

# CATHEDRAL PINES SUBDIVISION FILING NO. 6 AMENDED

A REPLAT OF LOTS 1 AND 2, CATHEDRAL PINES SUBDIVISION FILING NO. 6  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 2,  
 TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
 EL PASO COUNTY, COLORADO

See page 7-31 for naming of replats. The plat name should be followed by a letter.



**BE IT KNOWN BY THESE PRESENTS:**  
 THAT CATHEDRAL PINES DEVELOPMENT COMPANY, BRENT HAWKER, VICE PRESIDENT IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:  
 LOT 1 AND LOT 2, CATHEDRAL PINES FILING NO. 6, EL PASO COUNTY, COLORADO ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED UNDER RECEPTION NO. 216713811 OF THE EL PASO COUNTY RECORDS.

**OWNERS CERTIFICATE:**  
 THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF CATHEDRAL PINES FILING NO. 6 AMENDED. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

**IN WITNESS WHEREOF:**  
 THE AFOREMENTIONED CATHEDRAL PINES DEVELOPMENT COMPANY HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.  
 BY: BRENT HAWKER, VICE PRESIDENT

**NOTARIAL:**  
 STATE OF COLORADO)  
 COUNTY OF EL PASO) SS  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017 BY BRENT HAWKER, VICE PRESIDENT OF CATHEDRAL PINES DEVELOPMENT COMPANY  
 MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**DSD DIRECTOR CERTIFICATE:**  
 THIS PLAT FOR CATHEDRAL PINES FILING NO. 6 AMENDED WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO DEVELOPMENT SERVICES DEPARTMENT DIRECTOR ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON. LOTS 1 AND 2, CATHEDRAL PINES FILING NO. 6 ARE AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT AND ARE SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION NO. 216713811.  
 DEVELOPMENT SERVICES DEPARTMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

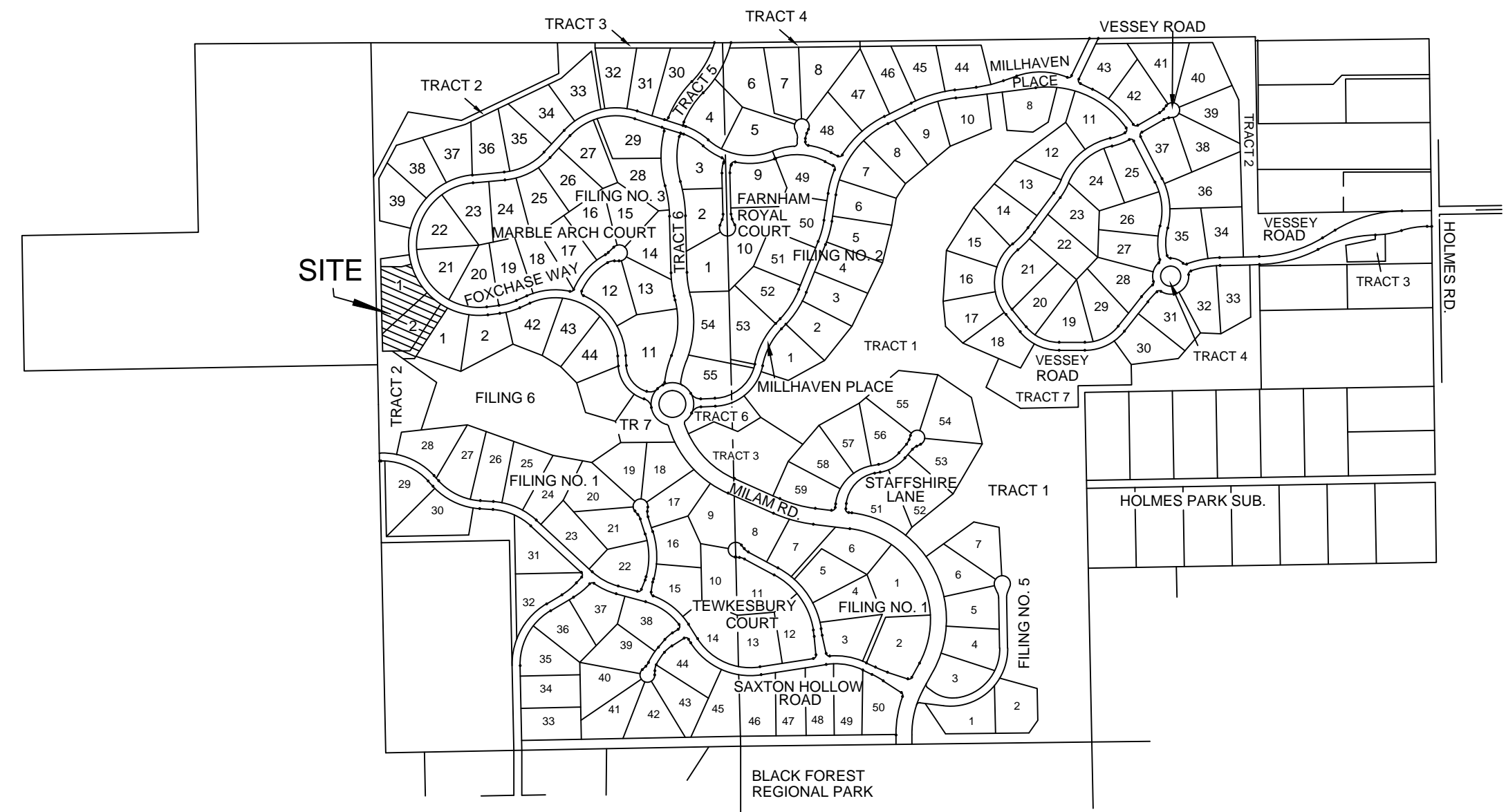
**EASEMENTS:**  
 UNLESS SHOWN GREATER IN WIDTH, SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES AND FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN (15) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNERS.

**RECORDING:**  
 STATE OF COLORADO) SS  
 COUNTY OF EL PASO)  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017, AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.  
 CHUCK BROERMAN  
 BY: \_\_\_\_\_ COUNTY CLERK AND RECORDER  
 FEE: \_\_\_\_\_  
 SURCHARGE: \_\_\_\_\_

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

REVISED JULY 11, 2017  
 PREPARED BY  
**LWA LAND SURVEYING, INC.**  
 953 E. FILLMORE STREET  
 COLORADO SPRINGS, COLORADO 80907  
 Phone (719) 636-5179  
 CP-FIL6 REPLAT.DWG  
 MAY 5, 2017  
 PROJECT 17036  
 SHEET 1 OF 2

- NOTES:**
- STRUCTURAL FOUNDATIONS ON LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
  - INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
  - SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND REQUIRES AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
  - THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: SOIL AND GEOLOGY STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WILDFIRE MITIGATION REPORT AND EROSION CONTROL. THESE REPORTS ARE CONTAINED WITHIN THE CATHEDRAL PINES FILING NO. 6 FILE.
  - ALL DEVELOPMENT WITHIN THE CATHEDRAL PINES SUBDIVISION SHALL COMPLY WITH THE DEVELOPMENT GUIDE AS RECORDED AT RECEPTION NO. 205001725, DEVELOPMENT PLANS RECORDED AT REC. NO. 205001726 AND REC. NO. 205008124 OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
  - ADDRESSES SHOWN ARE PROVIDED BY OTHERS AND SUBJECT TO CHANGE.
  - ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
  - MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
  - THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE WATER COURT DECREE ENTERED IN CASE NO. 00CW85 (DIVISION) 2 AND CASE NO. 00CW175 (DIVISION) 1, AND THE COSTS OF OPERATING THE PLAN FOR AUGMENTATION AND RESPONSIBILITY FOR METERING AND COLLECTING DATA REGARDING WATER WITHDRAWALS FROM WELLS.
  - THE OWNER SHALL RESERVE IN ANY DEEDS OF THE PROPERTY 194 ACRE FEET PER YEAR OF LARAMIE FOX HILLS AQUIFER AND 16.4 ACRE FEET PER YEAR TOTAL OF ARAPAHOE AQUIFER WATER AS DECREED IN CASE NO. 00CW85 (DIVISION) 2 AND CASE NO. 00CW175 (DIVISION) 1 FOR USE IN THIS AUGMENTATION PLAN.
  - WATER WITHDRAWALS AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE COVENANTS FOR THIS SUBDIVISION RECORDED UNDER RECEPTION NO. 205001735 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE TERMS OF THE WATER COURT DECREE RECORDED UNDER RECEPTION NO. 205001732.
  - 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 HOMEOWNERS 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 ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AS MAY BE NEEDED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
  - THIS PROPERTY IS INCLUDED WITHIN THE CATHEDRAL PINES METROPOLITAN DISTRICT AND IS SUBJECT TO THE TAXES, FEES AND REQUIREMENTS OF THAT DISTRICT.
  - LOT OWNERS ARE HEREBY NOTIFIED THAT AREAS OF GEOLOGIC CONCERN MAY EXIST WITHIN THIS SUBDIVISION. PROSPECTIVE LOT OWNERS SHOULD REVIEW ANY AND ALL REPORTS ON FILE WITH EL PASO COUNTY TO FAMILIARIZE THEMSELVES OF ANY CONDITIONS THAT MAY EFFECT BUILDING. PRIOR TO THE DEVELOPMENT SERVICES DEPARTMENT AUTHORIZATION OF THE ISSUANCE OF A BUILDING PERMIT FOR LOTS 1 AND 2 AN APPROVED ENGINEERING SITE PLAN WILL BE REQUIRED, ADDRESSING THE LOCATION OF THE RESIDENCE IN RELATION TO THE GEOLOGIC HAZARDS, 30% SLOPE, DOWN SLOPE CREEP AND ROCK OUTCROPPING, IN ADDITION TO THE DRAINAGE AND GRADING OF THE LOT. THE ENGINEERED SITE PLAN IS REQUIRED TO BE SIGNED AND STAMPED BY A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF COLORADO AND REVIEWED AND APPROVED BY THE EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
  - THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE CATHEDRAL PINES HOMEOWNERS ASSOCIATION, INC. IS RECORDED AT RECEPTION NO. 205001735 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.
  - PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE SUBMITTED AND APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
  - DUE TO WILDFIRE CONCERNS, THE APPLICANTS AND SUBSEQUENT HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE. HOMEOWNERS SHOULD ALSO REFER TO THE WILDFIRE MITIGATION PLAN AS AN ASSISTANCE GUIDE.
  - THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW 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, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
  - THIS PROPERTY IS SUBJECT TO THE 2006 SUPPLEMENT TO AGREEMENT REGARDING MILAM ROAD EXTENSION AND SHOER ROAD REALIGNMENT PROJECT, DATED APRIL 27, 2006, BETWEEN EL PASO COUNTY AND CATHEDRAL PINES BY KINGS DEER, LLP, AND RECORDED AT RECEPTION NO. 206063021.
  - SIGHT TRIANGLES, 25' x 25' SHALL BE MAINTAINED AT THE INTERSECTION OF THE FOXCHASE WAY AND THE 60 FOOT INGRESS, EGRESS EASEMENT ACROSS LOT 2. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT ALLOWED IN THESE AREAS.
  - PRIOR TO BUILDING PERMIT ISSUANCE FOR LOTS WITHIN THIS SUBDIVISION, THE EL PASO COUNTY TRAFFIC IMPACT FEE SHALL BE PAID FOR EACH LOT, RESPECTIVELY, PURSUANT TO BOARD RESOLUTION 12-382 OR AS OTHERWISE MAY BE AMENDED.
  - APPROVED PURSUANT TO THE TERMS AND CONDITIONS OF BOARD RESOLUTION NO. 16-220.



**SITE**  
 SEE SHEET 2 FOR DETAILS  
 SCALE 1"=1000'

Planning and  
 Community  
 Development

**SURVEYOR'S CERTIFICATION:**  
 I, KEVIN M. O'LEARY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE OF THE SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

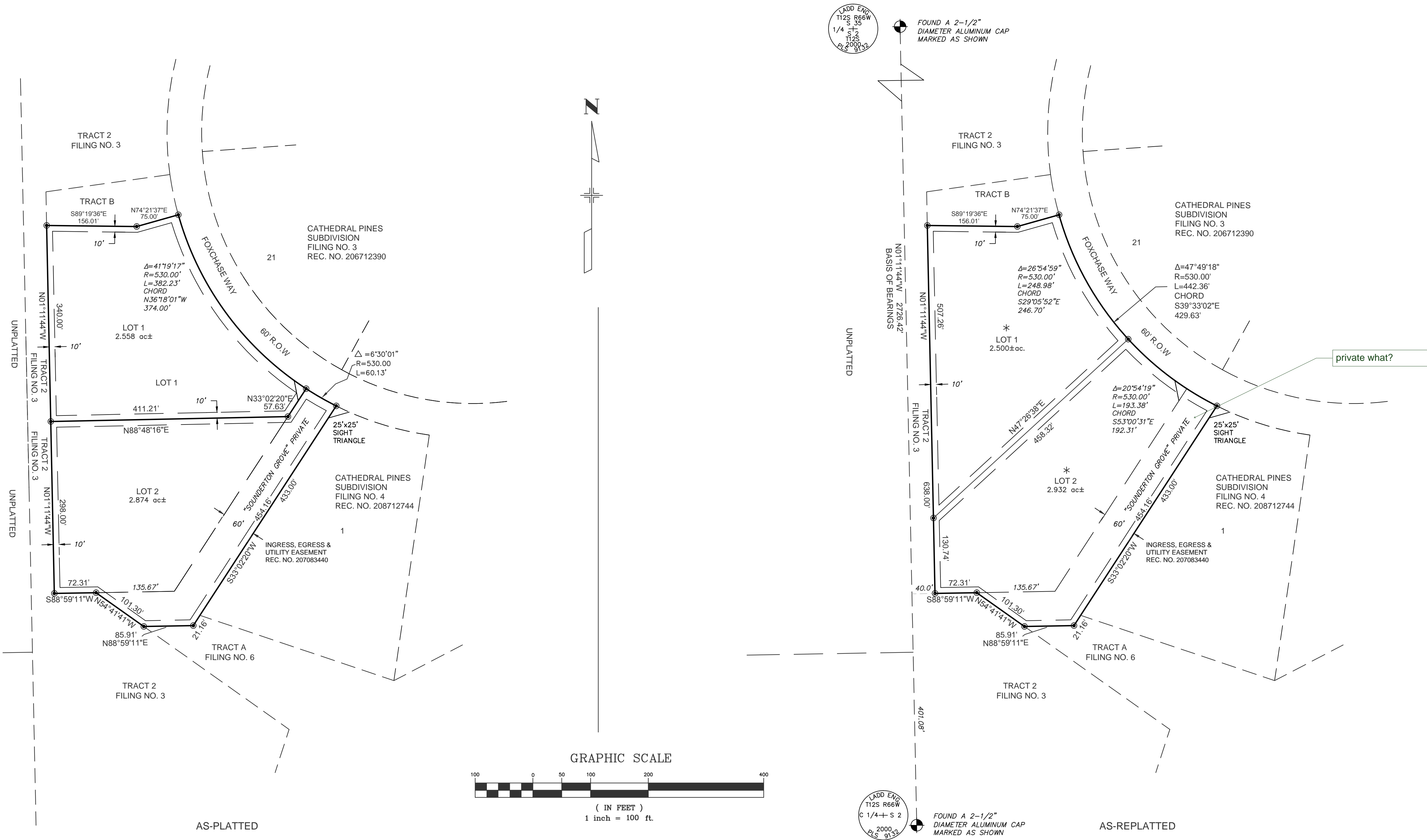
I ATTEST THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
 KEVIN M. O'LEARY  
 COLORADO REGISTERED PLS #28658  
 FOR AND ON BEHALF OF  
 LWA LAND SURVEYING, INC.  
 \_\_\_\_\_ DATE \_\_\_\_\_

VR-17-004

# CATHEDRAL PINES SUBDIVISION FILING NO. 6 AMENDED

A REPLAT OF LOTS 1 AND 2, CATHEDRAL PINES SUBDIVISION FILING NO. 6  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 2,  
 TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
 EL PASO COUNTY, COLORADO



- FOUND ALIQUOT CORNER AS NOTED
- SET/FOUND A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP \*LWA PLS 28658.
- \* THIS LOT CONTAINS AREAS OF 30% OR GREATER SLOPES, SEE NOTE #15.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY HERITAGE TITLE COMPANY, FILE NO. 40468435, EFFECTIVE DATE 5/7/2016.

THIS PROPERTY IS INCLUDED WITHIN THE BLACK FOREST FIRE PROTECTION DISTRICT BY THE DOCUMENT RECORDED IN BOOK 2772 AT PAGE 121.

THIS PROPERTY IS SUBJECT TO A RIGHT OF WAY AND OR EASEMENT FOR ELECTRICAL PURPOSES, BY THE DEEDS RECORDED IN BOOK 2026 AT PAGE 366 AND BOOK 2445 AT PAGE 398.

THE BASIS OF BEARINGS FOR THIS PLAT IS THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 2, T12S, R66W OF THE 6TH P.M. N01°11'44"W - 2726.42'. THE DIRECTION IS BASED ON THE RECORDED PLAT OF CATHEDRAL PINES FILING NO. 3 AND THE LINE IS MONUMENTED BY REBAR AND 3-1/4" DIAMETER ALUMINUM CAPS LS 9132.

"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."