

N 1/16 CORNER OF SEC. 29 & 30 FOUND AND WASHER PLS 4842

WEST LINE OF THE SW 1/4 OF SEC. 29. BASIS OF BEARINGS N00°07'10"E 1326.18'

NW CORNER OF SEC. 32 FOUND PLS 4842

50' x 50' SIGHT TRIANGLE

WEST LINE OF THE NW 1/4 OF SEC. 32. BASIS OF BEARINGS N00°06'29"E 1318.32'

N 1/16 CORNER OF SEC. 29 & 30 FOUND AND WASHER PLS 4842

WEST LINE OF THE SW 1/4 OF SEC. 29. BASIS OF BEARINGS N00°07'10"E 1326.18'

NW CORNER OF SEC. 32 FOUND PLS 4842

WEST LINE OF THE NW 1/4 OF SEC. 32. BASIS OF BEARINGS N00°06'29"E 1318.32'

BLACK FOREST RD.(60' R.O.W.) N00°06'29"E 664.22'

FORESTGATE DR. UNPLATTED

LOT 15 HIGHLAND PARK FILING NO. 1

LOT 16 (6817) 2,502 AC

LOT 17 (6853) 2,502 AC

LOT 18 HIGHLAND PARK FILING NO. 1

LOT 16 (6817) 2,502 AC

LOT 17 (6853) 2,502 AC

LOT 18 HIGHLAND PARK FILING NO. 1

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HIGHLAND PARK FILING NO. 1B

A VACATION AND REPLAT OF LOTS 16 AND 17, HIGHLAND PARK FILING NO. 1, BEING A PORTION OF THE NW 1/4 OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

10971

LINE TABLE:

COURSE	BEARING	DISTANCE
L33	S84°53'42"W	78.43'
L34	S70°49'40"E	17.59'
L35	S70°49'40"E	21.56'
L36	S70°02'49"E	378.64'
L37	S70°02'49"E	360.93'
L38	N00°06'29"E	1.85'
L39	N00°06'29"E	53.16'

CURVE TABLE:

CURVE	RADIUS	LENGTH	DELTA	CH BEARING
C27	100.00'	78.69'	45°05'18"	N52°26'10"W
C28	20.00'	20.00'	60°00'00"	N59°53'31"W
C29	20.00'	31.42'	90°00'00"	S45°06'29"W

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• ALL CORNERS FOUND #4 REBAR AND CAP PLS. 4842

NOTES:

- All bearings shown hereon are relative to the West line of the Southwest Quarter of Section 29, Township 12 South, Range 65 West of the 6th P.M., monumented as shown and bearings to be N00°07'10"E.
- All corners found or set No. 4 rebar with plastic surveyor's cap, P.L.S. 4842, unless noted otherwise.
- This subdivision plat does not constitute a title search by W.K. Clark & Associates, LLC to determine ownership, easements or rights-of-way of record. For all information regarding said matters or record W.K. Clark & Associates, LLC dated June 23, 2001 of 7:30 A.M.
- This property is subject to the covenants and restrictions recorded under Reception Number 200068418 which are accompanied by a right of forfeiture, detailing thereon any restrictions and conditions of national origin, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin.
- This property is subject to the terms, agreements, provisions, conditions and obligations as contained in Subdivision Improvements Agreement recorded under Reception Number 200068417.
- This property is subject to the terms, agreements, provisions, conditions and obligations as contained in Bylaws of the Highland Park Neighborhood Association, Inc., a Colorado Nonprofit Corporation recorded under Reception Number 200068419.
- This property may be subject to the reservations contained in Patent(s) recorded in Book 45 of Page 196 and Book 56 of Page 16 as follows: Subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, or provided for by law.
- The Highland Park Association, Inc. and not El Paso County, shall be responsible for maintaining, repairing, and/or replacing the Highland Park Pond and any impoundment or spillway structures related thereto, and for broaching the dam of the time required by the water outgrowth plan, and shall be liable for any and all damages and claims resulting from the Highland Park Pond.
- This property is subject to the terms, agreements, provisions, conditions and obligations as contained in Amended Ruling of the Referee, Decree of the Water Court, Case No. 9504185 recorded in Book 6861 of Page 1173 and Case No. 9704148 recorded under Reception No. 200068420.
- Easements: In addition to any easements shown on the plat, all front lot lines and those lot lines which are the right-of-way lines of the platted roadways are hereby platted with a fifteen (15) foot public utility and drainage easement unless otherwise noted. All lot lines which are the outer boundary of the subdivision are hereby platted with a twenty (20) foot public utility and drainage easement unless otherwise noted. All lot lines which are the inner boundary of the subdivision are hereby platted with a ten (10) foot public utility and drainage easement unless otherwise noted.
- There shall be no direct vehicular access to the round-about, Lots 16 and 17 and required to utilize the common access easement as depicted on the plat of Highland Park Filing No. 1 and this amended plat.
- All structural foundations shall be designed by a Professional Engineer, currently registered in the State of Colorado.
- There shall be no direct vehicular access from lot 16 to Black Forest Road. The El Paso County Department of Transportation shall be contacted prior to the establishment of any driveway.
- Reports: The following reports: public improvements agreement, recorded water impoundment plan, covenants, sketch plan, soils/geologic hazards, water supply plan and water quality analysis have been submitted and are on file at the El Paso County Planning Department.
- Due to the geologic conditions associated with this area, it is highly likely that these lots in this subdivision will require mound-type individual sewage disposal systems. It is highly recommended that well and septic locations be established prior to locating residences and other structures. Additionally, all individual sewage disposal systems shall be located and designed by a Professional Engineer. No evaporative septic systems are permitted.
- Lots 16 and 17 are crossed by a Colorado Springs Department of Utilities natural gas pipeline easement. The protective covenants contain pertinent information regarding this easement.
- General: Developer shall comply with federal and state laws, regulations, ordinances, rules and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to the Colorado Department of Wildlife, Colorado Department of Transportation, and U. S. Army.
- Lot owners are advised that several areas on this filing contain geologic hazards including standing water, wet areas, seasonally high water, potentially seasonally wet areas, and potentially unstable slopes. Locations of these constraints are referenced in the Eriech Engineering, Inc. report titled "Soil, Geology and Wetland Study, Gilderport #1, El Paso County, CO," dated July 3, 1997. Builders and lot owners should consult this report which is on file at the El Paso County Planning Department.
- Water in the Denver Basin Aquifers is allocated based on a 100 year aquifer life; however, for El Paso County planning purposes water in the Denver Basin Aquifers is evaluated based on a 300 year aquifer life. Applicants, the Home Owners Association and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to the anticipated water level declines. Furthermore, the water supply plan should not rely solely upon nonrenewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- This property may be subject to that right-of-way Easement recorded in Book 3673 at Page 917 of the records of El Paso County, the exact location of which is non-specific.
- Lot owners acknowledge acceptance of stormwater runoff onto their property which may occur from both roads and adjacent properties. The property owner will be responsible for maintaining these flow paths and providing measures to minimize erosion.
- 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 the certification shown hereon. (C.R.S. 13-80-105)

KNOW BY ALL MEN AN INDIVIDUAL THESE PRESENTS:

That Little London, LLC, by Douglas H. Barber-Member, Ronald J. Hoffman, an individual, and Karen S. Hoffman, an individual, being the owners of the following described tract of land to wit:

LEGAL DESCRIPTION:
Lots 16 and 17, Highland Park Filing No. 1, as recorded under Reception Number 200068416 of the records of El Paso County, Colorado and containing 5,004 acres more or less.

DEDICATION:

The above owners have caused said tract to be surveyed and replatted into lots and public easements as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said tract and the location of said easements, and which plat so platted shall be known as Highland Park Filing No. 1B, El Paso County, Colorado. The approval of this subdivision vacates all prior plats and easements for the area described by this report.

IN WITNESS THEREOF:

The aforementioned Little London, LLC, by Douglas H. Barber-Member, Ronald J. Hoffman, an individual, and Karen S. Hoffman, an individual, have executed this instrument this 27th day of August, A.D. 2001.

By: Douglas H. Barber-Member Ronald J. Hoffman Karen S. Hoffman
Douglas H. Barber-Member Ronald J. Hoffman Karen S. Hoffman

STATE OF COLORADO
COUNTY OF EL PASO

By: Douglas H. Barber-Member Ronald J. Hoffman Karen S. Hoffman
Douglas H. Barber-Member Ronald J. Hoffman Karen S. Hoffman

WITNESS MY HAND AND OFFICIAL SEAL:

My Commission Expires: 7-28-02

Christine Barber
Notary Public

CERTIFICATION:
The undersigned Professional Land Surveyor in the State of Colorado hereby certifies that the accompanying plat was surveyed and drawn under his supervision and accurately shows the described tract of land and subdivision thereon, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his knowledge and belief.

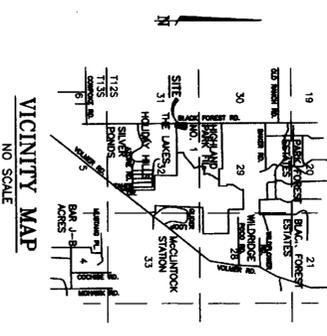
W.K. Clark & Associates, LLC
Professional Land Surveyors
State of Colorado
By: W.K. Clark
Director, Planning

COUNTY APPROVAL: 23rd day of AUGUST, A.D. 2001
Approved by this _____ day of _____, A.D. 2001
By: Patrick Kelly
Director, Planning

STATE OF COLORADO
COUNTY OF EL PASO

I hereby certify that this instrument was filed for record in my office at 1:24 o'clock P.M., this day of August, A.D. 2001 and is duly recorded under Reception Number 200068416.
By: Patrick Kelly
Deputy

FEE: 10



W.K. CLARK & ASSOCIATES, LLC
5180 N. UNION BLVD.
COLORADO SPRINGS, COLORADO
PROJECT # 01-148 DRAWING # 1216 DATE: JULY 12, 2001