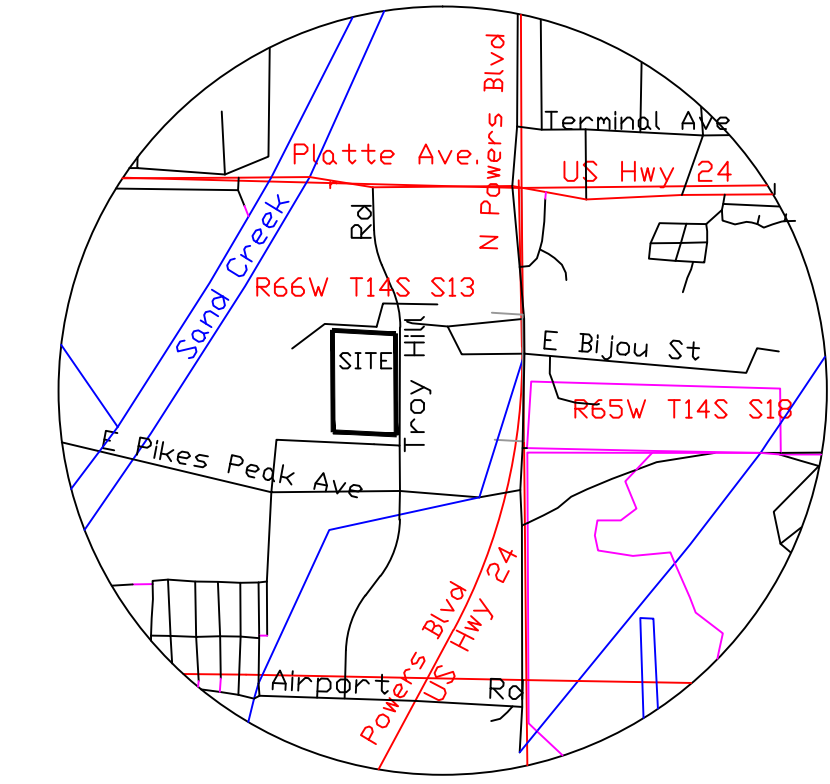
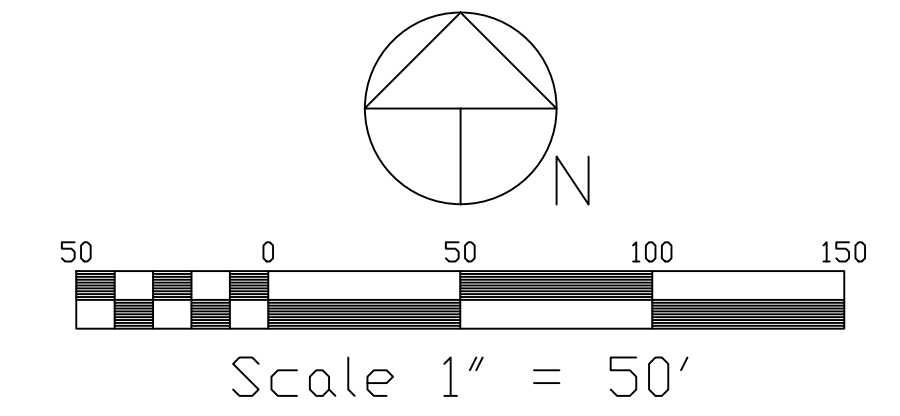
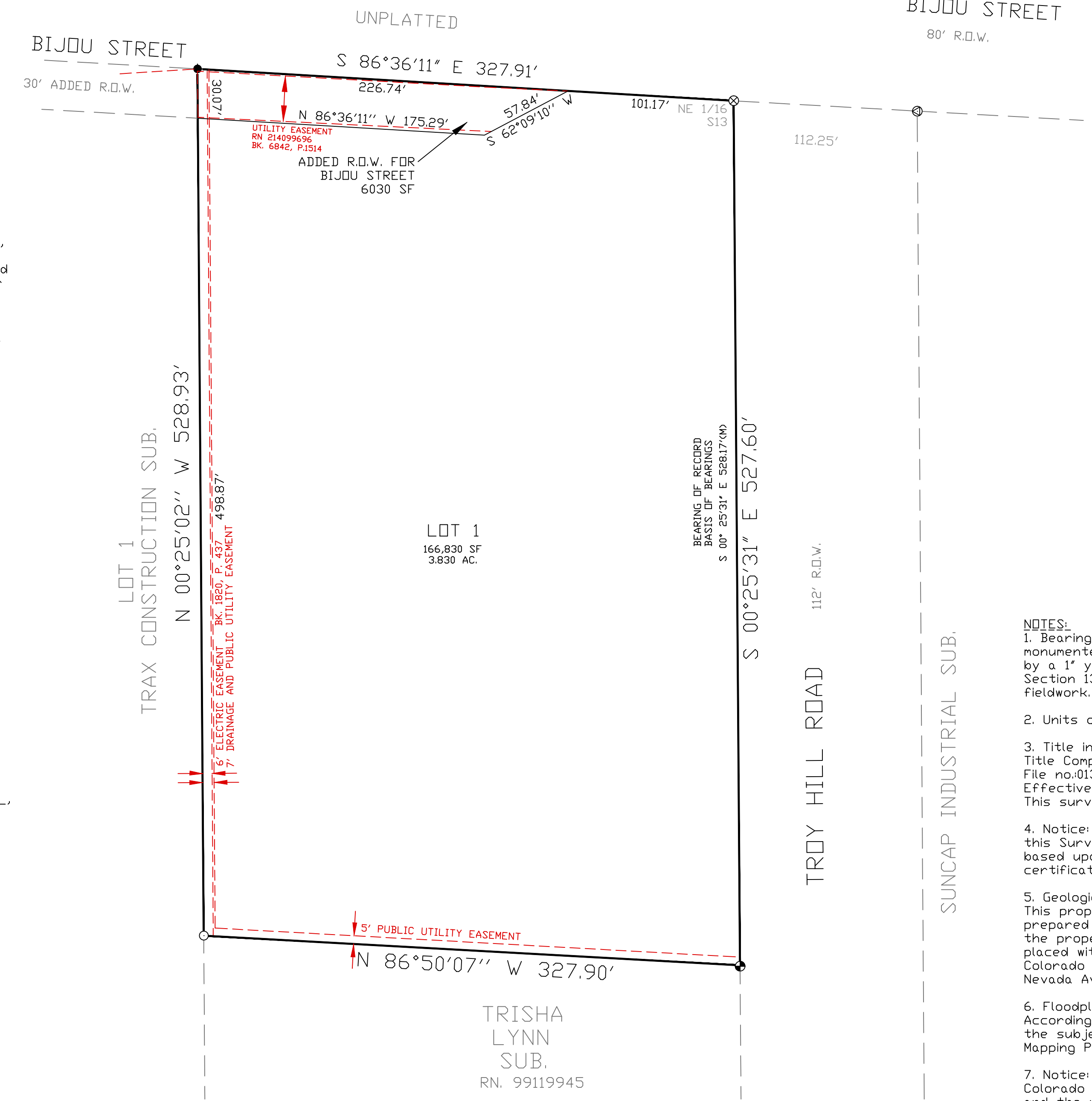


# FLETES PLASTERING SUBDIVISION

A SUBDIVISION OF PART OF THE SW1/4 NE1/4 SECTION 13, T.14S., R.66W. OF LTHE 6TH P.M.  
IN THE CITY OF COLORADO SPRINGS  
EL PASO COUNTY, COLORADO



- LEGEND:**
- SET #9853 AL. CAP ON #5 REBAR
  - FOUND #10384 AL. CAP PER MON. RECORD
  - ⊙ FOUND 3-1/4" AL. CAP, DOT, #9014
  - ◆ FOUND 7/8" DIA. IRON PIPE
  - ◁ FOUND YELLOW #11624 CAP ON #4 REBAR
  - ◇ FOUND #5 REBAR



Be it known by these presents:  
That, Cesar Jesus Fletes and Albino Fletes being the owner of the following described tract of land, to wit:  
The north four acres of the east 10 acres of the Southwest Quarter of the Northwest Quarter of Section 13, Township 14 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado And containing 3.97 acres / 172,860 sf

**Dedication:**  
The above party in interest has caused said tract of land to be platted into a block, lot, easements, and street as shown on the plat and described herein. The undersigned does hereby dedicate, grant and convey to the City of Colorado Springs, those public easements as shown on the plat or described herein; and further restricts the use of all public easements to the City of Colorado Springs, and/or its assigns, provided, however, that the sole right and authority to vacate, release or quit claim all or any dedicated public easements shall remain exclusively vested in the City of Colorado Springs. All streets are hereby dedicated to the City of Colorado Springs for public use. This tract of land as herein platted shall be known as the "Fletes Plastering Subdivision", in the City of Colorado Springs, El Paso County, Colorado.

In witness whereof:  
The aforementioned Cesar Jesus Fletes, has executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D., as \_\_\_\_\_

-----  
Cesar Jesus Fletes  
Fletes Plastering  
208 Troy Hill Road  
Colorado Springs, CO 80916

State of Colorado) ) SS  
County of El Paso)

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.  
By Cesar Jesus Fletes  
My commission expires: April 9, 2022

-----  
Oliver E Watts, Notary Public

The aforementioned Albino Fletes, has executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D., as \_\_\_\_\_

-----  
Albino Fletes  
Fletes Plastering  
208 Troy Hill Road  
Colorado Springs, CO 80916

State of Colorado) ) SS  
County of El Paso)

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.  
By Albino Fletes  
My commission expires: April 9, 2022

-----  
Oliver E Watts, Notary Public

**Certification:**  
The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the accompanying plat was surveyed and drawn under his/her 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 his/her knowledge and belief.

-----  
Oliver E. Watts Colo. PE-LS no. 9853  
For and on behalf of Oliver E. Watts, Consulting Engineer, Inc.

**Easements:**  
As shown on the plat and all side lot lines are hereby platted with a five foot (5.00') easement for public utility purposes, and all rear lot lines are hereby platted with a seven foot (7.00') easement for drainage and public utility purposes, with the sole responsibility for maintenance being vested with the property owner.  
All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

**Notice is hereby given:**  
That the area included in the plat described herein is subject to the code of the City of Colorado Springs, 2001, amended. No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs, or, alternatively, until acceptable assurances, including but not limited to letters of credit, cash, subdivision bonds or combinations thereof, guaranteeing the completion of all required public and private improvements, including but not limited to drainage, street and erosion control, and all private drainage improvements have been placed on file with the City of Colorado Springs.

**Approvals:**  
On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of the "Fletes Plastering Subdivision".

-----  
City Planning Director \_\_\_\_\_ date \_\_\_\_\_  
-----  
City Engineer \_\_\_\_\_ date \_\_\_\_\_  
-----  
City Clerk \_\_\_\_\_ date \_\_\_\_\_

- NOTES:**
- Bearings are based on the Record Bearing of, monumented S00°25'31"E, for the east line of the site, monumented on the south by an orange 1-1/4" plastic cap, # 32439 on a # 5 rebar and on the north by a 1" yellow 2" aluminum WK Clark Cap # 4842 on a # 5 rebar (being the east 1/16th corner of Section 13) as shown on the Plat. Note that both pins were buried under 1' - 2' of soil at the time of fieldwork.
  - Units of measurement: US Survey Feet
  - Title information was provided by the client as follows:  
Title Company: Stewart Title Guaranty Company  
File no: 01330-101581  
Effective date: September 6, 2017 at 8:03 AM  
This survey does not constitute a title search or opinion.
  - 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 the certification shown hereon.
  - Geologic Hazard Study Disclosure Statement:  
This property is subject to the findings summary and conclusions of a Geologic Hazard Report prepared by \_\_\_\_\_ dated \_\_\_\_\_, which identified the following specific geologic hazard on the property: \_\_\_\_\_ . A copy of said report has been placed within file # \_\_\_\_\_ or within the subdivision file \_\_\_\_\_ of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Avenue, Suite 105, Colorado Springs, CO, if you would like to review said report.
  - Floodplain Statement:  
According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is located outside the boundary of the 100 Year Floodplain, as identified on FEMA Mapping Panel No. 08041C0753 G, dated December 7, 2018.
  - Notice: this property may be impacted by noise caused by aircraft operating in and out of the Colorado Springs Municipal Airport. The buyer should familiarize himself/herself with this potentiality and the ramifications thereof.

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 Number \_\_\_\_\_ of the records of El Paso County, Colorado.  
Chuck Broerman, recorder

By: \_\_\_\_\_  
Deputy \_\_\_\_\_  
Fee: \_\_\_\_\_ Surchage \_\_\_\_\_  
Drainage fee: \_\_\_\_\_ Bridge fee: \_\_\_\_\_  
School fee: \_\_\_\_\_ Park fee: \_\_\_\_\_

PREPARED BY THE OFFICE OF:  
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Celebrating over 41 years in business