

TOWN OF PALMER LAKE, COLORADO

RESOLUTION NO. 41-2022

**A RESOLUTION APPROVING A REPLAT OF LOT 1, BLOCK 7, AT ELEPHANT ROCK ACRES,
LOCATED AT MEADOW LANE, PALMER LAKE**

WHEREAS, the Board of Trustees of the Town of Palmer Lake, Colorado, pursuant to Colorado statute and the Town of Palmer Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Palmer Lake, Colorado;

WHEREAS, the Owner of Lot 1, Block 7, located at Meadow Lane, desires a replat and filed an application for replat with the Town; and

WHEREAS, the proposed replat meets all the minimum requirements of Chapter 16 zoning code, and other applicable Town ordinances; and there are no requests for waivers of any of the requirements of the various Town regulations and resolutions; and

WHEREAS, on August 17, 2022, the Planning Commission reviewed the application for replat and found that it will be acceptable and unanimously recommended approval of the replat as presented.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE, COLORADO AS FOLLOWS:

1. The replat of parcel ID 7110006147, Lot 1, Block 7, attached hereto as Exhibit A, and incorporated herein, evidencing the replat request by the Owner, as well as any and all easements thereon, is hereby approved.
2. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this Resolution. The Board of Trustees hereby declares that it would have passed this resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
3. Repeal. Existing resolutions or parts of resolutions covering the same matters embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

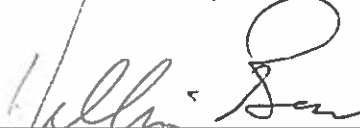
INTRODUCED, RESOLVED, AND PASSED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS 25th DAY OF AUGUST 2022.

ATTEST:

TOWN OF PALMER LAKE, COLORADO



Dawn A. Collins
Town Administrator/Clerk

BY: 

William Bass
Mayor

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

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 REPLATTED 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 REPLATTED 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 FOREMENTIONED, JAMES AND KAREN WILKINSON HAVE EXECUTED THIS INSTRUMENT
 THIS _____ DAY OF _____, 20___, A.D.

JAMES WILKINSON _____ KAREN WILKINSON _____

NOTARY:

STATE OF COLORADO)
) ss
 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___, A.D.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO

IN WITNESS WHEREOF:

THE FOREMENTIONED, CLARKE P. COONS HAVE EXECUTED THIS INSTRUMENT
 THIS _____ DAY OF _____, 20___, A.D.

CLARKE P. COONS _____

NOTARY:

STATE OF COLORADO)
) ss
 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___, A.D.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO

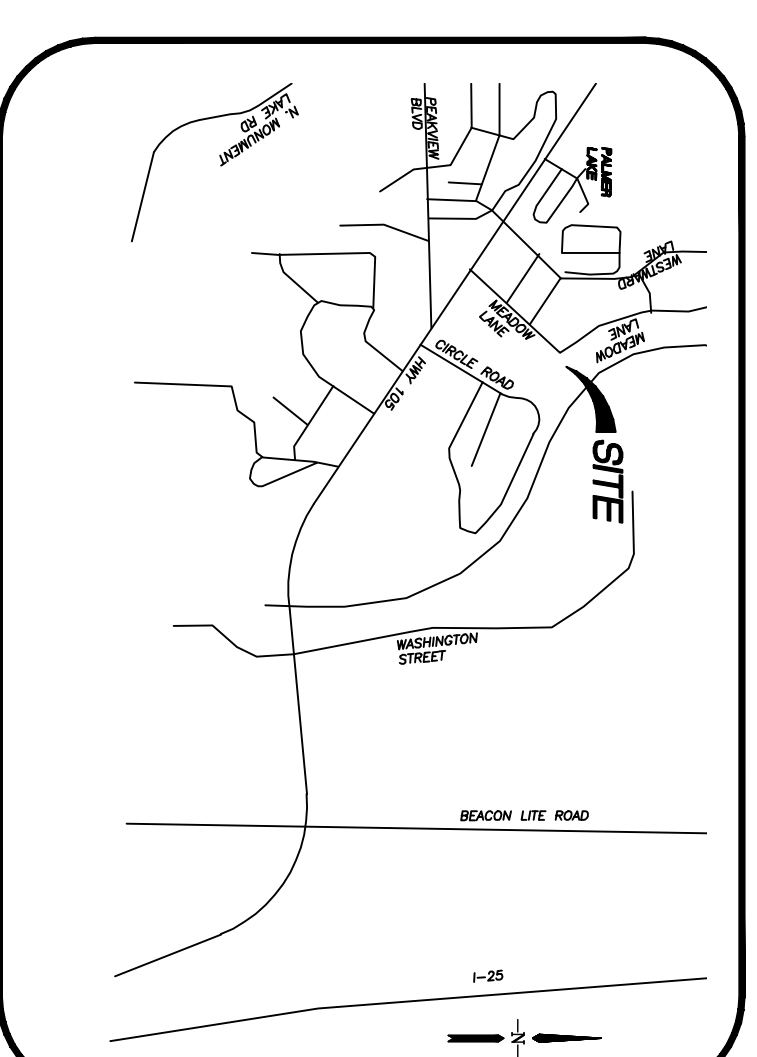
NOTES:
 1. BASIS IF BEARINGS: ALL BEARINGS ARE RELATIVE TO THE EASTERLY LINE OF SAID LOT 1, BLOCK 7 ELEPHANT ROCK ACRES, RECORDED IN PLAT BOOK W, PAGE 48 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID LINE ASSUMED TO BEAR N44°55'20"E FROM MONUMENTS SHOWN.

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE SURVEYING LLC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
- ALL DIMENSION SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
- APPROVAL OF THIS PLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
- 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 08041C0257G, DATED DECEMBER 7, 2018.

LEGEND

- FOUND N.O.S. PIN AND ORANGE CAP PLS 14186
- FOUND " O.D. PIPE
- SET N.O.4 PIN AND YELLOW PLASTIC CAP PLS 34583



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATION:

I, 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 _____

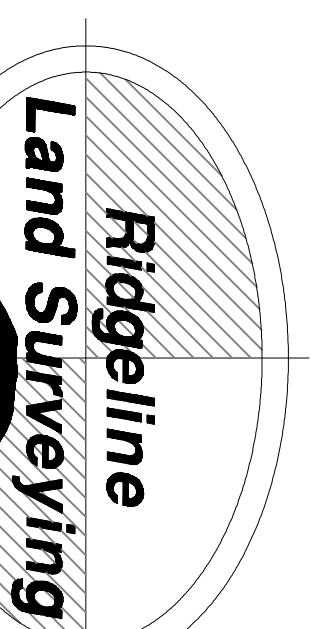
RECORDING:

STATE OF COLORADO)
) ss
 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: _____ DATE _____
 DEPUTY _____

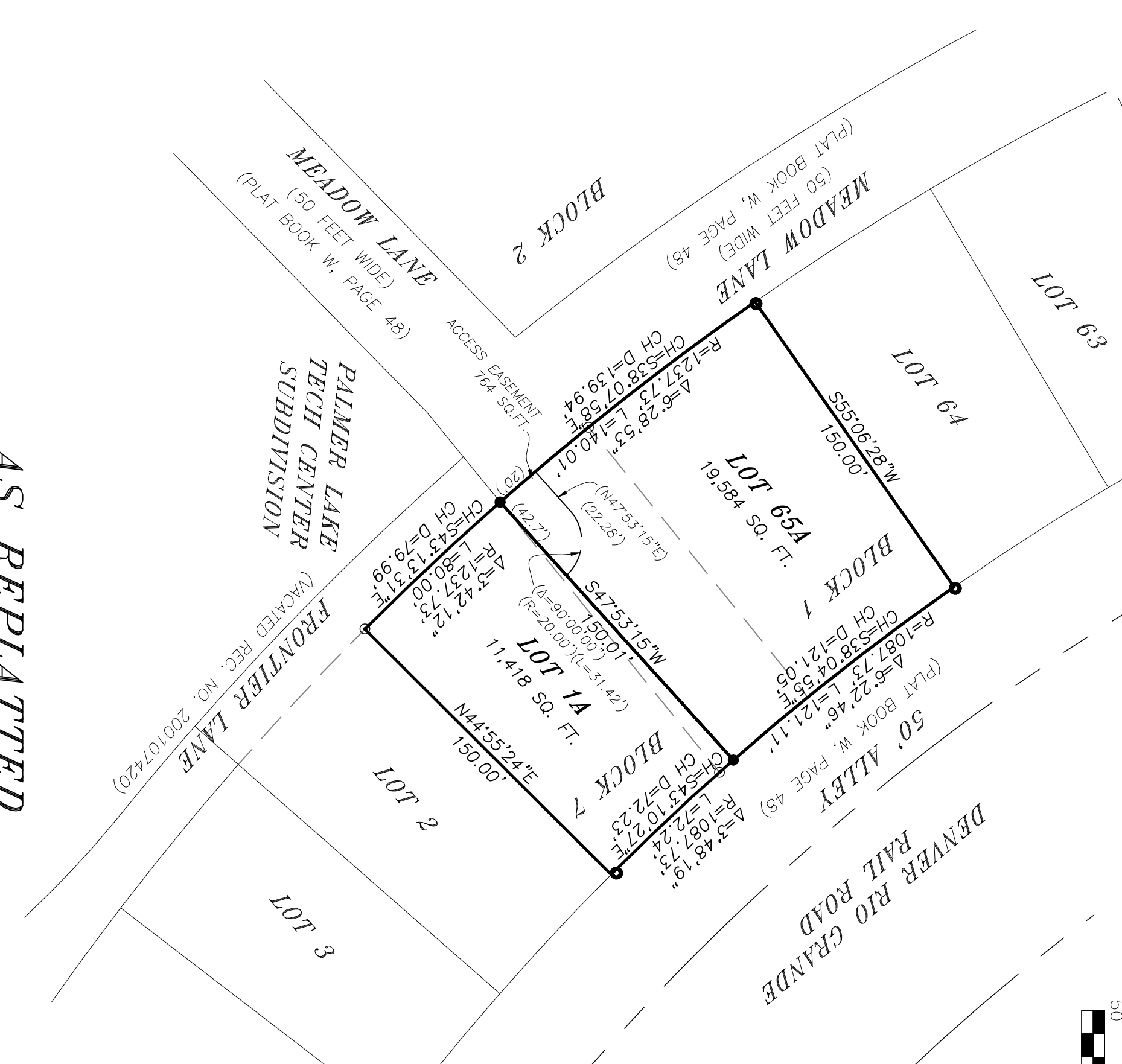
FEE: _____
 SURCHARGE: _____



4345 BEVERLY STREET, SUITE C
 COLORADO SPRINGS, CO 80918
 TEL: 719.238.2917

DATE: 5/16/2022
 SHEET 1 OF 1

AS REPLATTED



AS PLATTED

