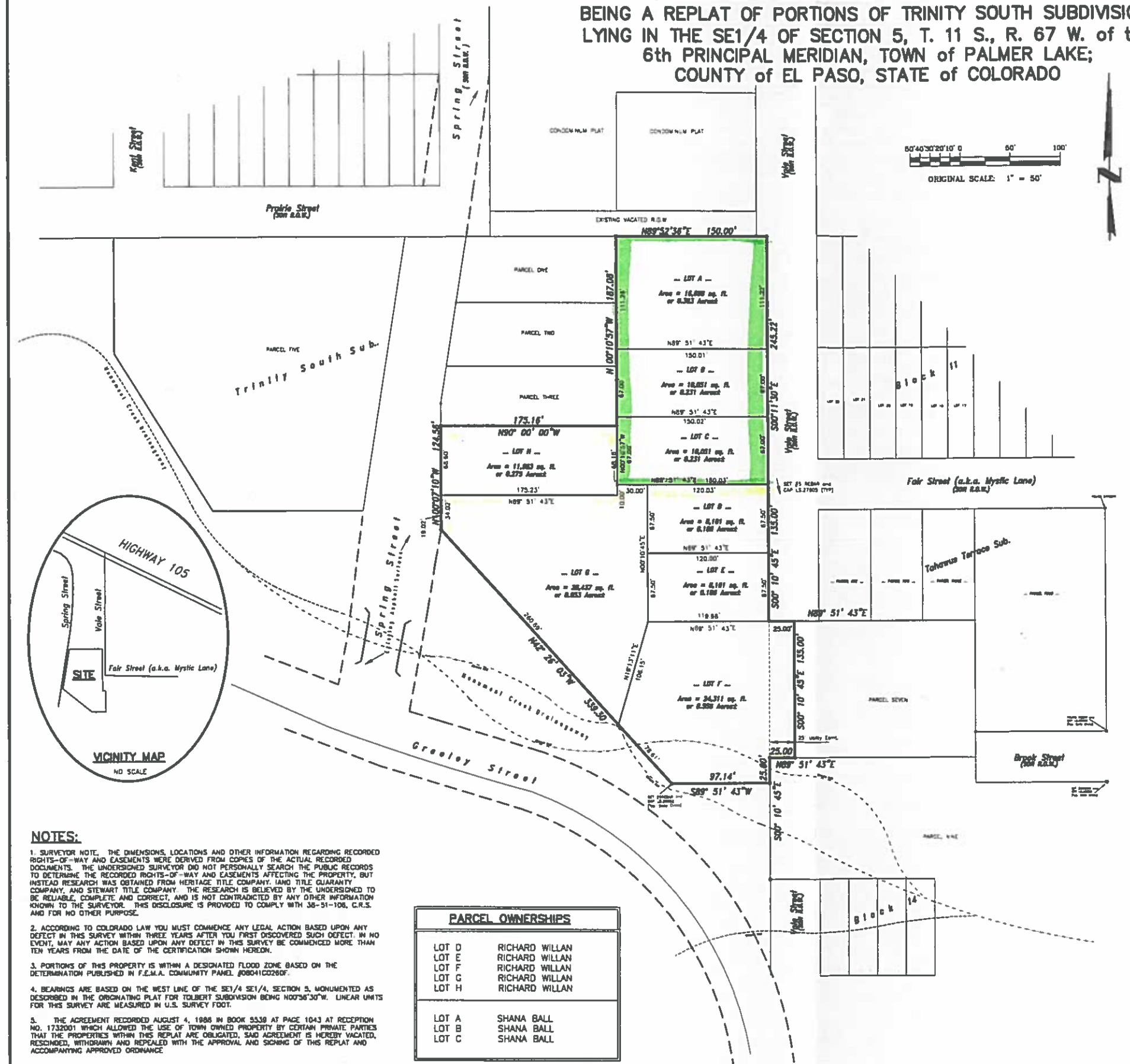
FINAL PLAT

FRENCH'S HILL SUBDIVISION

BEING A REPLAT OF PORTIONS OF TRINITY SOUTH SUBDIVISION; LYING IN THE SE1/4 OF SECTION 5, T. 11 S., R. 67 W. of the 6th PRINCIPAL MERIDIAN, TOWN of PALMER LAKE; COUNTY of EL PASO, STATE of COLORADO



NOTES:

1. SURVEYOR NOTE. THE DIMENSIONS, LOCATIONS AND OTHER INFORMATION REGARDING RECORDED RIGHTS-OF-WAY AND EASEMENTS WERE DERIVED FROM COPIES OF THE ACTUAL RECORDED DOCUMENTS. THE UNDERSIGNED SURVEYOR DID NOT PERSONALLY SEARCH THE PUBLIC RECORDS TO DETERMINE THE RECORDED RIGHTS-OF-WAY AND EASEMENTS AFFECTING THE PROPERTY, BUT INSTEAD RESEARCH WAS OBTAINED FROM HERITAGE TITLE COMPANY, LAND TITLE GUARANTY COMPANY, AND STEWART TITLE COMPANY. THE RESEARCH IS BELIEVED BY THE UNDERSIGNED TO BE RELIABLE, COMPLETE AND CORRECT, AND IS NOT CONTRADICTED BY ANY OTHER INFORMATION KNOWN TO THE SURVEYOR. THIS DISCLOSURE IS PROVIDED TO COMPLY WITH 38-51-108, C.R.S. AND FOR NO OTHER PURPOSE.

2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

3. PORTIONS OF THIS PROPERTY IS WITHIN A DESIGNATED FLOOD ZONE BASED ON THE DETERMINATION PUBLISHED IN F.E.M.A. COMMUNITY PANEL #08041C0260F.

4. BEARINGS ARE BASED ON THE WEST LINE OF THE SE1/4 SE1/4, SECTION 5, MONUMENTED AS DESCRIBED IN THE ORIGINATING PLAT FOR TOLBERT SUBDIVISION BEING N00°56'30"W. LINEAR UNITS FOR THIS SURVEY ARE MEASURED IN U.S. SURVEY FOOT.

5. THE AGREEMENT RECORDED AUGUST 4, 1988 IN BOOK 5539 AT PAGE 1043 AT RECEPTION NO. 1732001 WHICH ALLOWED THE USE OF TOWN OWNED PROPERTY BY CERTAIN PRIVATE PARTIES THAT THE PROPERTIES WITHIN THIS REPLAT ARE OBLIGATED, SAID AGREEMENT IS HEREBY VACATED, RESCINDED, WITHDRAWN AND REPEALED WITH THE APPROVAL AND SIGNING OF THIS REPLAT AND ACCOMPANYING APPROVED ORDINANCE.

PARCEL OWNERSHIPS

LOT D	RICHARD WILLAN
LOT E	RICHARD WILLAN
LOT F	RICHARD WILLAN
LOT G	RICHARD WILLAN
LOT H	RICHARD WILLAN
LOT A	SHANA BALL
LOT B	SHANA BALL
LOT C	SHANA BALL

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT RICHARD WILLAN AND SHANA BALL BEING ALL THE OWNERS OF ALL THAT REAL PROPERTY SITUATED IN THE TOWN OF PALMER LAKE, COUNTY OF ELPASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

ALL OF PARCEL FOUR, PARCEL SIX and PARCEL EIGHT OF TRINITY SOUTH SUBDIVISION (as to RICHARD WILLAN) AND, ALL OF PARCEL TEN OF TRINITY SOUTH SUBDIVISION (as to SHANA BALL)

HAVE BY THESE PRESENTS VACATED, LAID OUT, RE-PLATTED, AND CREATED THE SAME INTO EASEMENTS AND LOTS A THRU H, AS SHOWN HEREON AND DESIGNATE THE SAME AS "FRENCH'S HILL SUBDIVISION", IN THE TOWN OF PALMER LAKE, COUNTY OF ELPASO, STATE OF COLORADO AND DO HEREBY DEDICATE AND CONVEY FOR PUBLIC USE THE UTILITY EASEMENTS NOTED HEREON FOR UTILITY PURPOSES ONLY.

EXECUTED THIS _____DAY OF _____, 20___

BY : RICHARD WILLAN

SIGNED _____

STATE OF _____
COUNTY OF _____

THE FORECOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
20____
BY RICHARD WILLAN

WITNESS MY OFFICIAL HAND & SEAL

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES_____

BY: SHANA BALL

SIGNED _____

STATE OF _____
COUNTY OF _____

THE FORECOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,

BY SHANA BALL

WITNESS MY OFFICIAL HAND & SEAL

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES_____

PLANNING COMMISSION APPROVAL CERTIFICATE

THIS VACATION AND REPLAT WAS RECOMMENDED FOR APPROVAL BY THE TOWN OF PALMER LAKE PLANNING COMMISSION ON _____DAY OF _____, 20___

SIGNED BY CHAIRPERSON _____ ATTEST BY_____ DATE_____

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS VACATION AND REPLAT IS APPROVED BY THE TOWN OF PALMER LAKE, BOARD OF TRUSTEES, THIS _____ DAY OF _____ 20_____ AD, FOR THE FILING WITH THE CLERK AND RECORDER, AND FOR ACCEPTANCE BY THE TOWN FOR ANY DEDICATIONS SHOWN HEREON

SIGNED BY MAYOR _____ ATTEST BY_____ DATE_____

SURVEYOR CERTIFICATE

I, GARRY L ROHLEDER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

SIGNED _____ DATE_____

CLERK and RECORDER CERTIFICATE

COUNTY OF EL PASO)
STATE OF COLORADO)

I HEREBY CERTIFY THIS PLAT WAS FILED FOR THE RECORD ON THE _____ DAY OF _____, 20____ AT _____AM/PM AND DULY RECORDED AT RECEPTION NUMBER _____

CLERK OR DEPUTY _____

PREPARED BY:
WLR SERVICES
13609 COUNTY RD. 94
ELBERT, COLORADO 80106
Phone : (303) 648-6755

DATE: 06/30/2021 FRENCH'S HILL SUB. J.N. : 161001

REVISIONS: