BE IT KNOW BY THESE PRESENTS:

That Duran Walton Ventures LLC. and Cindy Pavati being the owners of the following described Tract of land:

Lots 5 through 14, Block 26 and Lots 1 through 4 and 14 through 20, Block 31, Glen Park filed for record on June 30, 1886 in Book A at Page 83 as described in the Land Survey Plat file for record September 29, 2022 under Reception No. 222900292 in the Office of the Clerk and Recorder, County of El Paso, State of Colorado.

Together with the Vacated Right-of-Way of a portion of El Moro Street and Bijou Street adjacent to Block 26 and Block 31 vacated by Palmer Lake Ordinance No. _____ at Reception No. _____ in the Office of Clerk and Recorder, County of El Paso, State of Colorado.

Parcel 1: Lots 8 through 11, Block 26 contain a calculated area of 10,247 Sq. Ft. (0.2352 acres) more or less.

Parcel 2: Lots 1 through 4 and Lots 18 and 20, Block 31 contain a calculated area of 14,783 Sq. Ft. (0.3393 acres) more or less.

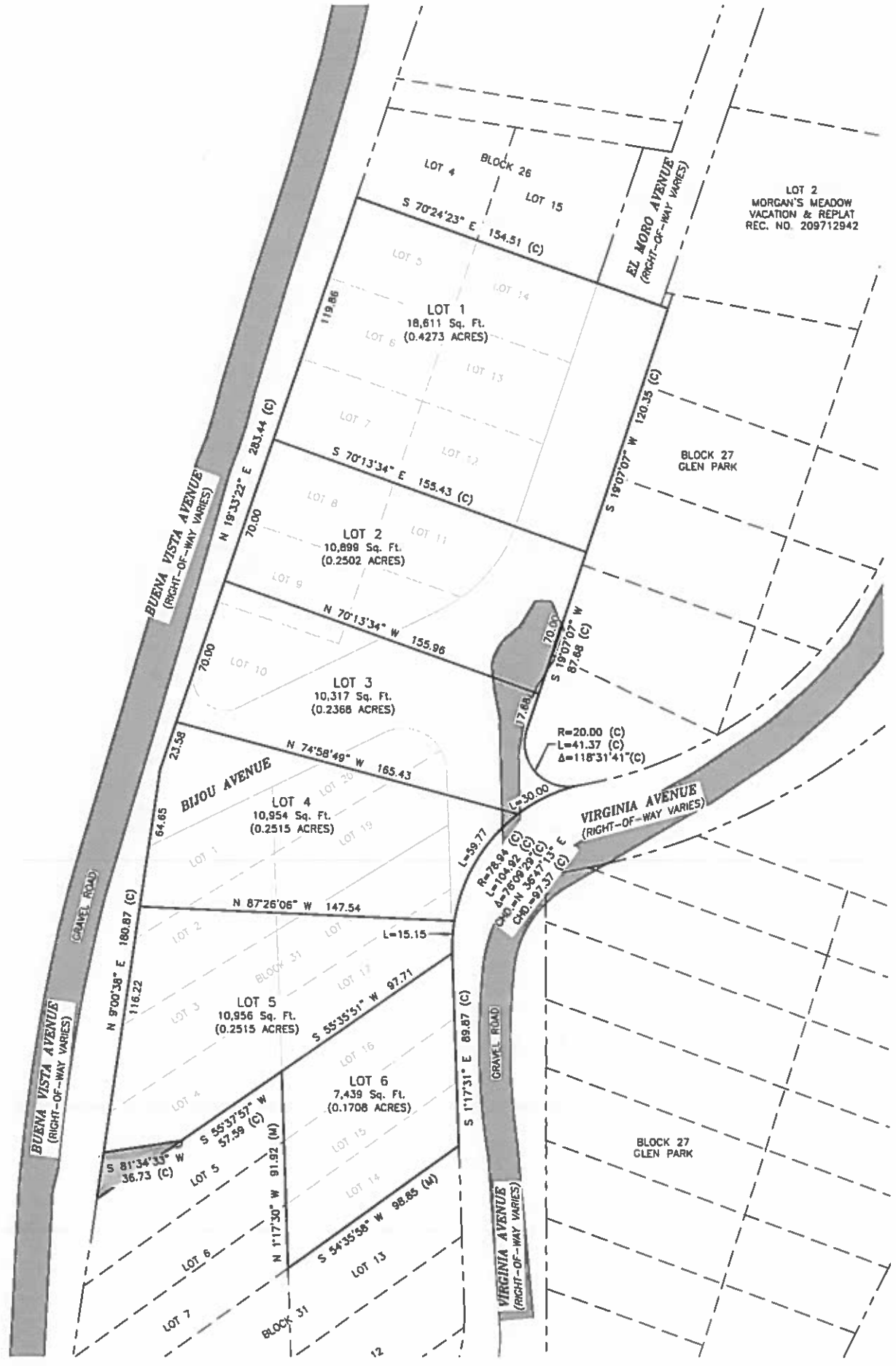
Parcel 3: Lots 14 through 18, Block 31 contain a calculated area of 12,585 Sq. Ft. (0.2889 acres) more or less.

Parcel 4: Lots 5, 6, 7, 12, 13 and 14, Block 26 contain 14,378 Sq. Ft. (0.3301 acres) more or less.

Bijou Street: contains a calculated area of 7,347 Sq. Ft. (0.1687 acres) more or less.

El Moro Street: contains a calculated area of 9,865 Sq. Ft. (0.2265 acres) more or less.

Containing a total calculated area of 68,186 Sq. Ft. (1.5883 acres) more or less.



GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

RECORD-FINAL OVERLAY EXHIBIT
DURAN-WALTON-POWELL VACATION AND REPLAT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

Project No. 22056
May 15, 2023

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