

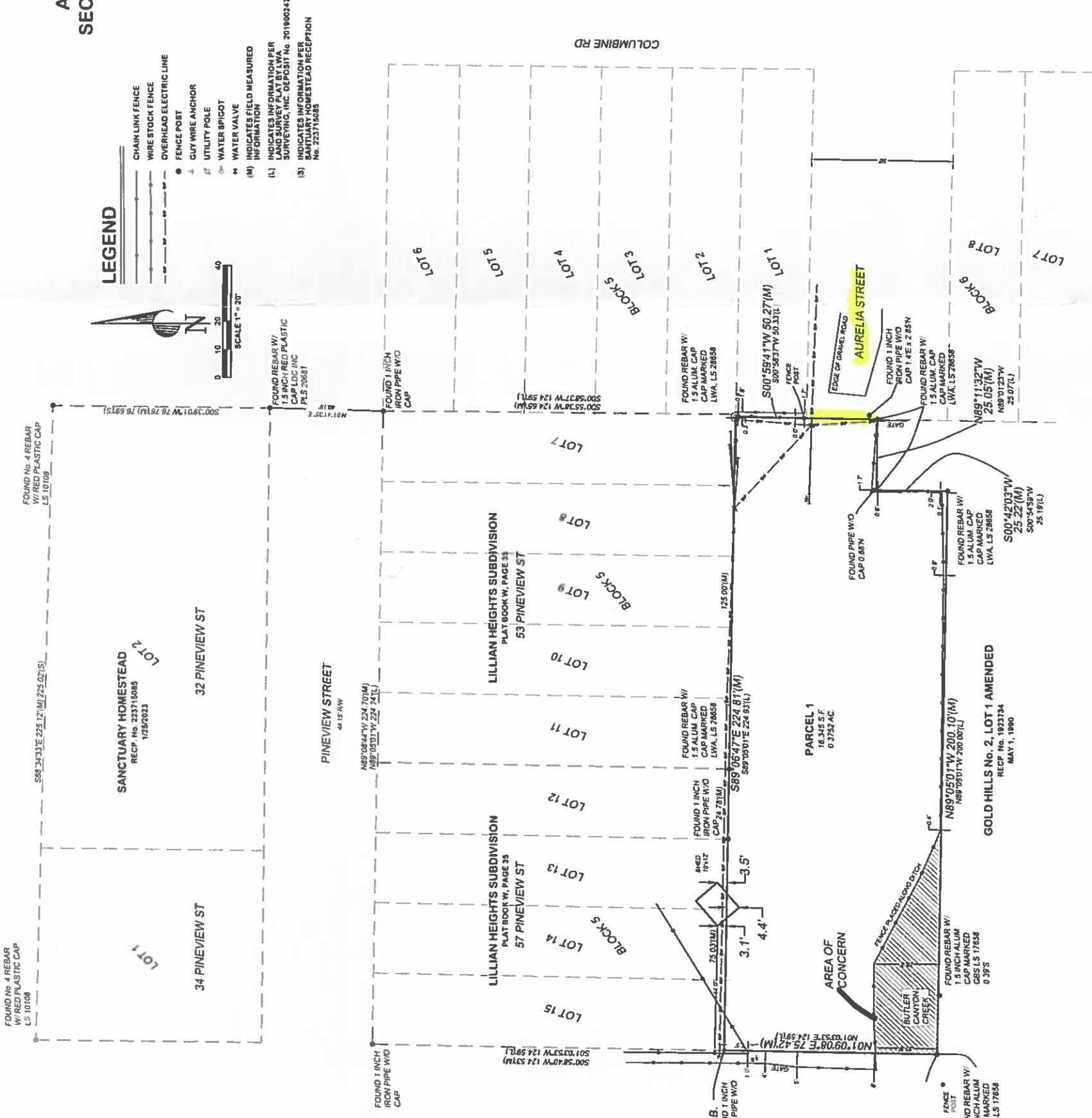
LAND SURVEY PLAT PALMER LAKE

A PARCEL SITUATE IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

LEGEND

- CHAIN LINK FENCE
- WIRE STOCK FENCE
- OVERHEAD ELECTRIC LINE
- FENCE POST
- GUY WIRE ANCHOR
- UTILITY POLE
- WATER SPIGOT
- WATER VALVE
- (M) INDICATES FIELD MEASURED INFORMATION
- (L) INDICATES INFORMATION PER LAND SURVEY PLAT BY LWA SURVEYING, INC. DEPOSIT NO. 201900247
- (S) INDICATES INFORMATION PER SANCTUARY HOMESTEAD RECEPTION No. 223715028

SCALE 1" = 20'
0 10 20 40



ADDRESS:
TBD, AURELIA STREET, PALMER LAKE, CO 80133
A.P.M. No. 7105100010

LEGAL DESCRIPTION:
PARCEL 1, RECEPTION No. 213106179 DATE: 08/19/2013
PART OF THE SOUTHWEST 1/4 SECTION 5, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
STARTING FROM THE SOUTHWEST CORNER OF LOT 15, BLOCK 5, LILLIAN HEIGHTS SUBDIVISION OF PALMER LAKE COLORADO, AS THE POINT OF BEGINNING,
THENCE SOUTHERLY ON THE EAST SIDE OF UPPER GLENWAY 75.00 FEET,
THENCE ANGLE LEFT 90 DEGREES 00 MINUTES EASTERLY 200.00 FEET,
THENCE ANGLE LEFT 90 DEGREES 00 MINUTES NORTHERLY 25.00 FEET,
THENCE ANGLE LEFT 90 DEGREES 00 MINUTES EASTERLY 25.00 FEET,
THENCE ANGLE LEFT 90 DEGREES 00 MINUTES NORTHERLY 90.00 FEET TO THE SOUTHEAST CORNER OF LOT 15,
THENCE ANGLE LEFT 90 DEGREES 00 MINUTES WESTERLY 225.00 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO

CERTIFICATION:
I, HAROLD J. PONSERELLA, REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE TRACT SHOWN ON THE ACCOMPANYING PLAT WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT SAID PLAT ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATE: 2/22/2024
HAROLD J. PONSERELLA, S. 23798

Digitally signed by
HAROLD J. PONSERELLA
Date: 2024.08.07 16:11:56 -06'00'

- NOTES:**
- THIS IMPROVEMENT LOCATION CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY CSAA, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
 - 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.
 - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS A CLASS TWO(2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
 - UTILITIES: A UTILITY LOCATE WAS NOT PART OF THIS SURVEY. CSA ADVISES CALL 811 FOR THE UTILITY LINES TO BE LOCATED PRIOR TO ANY EXCAVATION.
 - THE SUBJECT PROPERTY LIES WITHIN ZONE(E), AS E.X. AS SHOWN ON THE FEMA FLOOD HAZARD MAP No. 08041C0002E, EFFECTIVE DATE: 12/07/2018, LOMR 15-08-0008B EFFECTIVE DATE: 12/11/2018.
 - DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
 - ACCORDING TO THE COLORADO OIL/GAS COMMISSION MAP NO ACTIVE OR ABANDONED WELLS LIE WITHIN THE SUBJECT PROPERTY.
 - BEARINGS ARE BASED UPON NORTH LINE OF GOLD HILLS No. 2, LOT 1 AMENDED WHICH BEARS N89°05'01"W AND IS MONUMENTED AS SHOWN HEREON.

COTTONWOOD SURVEYING
AND ASSOCIATES, INC.
P.O. BOX 694
STRASBURG, COLORADO
(303) 549-7992

LAND SURVEY PLAT
PALMER LAKE
NE 1/4 OF SECTION 5, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF 6TH P.M.,
COUNTY OF EL PASO,
STATE OF COLORADO.

Date: 2/25/2024
Job No.: 2024-10
Sheet: 1 of 1

Revisions
1. REV R/W SURVEY ST 8/7/2024