

THE HIGHBROOK SUBDIVISION 2
A VACATION AND REPLAT THE REMAINING PORTIONS OF THE HIGHBROOK SUBDIVISION in the Town of Palmer Lake, being a portion of the Southwest One-Quarter of Section 5, Township 11 South, Range 67 West of the 6th P.M., IN THE TOWN OF PALMER LAKE, EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

That TRI LAKES DEVELOPERS LLC, A COLORADO LIMITED LIABILITY COMPANY, being the owner of the following described tract of land to wit:
Stunde in the Southeast One-Quarter of Section 5, Township 11 South, Range 67 West of the 6th P.M., in the Town of Palmer Lake, El Paso County, Colorado, described as follows:

PARCEL A:

A TRACT OF LAND LOCATED IN THE SOUTHEASTERLY CORNER OF HIGHBROOK SUBDIVISION, PALMER LAKE, COLORADO, SAID SUBDIVISION BEING RECORDED DECEMBER 9, 1986 IN THE CORRECTION PLAT BOOK B-4 AT PAGE 85 AT RECEPTION NO. 1494357 IN THE RECORDS OF EL PASO COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID HIGHBROOK SUBDIVISION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION AND ALONG THE NORTHERLY RIGHT-OF-WAY OF EXISTING BROOK STREET, 35.00 FEET; THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID SUBDIVISION, 96.50 FEET; THENCE WESTERLY AND PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY, 96.00 FEET; THENCE NORTHERLY AND PARALLEL WITH SAID EASTERLY LINE OF SAID SUBDIVISION, 10.00 FEET; THENCE EASTERLY AND PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY OF SAID SUBDIVISION, 10.00 FEET; THENCE SOUTHERLY AND PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY OF SAID SUBDIVISION, 106.50 FEET TO THE POINT OF BEGINNING, THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SAID SUBDIVISION 106.50 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

together with

PARCEL B:

ALL OF HIGHBROOK SUBDIVISION, PALMER LAKE, EL PASO COUNTY, COLORADO AS RECORDED MAY 9, 1986 IN PLAT BOOK A-4 AT PAGE 96 AT RECEPTION NO. 1392687 AND IN CORRECTION PLAT RECORDED DECEMBER 6, 1986 IN PLAT BOOK B-4 AT PAGE 85 AT RECEPTION NO. 1494357 IN THE RECORDS OF EL PASO COUNTY, EXCEPT A TRACT OF LAND LOCATED IN THE SOUTHEASTERLY CORNER OF HIGHBROOK SUBDIVISION, PALMER LAKE, EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID HIGHBROOK SUBDIVISION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION AND ALONG THE NORTHERLY RIGHT-OF-WAY OF EXISTING BROOK STREET, 131.00 FEET; THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID SUBDIVISION, 106.50 FEET; THENCE EASTERLY AND PARALLEL WITH SAID RIGHT-OF-WAY OF EXISTING BROOK STREET, 131.00 FEET TO THE EASTERLY LINE OF SAID HIGHBROOK SUBDIVISION, WHICH POINT IS ALSO ON THE WESTERLY RIGHT-OF-WAY LINE OF EXISTING HIGH STREET; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SAID SUBDIVISION, 106.50 FEET TO THE POINT OF BEGINNING.

AND EXCEPT THOSE PORTIONS CONVEYED BY DEED RECORDED AUGUST 28, 2007 AT RECEPTION NO. 207112606, AND DEED RECORDED AUGUST 28, 2007 AT RECEPTION NO. 207112607, AND DEED RECORDED AUGUST 28, 2007 AT RECEPTION NO. 207112608, COUNTY OF EL PASO, STATE OF COLORADO.

Containing a computed area of 72,350 square feet or 1.6609 acres of Land.

DEDICATION:

The above owner has caused said tract of land to be surveyed and hereby vacates all Lots and Easements as previously platted and thus Plats into Lots and Easements as shown on the accompanying Plat. The undersigned does hereby dedicate, grant, and convey to the Town of Palmer Lake those Public Easements for public utilities, cable communication systems, fiber and other purposes as shown on the plat; the entities responsible for providing the utility services for which the easements are established shall be responsible for the maintenance and repair of the same. The undersigned also agrees that this plat, for installation, maintenance and replacement of utility lines and related facilities; 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 vacate, 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 **THE HIGHBROOK SUBDIVISION 2** in the Town of Palmer Lake, County of El Paso, State of Colorado.

IN WITNESS WHEREOF:

The aforementioned, TRI LAKES DEVELOPERS LLC, A COLORADO LIMITED LIABILITY COMPANY, has executed this instrument

this _____ day of _____, 20____ A.D.

DOUG ALLEN, OWNER

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO }SS

The above and aforementioned was acknowledged before me this _____ day of

_____ 20____ A.D., by DOUG ALLEN, OWNER

Witness my hand and seal _____

My commission expires _____

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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 if improvements have not been installed, the applicant shall be responsible for the cost of such improvements. The applicant shall be responsible for 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 the with the Town of Palmer Lake.

APPROVAL:

Heard and recommended for approval on the ____ day of _____, 2025 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

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: _____

FEES: _____

Steve Schelker, Recorder

BY: _____ Deputy

FEES:

Park Fee: _____

School Fee: _____

Drainage Fee: _____

Bridge Fee: _____

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 that the same complies with the requirements of the Statutes of the State of Colorado, Statutes 1973 as amended, have been met to the best of his professional knowledge, belief and opinion.

SUBJECT TO PRELIMINARY REVIEW

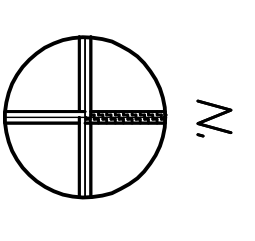
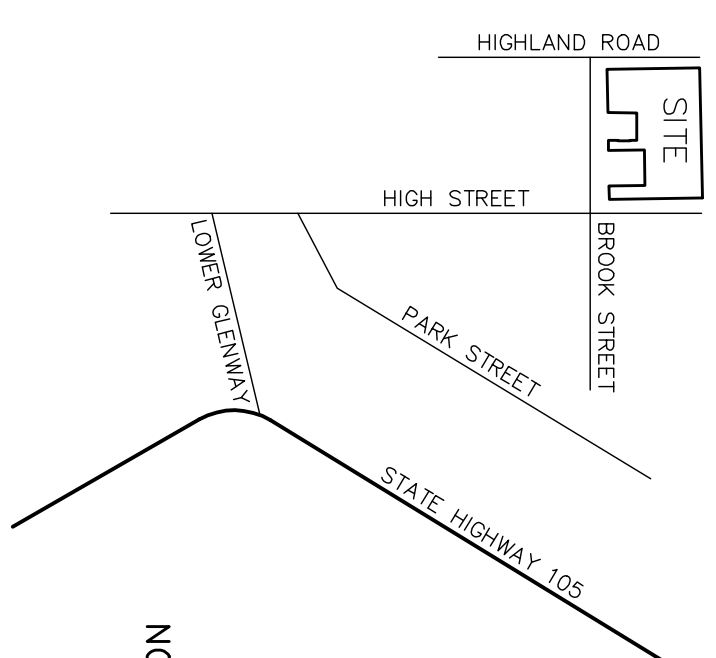
James P. Brinkman
Colorado Professional Land Surveyor No. 37631

NOTES:

- 0 - Indicates a set #4 rebar with Surveyor's Cap, P.L.S. #37631.
- Indicates recovered survey monument as noted.
- 31°01'25"W 315.67' - Indicates "field measured" data. (See 7 PLAT) - Indicates data "of record".
- * - Indicates not a part of this subdivision.
- CROSSED PATHS SURVEYING SERVICES, INC. has relied upon the TITLE INSURANCE issued by LAND TITLE GUARANTEE COMPANY, Order No. SR25120697-6, effective date April 15, 2025, with regard to any recorded easements, rights-of-way affecting the subject property. No additional research regarding the existence of easements or restrictions of record has been performed by CROSSED PATHS SURVEYING SERVICES, INC.
- Federal Emergency Management Agency, flood insurance rate map number 08041C 0043 G, effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be a Zone X (AREA OF MINIMAL FLOOD HAZARD).
- The approval of this replat vacates all prior plats for the area described by this replat.
- Basis of Bearings: All bearings shown are relative to the Northernly Right-of-Way line of BROOK STREET (40' PUBLIC ROW), monumented as shown and assumed to bear S88°53'43"W a distance of 675.36 feet.
- () - Indicates property address. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- 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 said 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.
- All lineal units of measure shown hereon are in U.S. Survey Feet.
- Date of Survey: June 27, 2025.
- Lots 1, 2, 3 & 4, as shown hereon, Not to be subdivided, per Resolution No. 21-2023, without Town of Palmer Lake Board of Trustees Approval.
- Private TOWN OF PALMER LAKE Drainage Easement, as shown hereon, is the Sole Responsibility of the Town of Palmer Lake regarding water outfall and downhill drainage.
- Existing Improvements for the TOWN OF PALMER LAKE access to Walter Tank Facility are not within described limits of AGREEMENT, as referenced in Book 6541 at Page 841 said El Paso County records, and as shown on THE HIGHBROOK SUBDIVISION as referenced under Reception number 1491357 said El Paso County records, the revised EASEMENT, as shown hereon, perpetuates the TOWN OF PALMER LAKE'S access rights.
- Owner referenced hereon retains the right to all Conditions as stated in originating AGREEMENT, as referenced in Book 6541 at Page 841 said El Paso County records, with the TOWN OF PALMER LAKE and this Plat perpetuates these conditions to future owners of Lots 3 and 4, to include future development of Lots 3, 4; approval of this REPLAT, by Town of Palmer Lake, perpetuates these conditions to current and future Water tank facility owners, as shown hereon.
- TOWN OF PALMER LAKE Existing utility improvements are not consistent with the limits of the 20' WIDE WATERLINE EASEMENT as shown on THE HIGHBROOK SUBDIVISION as referenced under Reception number 1491357 said El Paso County records, the revised EASEMENT, as shown hereon, perpetuates the TOWN OF PALMER LAKE'S Easement for utilities to the WALTER TANK FACILITY and Rights as reference in AGREEMENT Book 6541 at Page 841 said El Paso County records.
- Parking not allowed to block use of any easement shown hereon.
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- Both sides of all side lot lines are hereby platted with a five (5) foot Easement for Public Utility and Drainage purposes. Use shall otherwise with the sole responsibility for maintenance being vested with the individual property owners.

EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH THE SIDES OF ALL LOT LINES SHALL BE PLATTED WITH A FIVE FOOT (5') EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES SHALL BE PLATTED WITH A TEN FOOT (10') EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AND ALL FRONT LOT LINES SHALL BE PLATTED WITH A FIFTEEN FOOT (15') PUBLIC UTILITY EASEMENT. THE MAINTENANCE OF SAID EASEMENTS SHALL BE VESTED WITH THE INDIVIDUAL OWNERS.



NOT TO SCALE

| no. | date | revisions | scale: | drawn by: |
|-----|-------|---------------------------|----------|-----------|
| 4. | 10/29 | Core & QMS, Inc. comments | 1" = 40' | JPB |
| 3. | 9/29 | LOTS 1 & 2 CONFIGURATION | | JPB |
| 2. | 7/30 | COMMENTS - SUB. NAME | | JPB |
| 1. | | | | |

THE OVERLOOK AT PALMER LAKE

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