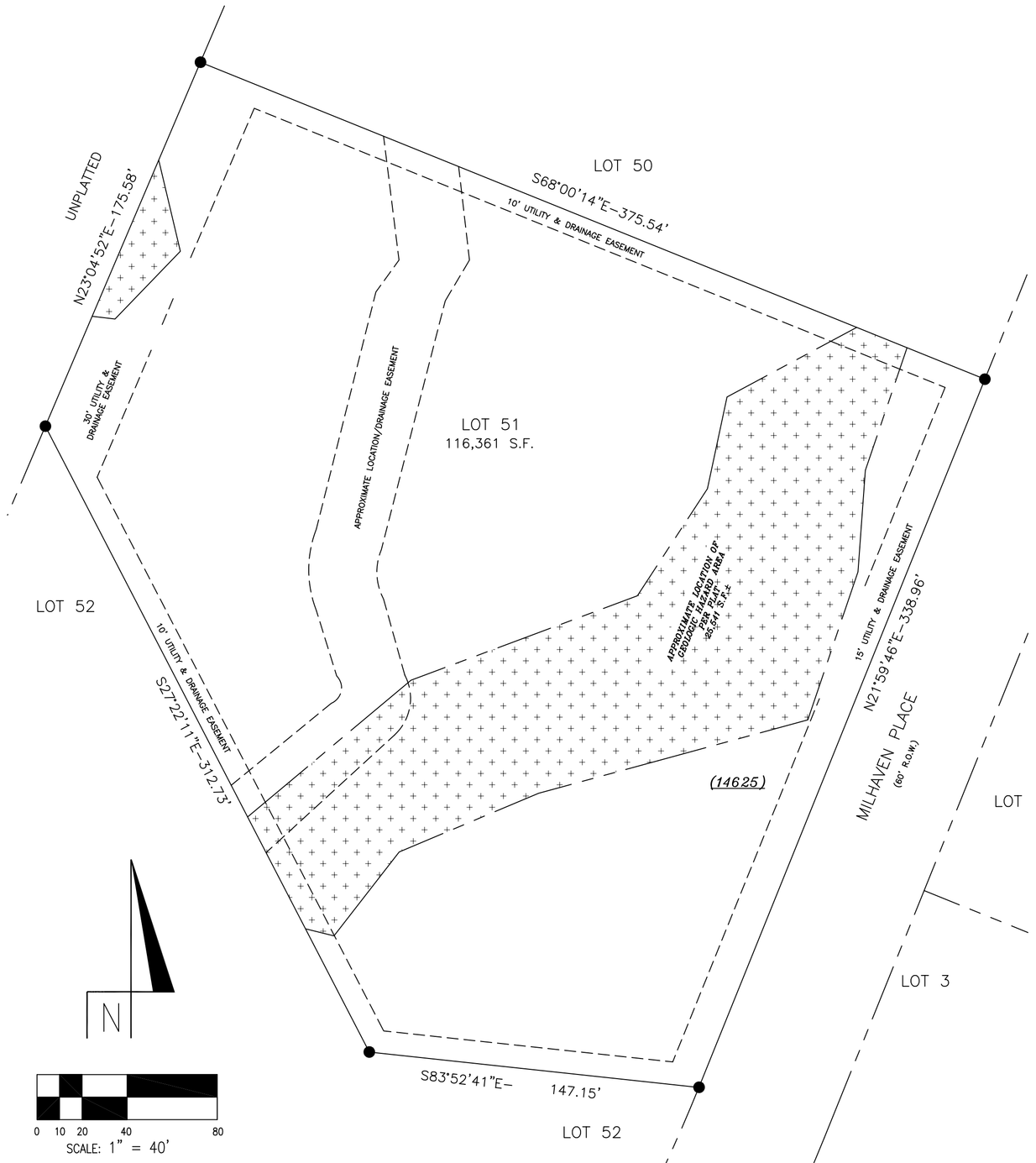
CATHEDRAL PINES SUBDIVISION FILING NO.2, LOT 51

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

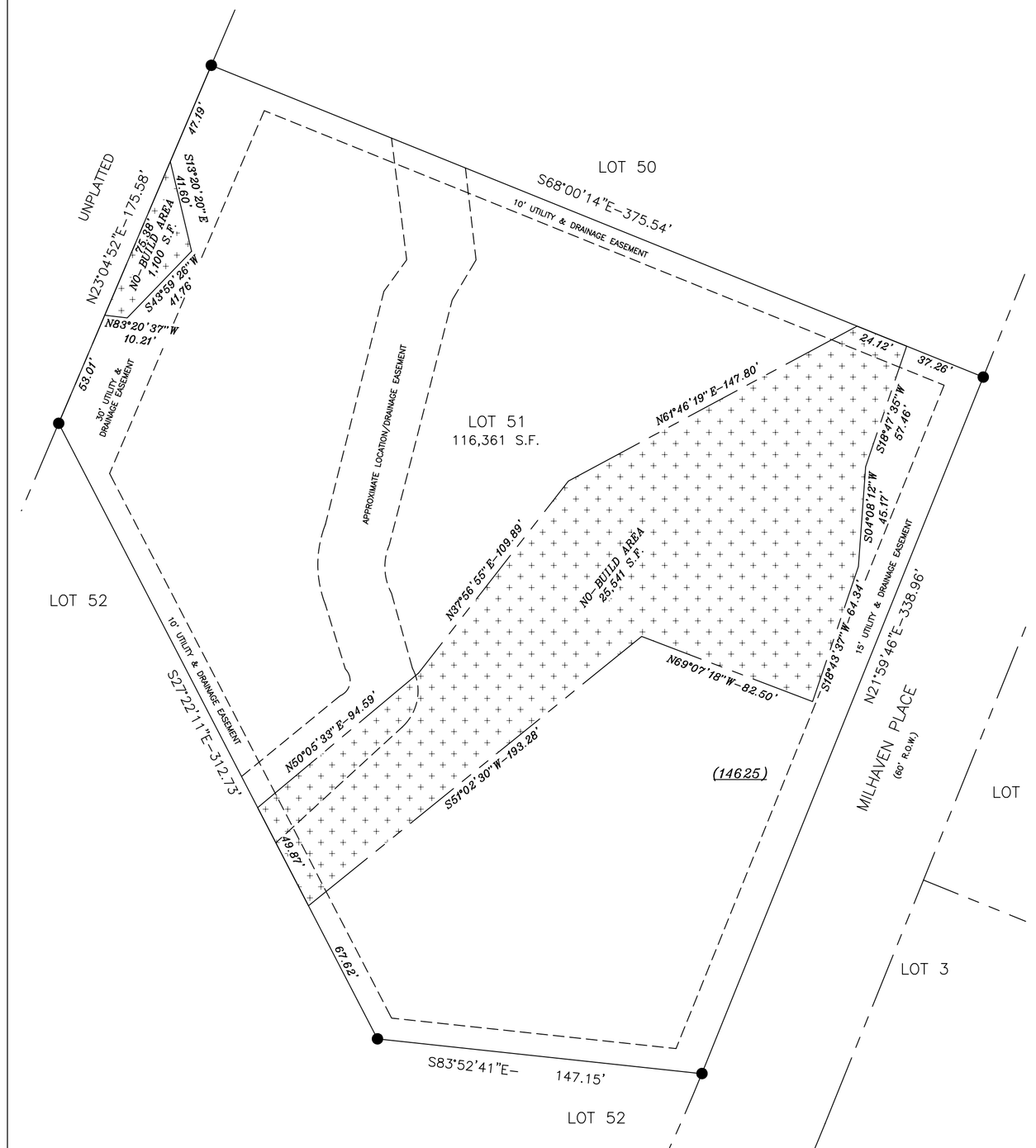
Located in a portion of the Southwest One-quarter (SW1/4) of Section 1
Township 12 South (T12S), Range 66 West (R66W) of the 6TH P.M.
County of El Paso, State of Colorado

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- ADJACENT LOT LINE
- GEOLOGIC HAZARD/NO BUILD LINE
- S23°40'45"W-30.67' GEOLOGIC HAZARD AREA
- FOUND ALUMINUM CAP MARKED "LS 28658"



AS-PLATTED



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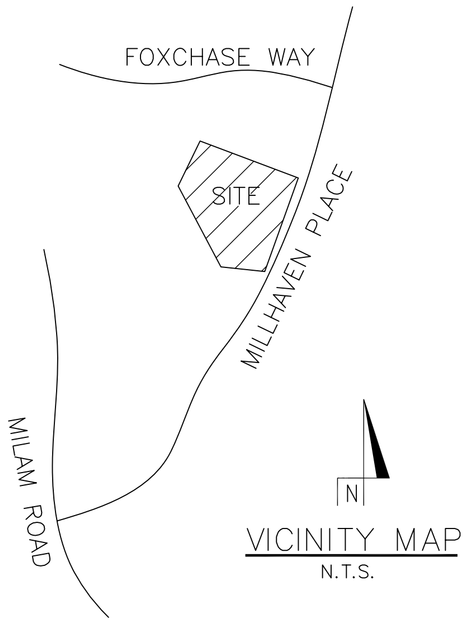

VICINITY MAP
N.T.S.

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 drawn to a fixed 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 impeed 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)
) SS
COUNTY OF EL PASO)

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:_____

Address: _____

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)
) 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 at Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: _____ CHUCK BROERMAN, Recorder

FEE: _____ 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. 25968

NOTES:

1. This Amended Plat is intended to adjust and define the undefined No-Build area as shown on the recorded plat.

2. All conditions and notes of the original plat of Cathedral Pines Subdivision Filing No. 2 still apply as noted below, with the exception of the no-build area. (reference Reception Number 205169426).

1. Structural foundations on lots within this subdivision shall be designed by a Colorado Registered Professional Engineer.

2. 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.

3. 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 required an Engineer Designed system prior to permit approval.

4. 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, Wildfire Mitigation Report and Erosion Control.

5. 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.

6. Addresses (14625) shown are provided by others an subject to change.

8. All property owners are responsible for maintain proper storm drainage in and through their property.

9. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and the U.S. Postal Service regulations.

10. No lot or interest therein, shall be sold, conveyed or transferred whether by deed or by contract, nor shall building permits be issues, until and unless the required public improvements have been constructed and completed in accordance with the Subdivision Improvements Agreement between the Applicant and El Paso County as recorded at Reception No. 205001727, in the office of the Clerk and Recorder of El Paso County, Colorado, or in the alternative, other collateral is provided which is sufficient in the judgment of the Board of County Commissioners, to make provision for the completion of said improvements.

11. The owner, its successors and assigns shall advise the Home Owners Association and all future owners of these lots of all the 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.

Continued notes of the original plat of Cathedral Pines Subdivision Filing No. 2 (reference Reception Number 205169426).

12. 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 the Arapahoe Aquifer water ad decreed in Case No. 00CW85 (Division) 2 and Case No. 00CW175 (Division) 1 for use in the Augmentation Plan.

13. 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. 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.

14. 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.

15. In conjunction with the approval of the PUD Development Plan and Preliminary Plan, El Paso County granted a waiver of Section 49.2 C.3.b.(1) and approved the waiver to construct Milam Road to collector design speed standards.

16. 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 anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifer. Alternate renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.

17. This property is included in the Cathedral Pines Metropolitan District and is subject to the taxes, fees and requirements of that District.

18. Prior to the Planning Divisions authorization of the issuance of building permits on lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 27, 28, 29, 30, 31, 34, 35, 36, 37, 38, 44, 45, 49, 50, 51, 52, 53, 54 and 55 an approved Engineered Plot Plan will be required, addressing legal locations of all easements and no-build geologic hazard areas in addition to drainage and grading for each lot. The Engineered Plot Plan id required to be signed and sealed by a Professional Engineer, licensed in the State of Colorado, and reviewed and approved by the El Paso County Development Engineering Division. Prior to the Planning Divisions Authorization of the issuance of a Certificate of Occupancy, the Engineer shall certify that the builder has complied with the Approved building location, drainage and grading plan and the resulting drainage easements has been found acceptable by the Engineering Division and recorded in the records of the Clerk and Recorder's Office of El Paso County, Colorado.

Continued notes of the original plat of Cathedral Pines Subdivision Filing No. 2 (reference Reception Number 205169426).

19. 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 Clerk and Recorder's Office, County of El Paso, State of Colorado.

21. Prior to the establishment of any driveway, an access permit must be submitted and approved by the Planning and Community Development Department.

22. Due to wildfire concurs, 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 assessment guide

23. 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.

3. All distances shown hereon are in US Feet.

4. This Amended Plat contains 1 Lot.

5. Notes from the original plat of Cathedral Pines Subdivision Filing No. 2 (10, 11, 12, 15, 18 and 23) were added at the request of El Paso County Development Services and Pinnacle Land Surveying assumes no liability or responsibility for the inclusion of these notes on this Amendment to the Plat.

PROJECT NUMBER: VR-18-005

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 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.

CATHEDRAL PINES SUBDIVISION FILING NO.2, LOT 51

DRAWN BY:MWW	CHECKED BY: JWT	DATE: 05/31/18
JOB NO.:14008800	DWG: 14008800AP.DWG	SHEET 1 OF 1