTS AND THE LOCATION OF SAID EASEMENTS THESE TRACTS OF LAND AS HEREIN REPLATTED SHALL BE KNOWN AS "ELEPHANT ROCK SUBDIVISION FILING NO. 5", IN THE CITY OF PALMER LAKE, COUNTY OF EL PASO, STATE OF COLORADO.

IN WITNESS WHEREOF:

THE FOREMENTIONED, JAMES AND KAREN WILKINSON HAVE EXECUTED THIS INSTRUMENT
THIS _____ DAY OF _____, 20___, A.D.

JAMES WILKINSON _____ KAREN WILKINSON _____

NOTARY:

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___, A.D.
BY: JAMES WILKINSON AND KAREN WILKINSON
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20___.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO

IN WITNESS WHEREOF:

THE FOREMENTIONED, CLARKE P. COONS HAVE EXECUTED THIS INSTRUMENT
THIS _____ DAY OF _____, 20___, A.D.

CLARKE P. COONS _____

NOTARY:

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___, A.D.
BY: CLARKE P. COONS
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20___.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO

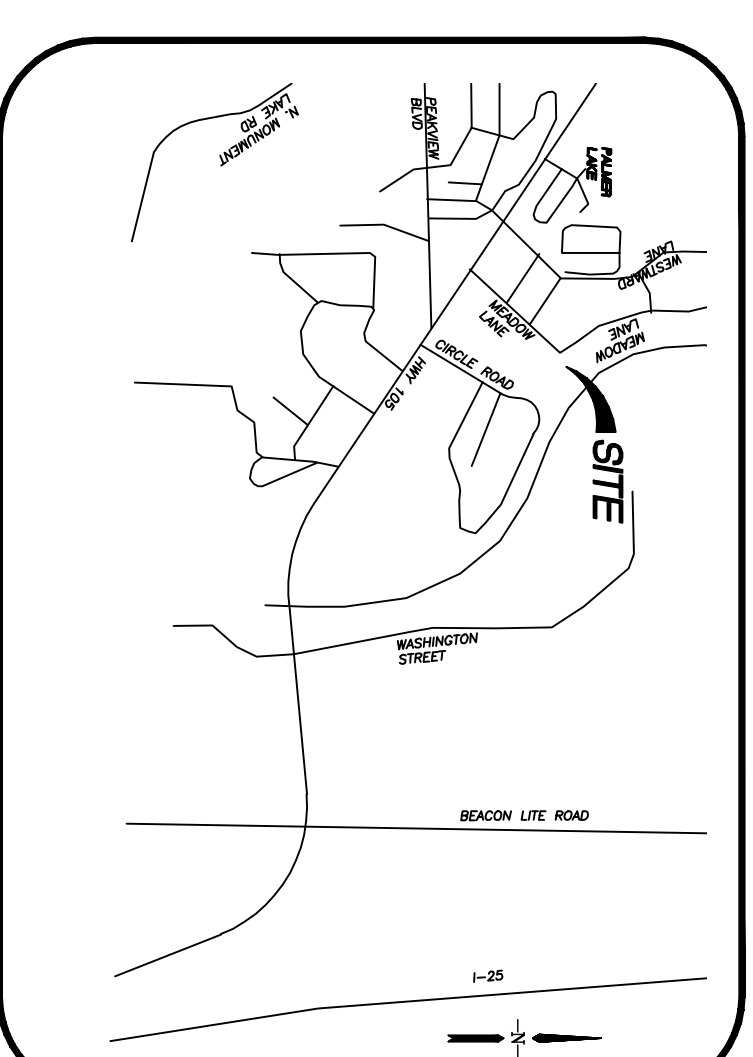
NOTES:
1. BASIS IF BEARINGS: ALL BEARINGS ARE RELATIVE TO THE EASTERLY LINE OF SAID LOT 1, BLOCK 7 ELEPHANT ROCK ACRES, RECORDED IN PLAT BOOK W, PAGE 48 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID LINE ASSUMED TO BEAR N44°55'20"E FROM MONUMENTS SHOWN.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE SURVEYING LLC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
3. ALL DIMENSION SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
4. APPROVAL OF THIS PLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
5. THE ACCESS EASEMENT SHOWN WILL BE MAINTAINED BY THE OWNER OR ASSIGNS OF LOT 1A.

FLOOD PLAIN LOCATION:
THE TRACT DESCRIBED HEREIN IS IN ZONE X AND DOES NOT FALL WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEMA MAP 08041C0257G, DATED DECEMBER 7, 2018.

LEGEND

- FOUND 1/2" O.D. PIN AND ORANGE CAP PLS 14186
- FOUND 1" O.D. PIPE
- SET 1/4" PIN AND YELLOW PLASTIC CAP PLS 34583



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATION:

I, JAMES F. LENZ A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER MY 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 MY KNOWLEDGE AND BELIEF.

JAMES F. LENZ
PROFESSIONAL LAND SURVEYOR IN THE
STATE OF COLORADO NO. 34583
FOR AND ON BEHALF OF
RIDGELINE LAND SURVEYING LLC.

PLANNING COMMISSION APPROVAL:

I HEREBY CERTIFY THAT THIS REPLAT NAMED "ELEPHANT ROCK ACRES FILING NO. 5" WAS APPROVED BY THE CITY OF PALMER LAKE PLANNING COMMISSION AT ITS REGULAR MEETING ON _____, 2022.

BY: _____ PLANNING COMMISSION CHAIRPERSON

DATE _____

BOARD OF TRUSTEES APPROVAL:

I HEREBY CERTIFY THAT THIS REPLAT NAMED "ELEPHANT ROCK ACRES FILING NO. 5" WAS APPROVED BY THE CITY OF PALMER LAKE BOARD OF TRUSTEES AT ITS REGULAR MEETING ON _____, 2022.

BY: _____, CITY MAYOR

DATE _____

RECORDING:

STATE OF COLORADO)
) ss
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 UNDER RECEPTION NO. _____
OF THE RECORDS OF EL PASO COUNTY, COLORADO.

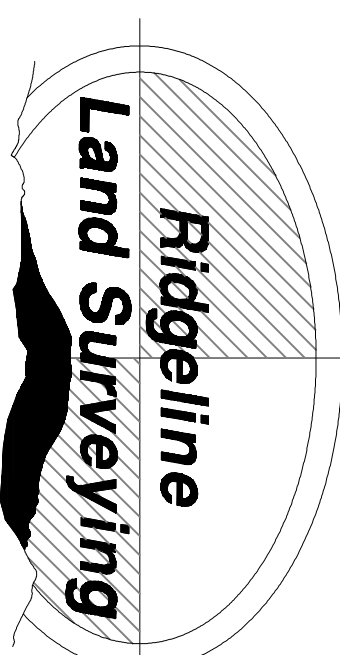
EL PASO COUNTY CLERK AND RECORDER CHUCK BROERMAN

BY: _____ DEPUTY

FEE: _____

SURCHARGE: _____

FEES:
DRAINAGE FEES: _____
BRIDGE FEES: _____
SCHOOL FEES: _____
PARK FEES: _____



4345 BEVERLY STREET, SUITE C
COLORADO SPRINGS, CO 80918
TEL: 719.238.2917

DATE: 5/16/2022
SHEET 1 OF 1

AS REPLATTED

