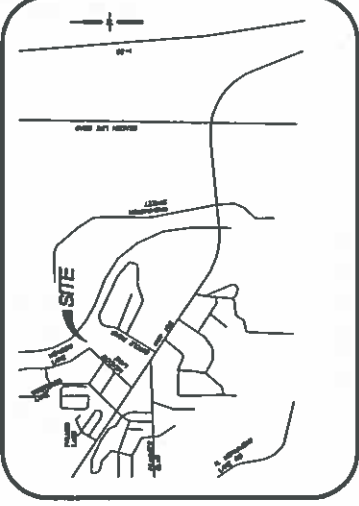


# ELEPHANT ROCK ACRES FILING NO.5

## A REPLAT OF LOT 65, BLOCK 1 AND LOT 1 BLOCK 7 OF ELEPHANT ROCK ACRES A SUBDIVISION IN PALMER LAKE, COLORADO

SHEET 1 OF 1



VICINITY MAP

**BE IT KNOWN BY THESE PRESENTS:** THAT JAMES AND KAREN WILKINSON AND CLARKE P. COONS, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND TO WIT:

**LEGAL DESCRIPTION:**

PARCEL A:  
LOT 65, BLOCK 1 ELEPHANT ROCK ACRES, RECORDED IN PLAT BOOK W, PAGE 48, TOGETHER WITH VACATED MEADOW LANE AS VACATED BY ORDINANCE 200107419 BOTH OF THE RECORDS OF EL PASO COUNTY, COLORADO.

PARCEL B:  
LOT 1, BLOCK 7 ELEPHANT ROCK ACRES, RECORDED IN PLAT BOOK W, PAGE 48 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

**DEDICATION:**  
THE ABOVE OWNERS HAS CAUSED SAID TRACTS OF LAND TO BE SURVEYED AND REPLATED INTO LOTS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT. SAID PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACTS AND THE LOCATION OF SAID EASEMENTS THESE TRACTS OF LAND AS HEREIN REPLATED SHALL BE KNOWN AS "ELEPHANT ROCK SUBDIVISION FILING NO. 5", IN THE CITY OF PALMER LAKE, COUNTY OF EL PASO, STATE OF COLORADO.

**IN WITNESS WHEREOF:**

THE AFOREMENTIONED, JAMES AND KAREN WILKINSON HAVE EXECUTED THIS INSTRUMENT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

JAMES WILKINSON  
KAREN WILKINSON

**NOTARY:**

STATE OF COLORADO )  
COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BY: JAMES WILKINSON AND KAREN WILKINSON

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO

**IN WITNESS WHEREOF:**

THE AFOREMENTIONED, CLARKE P. COONS HAVE EXECUTED THIS INSTRUMENT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

CLARKE P. COONS

**NOTARY:**

STATE OF COLORADO )  
COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BY: CLARKE P. COONS

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO

**NOTES:**  
1. BEARS IF BEARINGS ARE RELATIVE TO THE EASTERLY LINE OF SAID LOT 1, BLOCK 7 ELEPHANT ROCK ACRES, RECORDED IN PLAT BOOK W, PAGE 48 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID LINE ASSUMED TO BEAR N44°35'20"E FROM MONUMENTS SHOWN.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE SURVEYING LLC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

3. ALL DIMENSION SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.

4. APPROVAL OF THIS PLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.

5. THE ACCESS EASEMENT SHOWN WILL BE MAINTAINED BY THE OWNER OR ASSIGNS OF LOT 1A.

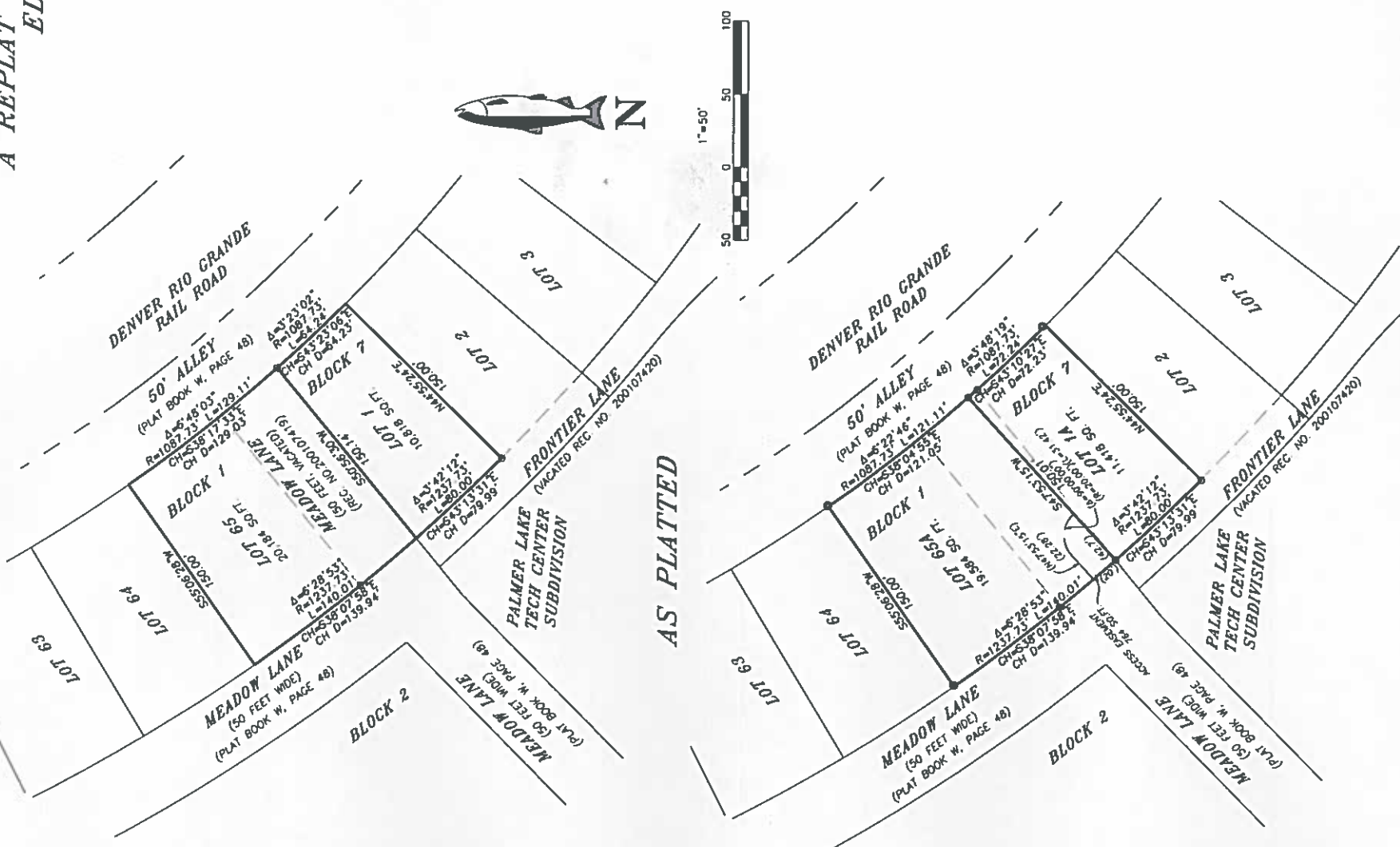
**FLOOD PLAIN LOCATION:**

THE TRACT DESCRIBED HEREIN IS IN ZONE X AND DOES NOT FALL WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEMA MAP 0804100257G, DATED DECEMBER 7, 2018.

**LEGEND**

- FOUND 103 PM AND DIMENSION OF PLS 1118
- FOUND 1" O.D. PVC
- SET 104 PM AND YELLOW PLASTIC CAP PLS 3463

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 CERTIFICATION SHOWN HEREON.



AS PLATTED

AS REPLATED

**SURVEYOR'S CERTIFICATION:**

JAMES F. LENZ, A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER MY RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAMES F. LENZ  
PROFESSIONAL LAND SURVEYOR IN THE  
STATE OF COLORADO, NO. 34583  
FOR AND ON BEHALF OF  
RIDGELINE LAND SURVEYING LLC.

**PLANNING COMMISSION APPROVAL:**

I HEREBY CERTIFY THAT THIS REPLAT NAMED "ELEPHANT ROCK ACRES FILING NO. 5" WAS APPROVED BY THE CITY OF PALMER LAKE PLANNING COMMISSION AT ITS REGULAR MEETING ON \_\_\_\_\_, 2022

BY: \_\_\_\_\_ PLANNING COMMISSION CHAIRPERSON DATE \_\_\_\_\_

**BOARD OF TRUSTEES APPROVAL:**

I HEREBY CERTIFY THAT THIS REPLAT NAMED "ELEPHANT ROCK ACRES FILING NO. 5" WAS APPROVED BY THE CITY OF PALMER LAKE BOARD OF TRUSTEES AT ITS REGULAR MEETING ON \_\_\_\_\_, 2022

BY: \_\_\_\_\_ CITY MAYOR DATE \_\_\_\_\_

**RECORDING:**

STATE OF COLORADO )  
COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AND IS DULY RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER CHUCK BROERMAN

BY: \_\_\_\_\_ DEPUTY

FEE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

**FEES:**

DRAINAGE FEES: \_\_\_\_\_  
BRIDGE FEES: \_\_\_\_\_  
SCHOOL FEES: \_\_\_\_\_  
PARK FEES: \_\_\_\_\_



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