

BE IT KNOWN BY THESE PRESENTS:
That Dawn Weston Ventures LLC and Cindy Powell being the owners of the following described tract of land:
Lots 5 through 14, Block 28 and Lots 1 through 4 and 14 through 20, Block 31, Glen Park Road for record on July 20, 2008 in
Treasurer's Office of El Paso County, Colorado, and Lots 1 through 4 and 14 through 20, Block 31, Glen Park Road for record on
September 23, 2022 under Reception No. 222000028 in the
Office of the Clerk and Recorder, County of El Paso, State of Colorado,
with the Mutual Right-of-Way of a portion of D. Mara Street and Elbow Street adjacent to Block 28 and Block 31 recorded
by Palmer Lakes Condominium No. _____ at Reception No. _____ in the Office of Clerk and Recorder, County
of El Paso, State of Colorado,
do hereby certify that the above and foregoing instrument was duly executed by the undersigned on this _____ day of _____, 2023.

Period 1: Lots 8 through 11, Block 28 contain a calculated area of 10,247 Sq. Ft. (0.2322 acres) more or less.
Period 2: Lots 1 through 4 and Lots 18 and 20, Block 31 contain a calculated area of 14,763 Sq. Ft. (0.3389 acres) more or less.
Period 3: Lots 14 through 18, Block 31 contain a calculated area of 12,560 Sq. Ft. (0.2889 acres) more or less.
Period 4: Lots 5, 6, 7, 12, 13 and 14, Block 28 contain a calculated area of 14,379 Sq. Ft. (0.3301 acres) more or less.
Elbow Street contains a calculated area of 7,547 Sq. Ft. (0.1887 acres) more or less.
D. Mara Street contains a calculated area of 9,890 Sq. Ft. (0.2263 acres) more or less.
Combining a total calculated area of 81,198 Sq. Ft. (1.8683 acres) more or less.

DEDICATION:
The above parties in interest have caused and caused to be recorded into the public records of El Paso County, Colorado, this instrument, which is a deed made
by the undersigned, to be recorded into the public records of El Paso County, Colorado, for the purpose of dedicating to the public the above and foregoing
tract of land, to be known as "Dawn Weston Ventures LLC Vacation and Replat". This instrument is subject to the terms and conditions set forth in the
"Dawn Weston Ventures LLC Vacation and Replat" recorded in the public records of El Paso County, Colorado, under Reception No. 222000028.

IN WITNESS WHEREOF:
The aforementioned Dawn Weston Ventures LLC have executed this instrument this _____ day of _____, 2023.
Dawn Weston Ventures LLC
(Owner of Parcels 1, 2 and 3)

NOTARIAL:
STATE OF COLORADO } SS
COUNTY OF EL PASO }
The above and aforementioned instrument was acknowledged before me this _____ day of _____, 2023.
By: Dawn Weston, Dawn Weston Ventures LLC.
Whom my hand and seal:
My Commission expires _____ Notary Public

IN WITNESS WHEREOF:
The aforementioned Dawn Weston Ventures LLC have executed this instrument this _____ day of _____, 2023.
Cindy Powell (Owner Parcel 4)

NOTARIAL:
STATE OF COLORADO } SS
COUNTY OF EL PASO }
The above and aforementioned instrument was acknowledged before me this _____ day of _____, 2023.
By: Cindy Powell
Whom my hand and seal:
My Commission expires _____ Notary Public

GENERAL NOTES:
1) 3/4" Iron Pipe
2) No. 5 Rebar
3) No. 4 Rebar of yellow cast, LS 27770
4) 1/4" Steel Rod (not accepted)
5) No. 4 Rebar
6) No. 5 Rebar of yellow cast, LS 27770
7) No. 4 Rebar of yellow cast, LS 37851
8) No. 5 Rebar of yellow cast, LS 38556
9) No. 5 Rebar of yellow cast, LS 38556
10) The book of bearings in the vicinity of Lots 12 and 13, Block 28, monumented as shown and assumed to bear North 15
degrees 14 minutes 17 seconds East.

11) This survey does not constitute a title search by Gold Land Surveyors, LLC to determine ownership or encumbrances of record. For
all information regarding encumbrances, rights of way and title of record, Gold Land Surveyors, LLC relied upon a Commitment for
Title Insurance prepared by Street Title Company, Commitment No. 1723529 with an effective date of June 25, 2022
at 1:00 A.M.

12) The purpose of this survey is to vacate those portions of Elbow Avenue and D. Mara Street as shown herein and replat those
vacated portions of Elbow Avenue, D. Mara Street and Lots 8 through 11, Block 28 and Lots 1 through 4 and 14 through
20, Block 31 into 4 lots. The field work was completed on July 17, 2022.

13) The subdivision part of record does not contain any angles, bearings or distances and the lots in this part of the block are not
evenly spaced. After reviewing the original plat monument on file at the Clerk and Recorder's Office and not finding any additional
information not shown on the microfilm copy, it was determined to rely on evidence found in the field, including monuments,
acceptance, ground marks, and geographic features. All bearings and distances shown are the result of field measurements.

14) Unless noted otherwise, all monuments were found or set flush with ground and accepted as representing the boundary corner.

15) The land units used in this survey are U.S. Survey Feet. A U.S. Survey Foot is defined exactly as 1200/3817 meters.

16) Encumbrances and other public records shown or relied on in this survey were examined as to location and purpose and were not
examined as to restrictions, inclusions, conditions, obligations, terms, or as to the right to grant the same.

17) Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years
after the date of recording of this instrument. In no event may any action be commenced more than ten years from the date of the
certification shown herein.

18) Any person who inventively removes, alters or delays any public land survey monument or land boundary monument or necessary
commissure does a misdemeanor pursuant to the Colorado Revised Statute 18-6-506.

SURVEYOR'S CERTIFICATION:
I, Kenneth Gould, a duly licensed Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat of
DURAN-WALTON-POWELL VACATION AND REPLAT truly and correctly represents the results of a survey made on site of survey, by
me or under my direct supervision and that all monuments shown on shown herein, and that said plat has been prepared in full
accordance with the laws and regulations of the State of Colorado, and that I am a duly licensed Professional Land Surveyor in the
State of Colorado, and that I am duly qualified to perform the duties of a Professional Land Surveyor in the State of Colorado,
as expressed or implied.

I attest the above on this _____ day of _____, 2023.

Kenneth Gould, J.
State of Colorado, Professional Land Surveyor No. 38556
For and on behalf of Gold Land Surveyors, LLC.



PRELIMINARY