

BE IT KNOWN BY THESE PRESENTS:

That Duran Walton Ventures LLC, being the owner of the following described Tract of land:
Lots 8 through 11, 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 portions of the Vacated Right-of-Ways 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 19 and 20, Block 31 contain a calculated area of 14,763 Sq. Ft. (0.3389 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.
- 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 3,310 Sq. Ft. (0.0760 acres) more or less.
- Containing a total calculated area of 48,252 Sq. Ft. (1.1077 acres) more or less.

DEDICATION:

The above party in interest have caused said tract to be replatted into lots as shown hereon. This plat is drawn to a fixed scale as indicated hereon and accurately sets forth the boundaries and dimensions of said lots. The land as herein platted shall be known as "DURAN WALTON REPLAT OF A PORTION OF BLOCK 26 AND 31, GLEN PARK" in the Town of Palmer Lake, County of El Paso, State of Colorado.

IN WITNESS WHEREOF:

The aforementioned Duran Walton Ventures LLC, have executed this instrument this ____ day of _____, 2023.

Drew J. Walton as Manager of Duran Walton Ventures LLC.
(Owner of Parcels 1, 2 and 3)

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned instrument was acknowledged before me this ____ day of _____, 2023.

By: Drew J. Walton as Manager of Duran Walton Ventures LLC.

Witness my hand and seal:

My Commission expires _____ Notary Public _____

GENERAL NOTES:

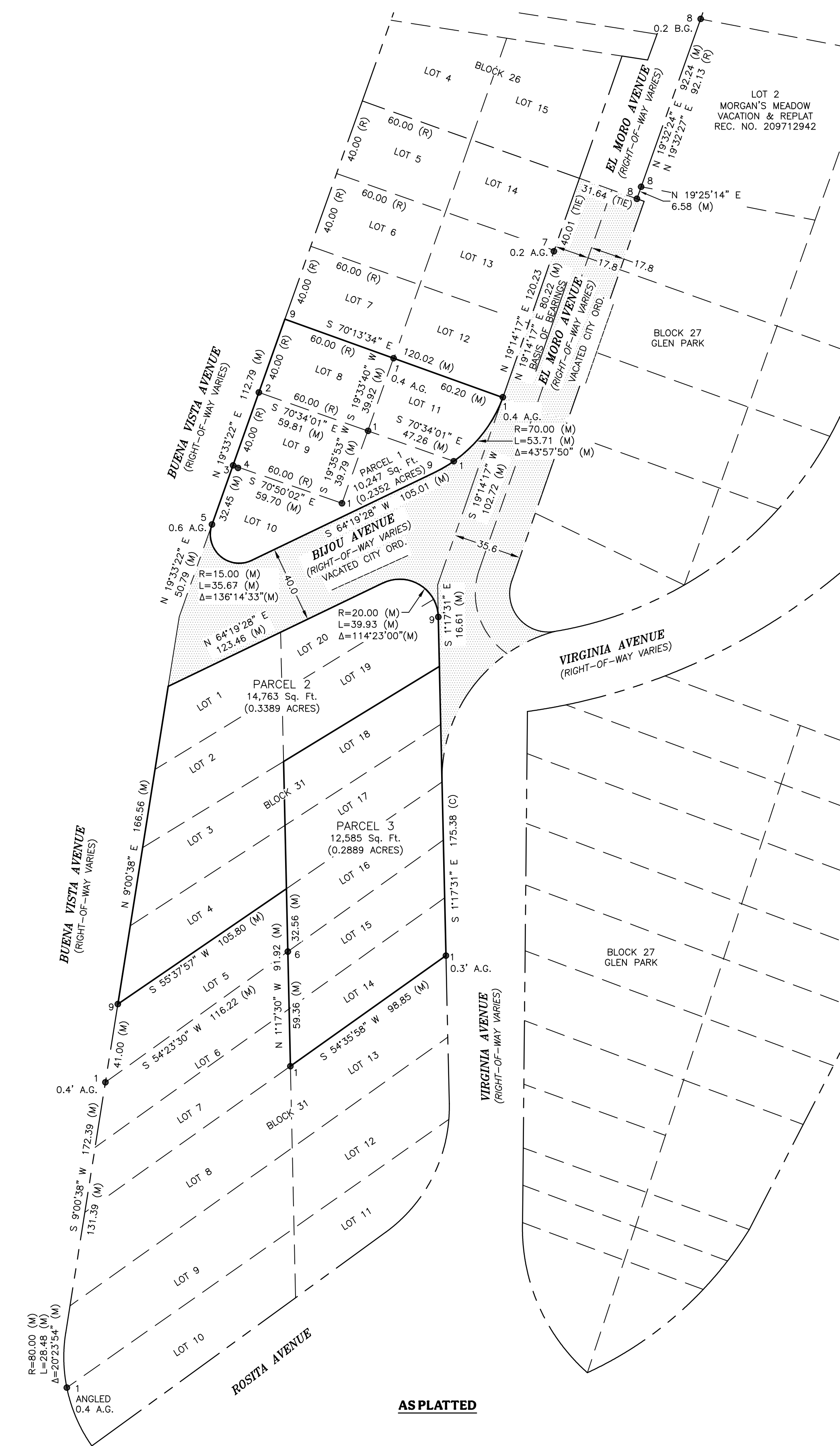
- 1) 3/4" Iron Pipe
 - 2) No. 5 Rebar
 - 3) No. 4 Rebar w/ yellow cap, LS 27270
 - 4) 1/4" Steel Rod (not accepted)
 - 5) No. 4 Rebar
 - 6) 1/2" Iron Pipe
 - 7) No. 5 Rebar w/ red cap, RLS 10108
 - 8) No. 4 Rebar w/ yellow cap, LS 37651
 - 9) No. 5 rebar w/ pink cap, PLS 38556
- Recovered monument, see notes.
 - Set no. 5 Rebar and pink plastic cap marked "PLS 38556".
 - Record bearing & distance
 - Measured bearing & distance
 - Calculated bearing & distance
 - Above Grade
 - Below Grade
- The basis of bearings is the westerly lines of Lots 12 and 13, Block 26, monumented as shown and assumed to bear North 19 degrees 14 minutes 17 seconds East.
 - This survey does not constitute a title search by Gould Land Surveying, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Gould Land Surveying, LLC relied upon a Commitment for Title Insurance prepared by Stewart Title Guaranty Company, Commitment No. 1733209 with an effective date of June 26, 2022 at 8:00 A.M.
 - The purpose of this survey is to vacate those portions of Bijou Avenue and El Moro Avenue as shown hereon and replat those vacated portions of Bijou Avenue, El Moro Avenue and Lots 8 through 11, Block 26 and Lots 1 through 4 and Lots 14 through 20, Block 31 into 4 lots. The field work was completed on July 14, 2022.
 - The subdivision plat 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 document on file at the Clerk and Recorders 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, occupation, graded roads, and geographic features. All bearings and distances shown are the result field measurements.
 - Unless noted otherwise, all monuments were found or set flush with ground and accepted as representing the boundary corner.
 - The lineal units used in this survey are U.S. Survey Feet. A U.S. Survey Foot is defined exactly as 1200/3937 meters.
 - Easements and other public documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
 - 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 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 commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.

SURVEYOR'S CERTIFICATION:

I, Kenneth Gould Jr., a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat of DURAN WALTON REPLAT OF A PORTION OF BLOCKS 26 AND 31, GLEN PARK truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision, and that all monuments exist as shown hereon; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments and subdivision of land and have been met to the best of my professional knowledge, information and belief. This statement is neither a guaranty or warranty, either expressed or implied.

I attest the above on this 5th day of July, 2023.

Kenneth Gould Jr.
State of Colorado Professional Land Surveyor No. 38556
For and on behalf of Gould Land Surveying, LLC.



AS PLATTED

PLANNING COMMISSION APPROVAL:

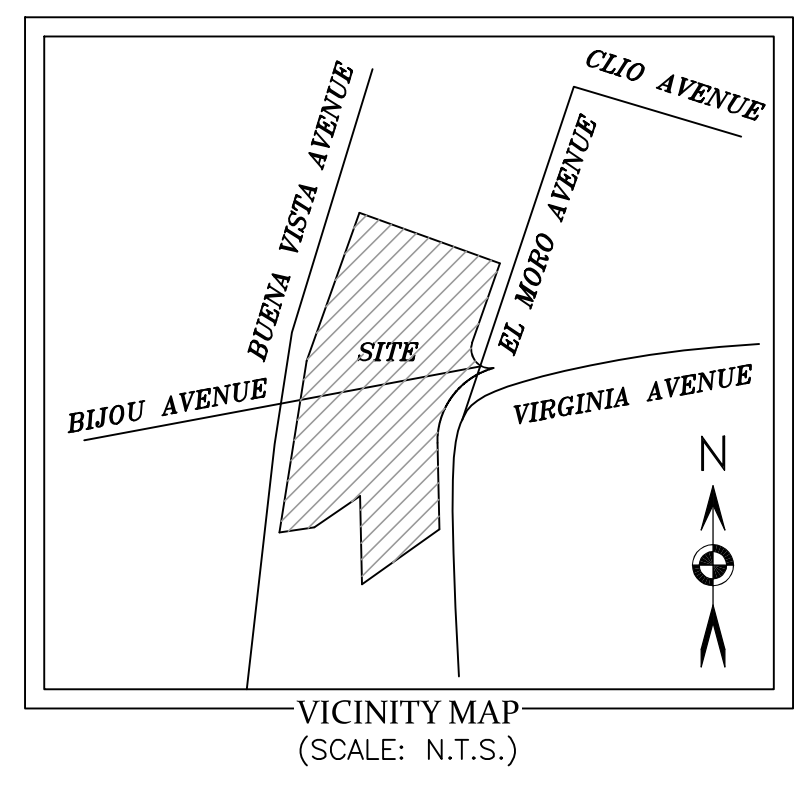
This plat was approved by the Palmer Lake Planning Commission on this ____ day of _____, 2023.

Chair, Planning Commission

BOARD OF TOWN TRUSTEES APPROVAL:

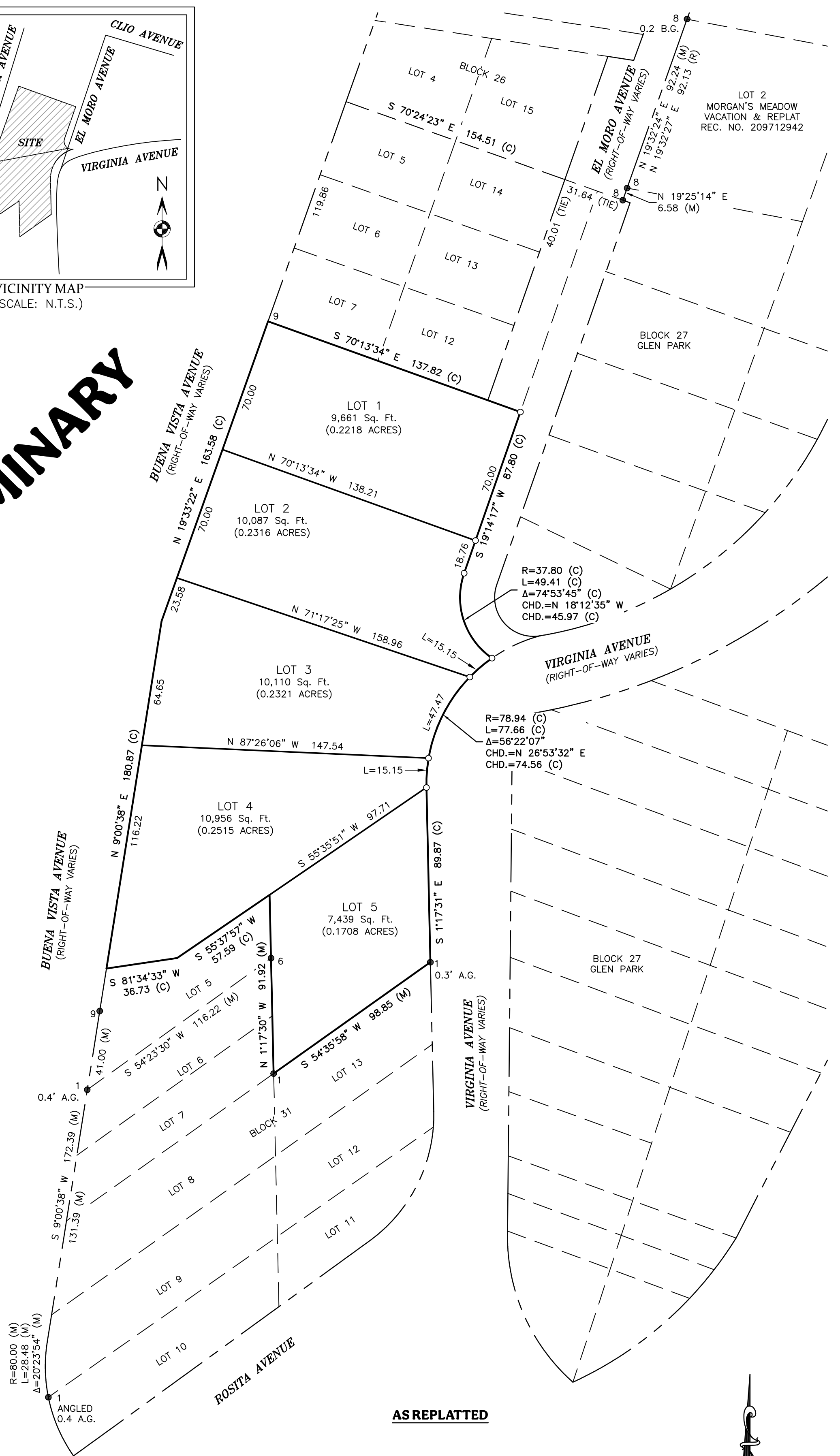
This plat was approved by the Board of Town Trustees of Palmer Lake, Colorado on this ____ day of _____, 2023.

Mayor of the Town of Palmer Lake



VICINITY MAP
(SCALE: N.T.S.)

PRELIMINARY



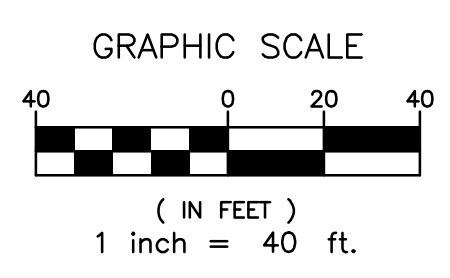
AS REPLATTED

CLERK & RECORDER'S CERTIFICATE:

Accepted for filing in the office of the county clerk and recorders of El Paso County, Colorado.
this ____ Day of _____ at ____ o'clock ____ M., 2023, A.D.,
and is duly recorded under Reception No. _____
Clerk and Recorder: _____

OWNER:

Duran Walton Ventures LLC
P.O. Box 1005
Palmer Lake, CO 80133



Project No.: 22056
August 7, 2023
Rev.: September 14, 2023
Rev.: September 20, 2023
Rev.: October 3, 2023

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

**DURAN WALTON REPLAT
OF A PORTION OF
BLOCKS 26 AND 31, GLEN PARK**

P.O. Box 7123
Woodland Park, CO 80863
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GouldLandSurveying.com

