

# CATHEDRAL PINES SUBDIVISION FILING NO.2, LOT 51

## AN AMENDMENT TO LOT 51, CATHEDRAL PINES SUBDIVISION FILING NO.2

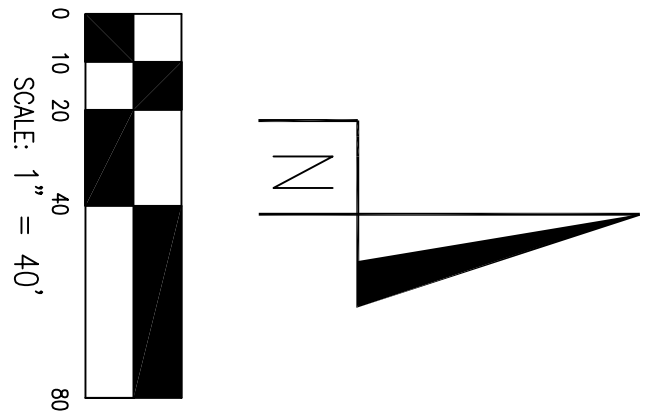
Located in a portion of the Southwest One-quarter (SW1/4) of Section 1  
Township 12 South (T12S), Range 66 West (R66W) of the 6TH P.M.  
County of El Paso, State of Colorado



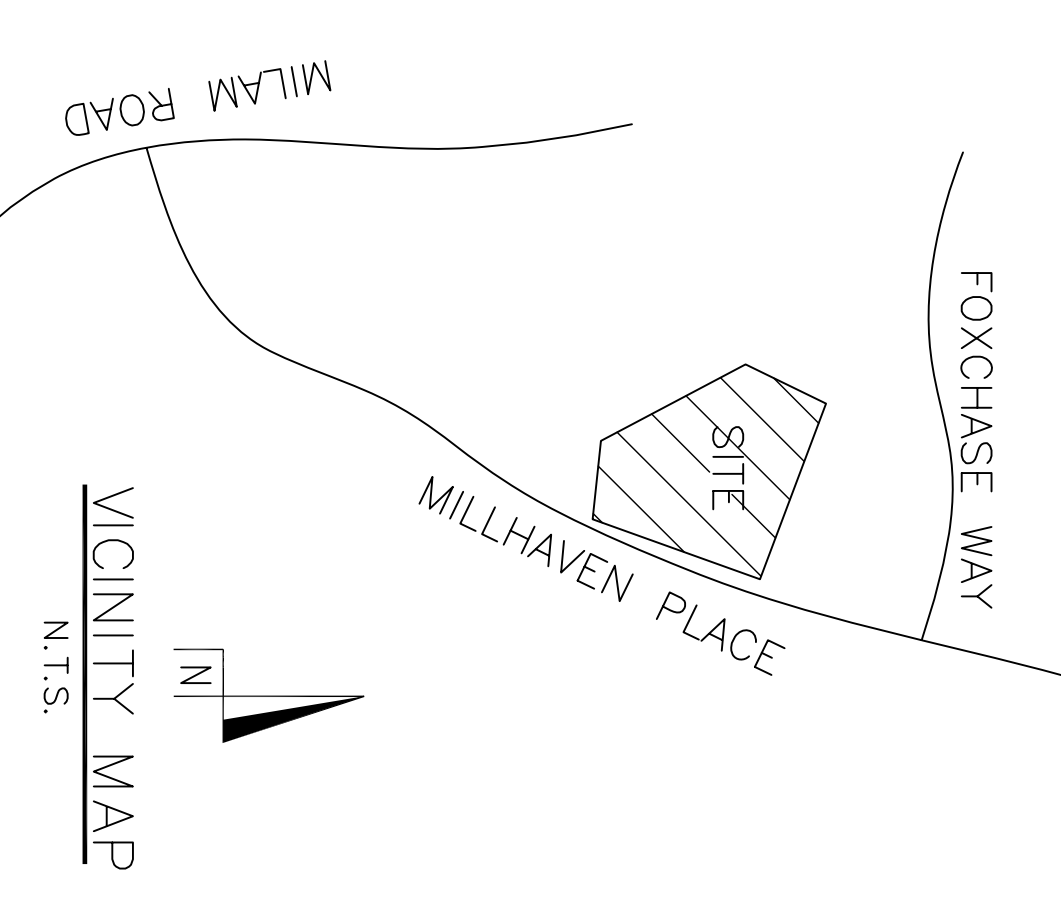
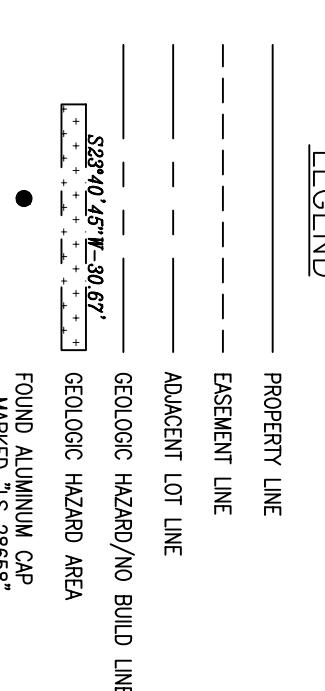
**NOTES:**

1. This Amended Plat is intended to adjust and define the undefined No-Build area as shown on the recorded plat.
2. Structural foundations on lots within this subdivision shall be designed by a Colorado Registered Professional Engineer.
3. The individual well is the responsibility of the property owner. Permit 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.
4. Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department must approve each system and in some cases the Department may require an Engineer Designed system prior to permit approval.
5. The following reports are on file at the El Paso County Planning and Community Development Department: Soil and Geology Study, Drainage Report, Water Resources Report, Wildlife Mitigation Report and Erosion Control.
6. All Development within the Cathedral Pines Subdivision shall comply to the development guide as recorded at Reception No. 205001725. Development Plans recorded at Reception No. 205001726 or otherwise amended by El Paso County following appropriate public hearings.
7. Addresses (14625) shown are provided by others on subject to change.
8. All property owners are responsible for maintain proper storm drainage in and through their property.
9. Millages shall be included in accordance with all El Paso County Department of Transportation and the U.S. Postal Service regulations.
10. This lot is subject to the Water Decree and Stipulations set forth on the Cathedral Pines Filing No. 2 plat.
11. This property is included in the Cathedral Pines Metropolitan District and is subject to the taxes, fees and requirements of that District.
12. The Declaration of Covenants, conditions and restrictions for the Cathedral Pines Homeowners Association Inc. is recorded at Reception No. 205001725 of the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado.

13. Prior to the establishment of any driveway, an access permit must be submitted and approved by the Planning and Community Development Department.
14. Due to wildlife encroaches, the applicants and subsequent homeowners are encouraged to incorporate wildlife fuel through the State Forest Service. Homeowners should also refer to the wildlife Mitigation Plan as an assessment guide.
15. Water withdrawals and well are subject to the limitations, restrictions and augmentation requirements and responsibilities as found within the covenants for this subdivision recorded under Reception No. 205001725 in the records of the El Paso County Clerk and Recorder and the terms of the water Court Decree recorded under Reception No. 205001726.
16. This plat is regulated by the PUD Development Plan as recorded under Reception No. 205001728 in the records of the office of the Clerk and Recorder, El Paso County, Colorado.
17. Water in the Denver Basin Aquifer is allocated based on a 100 year aquifer life. However, for El Paso County planning purposes, water in the Denver Basin Aquifer is excluded based on a 300 year aquifer life. Applicants, 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 water renewable surface water. Alternative water supply sources should be acquired and incorporated in a permanent water supply plan that provides future generation with a water supply.
18. The Declaration of Covenants, Conditions and Restrictions for the Cathedral Pines Homeowners Association, Inc. is recorded at Reception No. 205001725 of the records of the office of the El Paso County Clerk and Recorder. Reception Number 205169426).
19. All conditions and notes of the original plat still apply, with the exception of the no-build area. (reference Reception Number 205169426).
20. All distances shown herein are in US Feet.
21. This Amended Plat contains 1 Lot.



**LEGEND**



**KNOW ALL MEN BY THESE PRESENTS:**  
That JOHN BALDASSARI and JACQUELINE BALDASSARI, being the owners of the described tract of land, to wit:  
**LAND DESCRIPTION:**  
A tract of land located in a portion of the Southwest One-quarter (SW1/4) of Section 1, Township 12 South (T12S), Range 66 West (R66W) of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:  
Lot 51, Cathedral Pines Subdivision Filing No. 2 as recorded under Reception No. 205169426 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado.  
Said lot contains 116,361 S.F. (2.671 acres) more or less.

**DEDICATION:**  
The above party, in interest, has caused said lot to be platted into a Lot and Easements as shown on the plat, which is done to a final scale as indicated thereon, and accurately sets forth the boundaries and dimensions of said Lot and Easements which shall be known as "CATHEDRAL PINES SUBDIVISION FILING NO. 2, LOT 51" El Paso County, Colorado.

**EASEMENTS:**  
All side and rear lot lines are hereby platted with ten (10') foot easement for drainage purposes and public utilities only. All front lot lines are hereby platted with a fifteen (15') foot easement for drainage purposes and public utilities only, and the Subdivision Boundary is hereby platted with a thirty (30) foot easement for drainage purposes and public utilities only. With sole responsibility for maintenance being vested with the adjoining property owners.

No-Build easement, as shown. No structures or material storage activities are permitted within the designated drainage easements. Fences shall not impede runoff from reaching drainage swales. The sole responsibility for maintenance being vested with the adjoining property owners.

**IN WITNESS WHEREOF:**  
The aforementioned, John Baldassari and Jacqueline Baldassari, have executed these presents this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.

JOHN BALDASSARI (Owner) \_\_\_\_\_ JACQUELINE BALDASSARI (Owner) \_\_\_\_\_

**NOTARIAL:**  
STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D., by John Baldassari and Jacqueline Baldassari.  
Witness my hand and seal: \_\_\_\_\_ Notary Public  
My Commission Expires: \_\_\_\_\_

**APPROVALS:**  
The accompanying plat was approved by the El Paso County Planning and Community Development this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.  
Director: County Planning and Community Development \_\_\_\_\_

**RECORDING:**  
STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

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 at Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

SURCHARGE: \_\_\_\_\_ CHUCK BROEMAN, Recorder  
By: \_\_\_\_\_ Deputy

**SURVEYOR'S CERTIFICATION:**  
The undersigned Registered 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 thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge and belief.

PINNACLE LAND SURVEYING CO., INC.;  
John W. Towner, Registered Professional Land Surveyor No. 25986

PINNACLE LAND SURVEYING COMPANY, INC.  
121 COUNTY ROAD 5, DIVIDE, CO 687-7360

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM THE DATE OF RECORDING OF THIS INSTRUMENT. NO DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CATHEDRAL PINES SUBDIVISION FILING NO.2, LOT 51  
DRAWN BY: JMW  
JOB NO.: 14008800  
CHECKED BY: JMT  
DATE: 05/09/18  
DWS: 14008800/P/DWG  
SHEET 1 OF 1

project number  
VR-18-005 added to  
bottom right

The vacate replat cannot be scheduled for approval until notes below have been added to plat

lot still a part of the SIA agreement, note required

14008800  
Amended Plat  
Responses to Note comments

this note clearly states any owner or successor has the responsibility to notify the hoa and future owners, note required

Note #

7. This is not a corner lot, this note does not apply to this lot. Refer to note 14 (new note 19.) Not added

10. This note is for the entire Development and not the individual Lot owners responsibility. These have already been completed by the Developer. Refer to note 14 (new note 19.) Not added

11. This note is for the entire Development and not the individual Lot owners responsibility. The Lot owner is responsible for thier own well only. Refer to note 14 (new note 19.) Not added

12. This note is for the entire Development and not the individual Lot owners responsibility. The Lot owner is responsible for thier own well only. Refer to note 14 (new note 19.) Not added

13. Note added as note #15

The augmentation plan is still required to be noted on this plat, as the well is still a part of that augmentation plan, note required

14. Note added as note #16

15. The PUD plan, Millam Road improvments are not the responsibility of the Lot owner. Refer to note 14 (new note 19.) Not added

This lot is still subject to the PUD Development plan, note required

16. Note added as note #17

18. This note pertains to the lots listed, this lot has already submitted this information for review and approval requiring this Amended Plat for this lot only. Refer to note 14 (new note 19.) Not added

note required for any future development on lot, note required

19. Note added and note #18

20. This lot does not abutt Milam Road and is not required. Refer to note 14 (new note 19.) Not added

23. This is the Developers responsibility and not the individual Lot owner. These requirements have already been adheared to by the Developer or the sale of these individual lots would not be possible. Refer to note 14 (new note 19.) Not added

The original Note 14 (new note #19) should remain as was requested from previously submitted Amended Plats in this area.

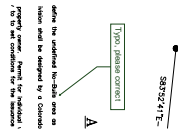
This advises all future owners of the requirements, note required

Having this note means that all future property owners, county staff, building department would have to reflect on two separate plats to make sure all standards are meant. It is the responsibility of the applicant at time of vacate replat to apply these notes or an approval may not be able to be done, any previously approved amendments does not warrant an approval of this application.



# Markup Summary

dsdseigny (19)



**Subject:** Callout  
**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdseigny  
**Date:** 5/31/2018 10:42:53 AM  
**Color:** ■

Typo, please correct



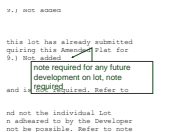
**Subject:** Callout  
**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdseigny  
**Date:** 5/31/2018 10:42:54 AM  
**Color:** ■

project number VR-18-005 added to bottom right



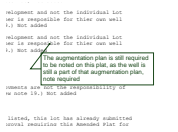
**Subject:** Highlight  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdseigny  
**Date:** 5/31/2018 10:42:58 AM  
**Color:** ■

This note is for the entire Development and not the individual Lot owners responsibility. The Lot owner is responsible for their own well only. Refer to note 14 (new note 19.) Not added



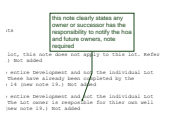
**Subject:** Callout  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdseigny  
**Date:** 5/31/2018 10:43:00 AM  
**Color:** ■

note required for any future development on lot, note required



**Subject:** Callout  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdseigny  
**Date:** 5/31/2018 10:43:01 AM  
**Color:** ■

The augmentation plan is still required to be noted on this plat, as the well is still a part of that augmentation plan, note required



**Subject:** Callout  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdseigny  
**Date:** 5/31/2018 10:43:02 AM  
**Color:** ■

this note clearly states any owner or successor has the responsibility to notify the HOA and future owners, note required



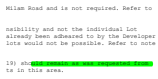
**Subject:** Highlight  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdseigny  
**Date:** 5/31/2018 10:43:08 AM  
**Color:** ■

his note pertains to the lots listed, this lot has already submitted this information for review and approval requiring this Amended Plat for this lot only. Refer to note 14 (new note 19.) Not added



**Subject:** Highlight  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdseivigny  
**Date:** 5/31/2018 10:43:13 AM  
**Color:** ■

This note is for the entire Development and not the individual Lot owners responsibility. The Lot owner is responsible for their own well only. Refer to note 14 (new note 19.) Not a



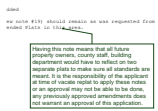
**Subject:** Highlight  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdseivigny  
**Date:** 5/31/2018 10:43:20 AM  
**Color:** ■

uld remain as was requested from



**Subject:** Highlight  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdseivigny  
**Date:** 5/31/2018 10:43:21 AM  
**Color:** ■

The original Note 14 (new note #19) should remain as was requested from previously submitted Amended Plats in this area



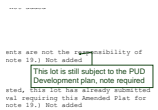
**Subject:** Callout  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdseivigny  
**Date:** 5/31/2018 10:43:22 AM  
**Color:** ■

Having this note means that all future property owners, county staff, building department would have to reflect on two separate plats to make sure all standards are meant. It is the responsibility of the applicant at time of vacate replat to apply these notes or an approval may not be able to be done, any previously approved amendments does not warrant an approval of this application.



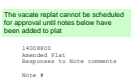
**Subject:** Highlight  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdseivigny  
**Date:** 5/31/2018 10:43:32 AM  
**Color:** ■

The PUD plan, Millam Road improvements are not the responsibility of the Lot owner. Refer to note 14 (new note 19.) Not added



**Subject:** Callout  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdseivigny  
**Date:** 5/31/2018 10:43:33 AM  
**Color:** ■

This lot is still subject to the PUD Development plan, note required



**Subject:** Text Box  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdseivigny  
**Date:** 5/31/2018 10:43:34 AM  
**Color:** ■

The vacate replat cannot be scheduled for approval until notes below have been added to plat



**Subject:** Highlight  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdseivigny  
**Date:** 5/31/2018 10:43:40 AM  
**Color:** ■

r. These requirements have already been adhered to by the Developer or the sale of these



**Subject:** Highlight  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdseigny  
**Date:** 5/31/2018 10:43:41 AM  
**Color:**

This is the Developers responsibility and not the individual Lot owner. These requirements have already been adhered to by the Developer or the sale of these individual lots would not be possible. Refer to note 14 (new note 19.) Not added



**Subject:** Callout  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdseigny  
**Date:** 5/31/2018 10:43:48 AM  
**Color:**

This advises all future owners of the requirements, note required



**Subject:** Highlight  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdseigny  
**Date:** 5/31/2018 10:43:49 AM  
**Color:**

his note is for the entire Development and not the individual Lot owners responsibility. These have already been completed by the Developer. Refer to note 14 (new note 19.) Not adde



**Subject:** Callout  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdseigny  
**Date:** 5/31/2018 10:43:51 AM  
**Color:**

lot still a part of the SIA agreement, note required