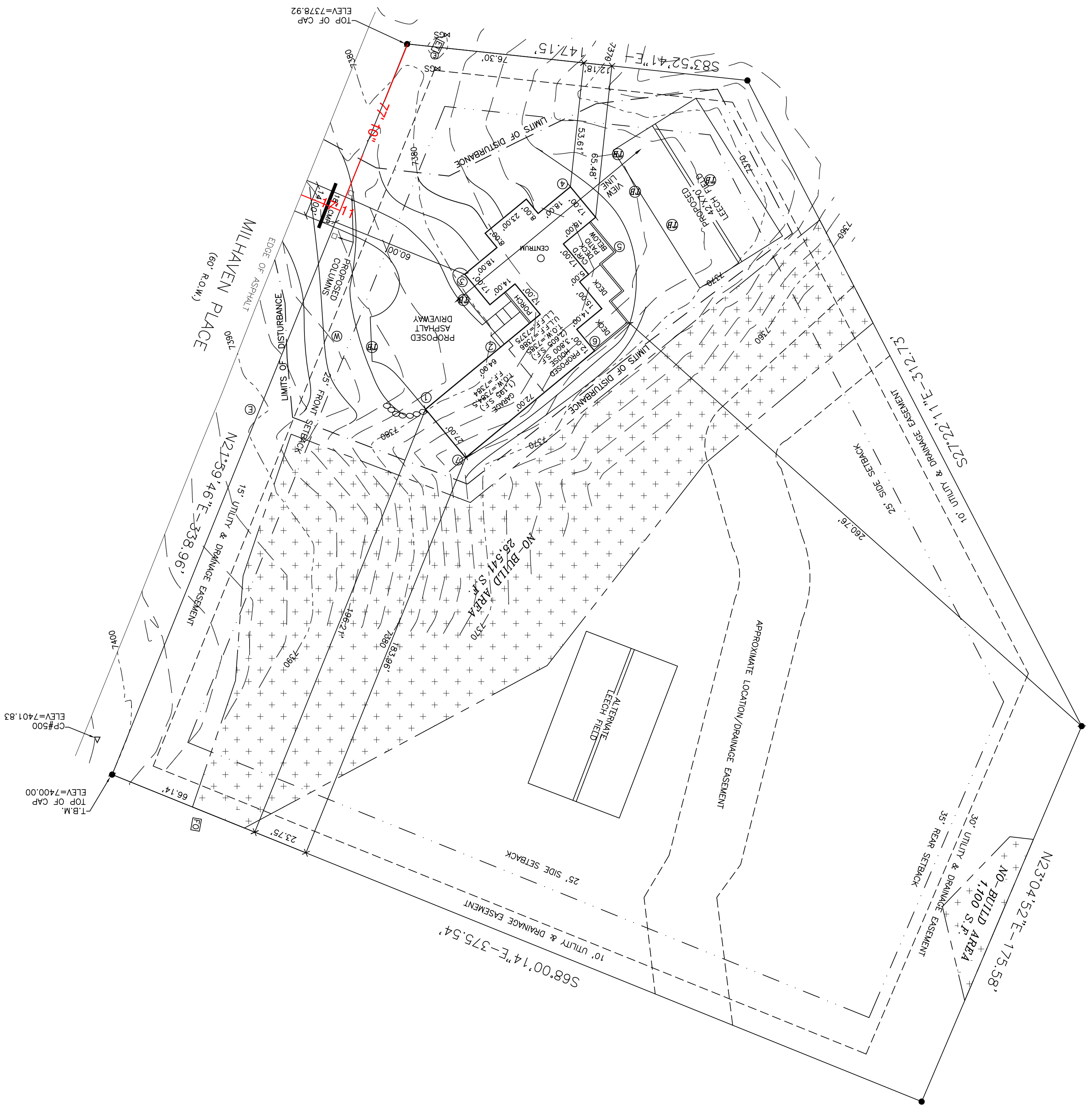


LEGEND

—	LOT LINE
- - - -	EASEMENT LINE
- · - · -	PROPOSED GEOLOGIC HAZARD/NO BUILD LINE
- · - · -	PROPOSED GEOLOGIC HAZARD AREA
—	SETBACK LINE
●	FOUND ALUMINUM CAP MARKED 'S 2865'
ET	ELECTRIC TRANSFORMER
E	ELECTRIC PESTAL
⊖	ELECTRIC LOCATE
⊕	FIBER OFFICE LOCATE
⊕	FIBER OFFICE BOX
⊕	FIBER LOCATE
⊕	GAS LOCATE
⊕	GAS STUB
⊕	TEST BORE LOCATION
⊕	PROPOSED WELL
⊕	2H. EXISTING CONTOUR
⊕	10H. EXISTING CONTOUR
⊕	2H. PROPOSED CONTOUR
⊕	10H. PROPOSED CONTOUR
⊕	LIMITS OF DISTURBANCE
⊕	ROCK RETAINING WALL



SITE PLAN
 14625 MILLHAVEN PLACE
 COUNTY OF EL PASO, STATE OF COLORADO

Remove this sheet from the final plat document.
 Site plan not reviewed with this submittal.

LAND DESCRIPTION
 Lot 51, Cathedral Pines Subdivision Filing No. 2 as recorded under Reception No. 205164426 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado.
 Site Address: 14625 Millhaven Place
 Project Name: Site Plan
 Tax Schedule No.: 62010-09-003
 Area of Property: 116,361 S.F. (2.671 acres)
 Proposed House Footprint S.F.: 3,800 S.F.
 Percent of Coverage: 3.3%
 Maximum Height All Structures: 35'
 The T.B.M. indicated on this drawing is a found rebar and coo marked "LS 2865" at the Northwest corner of Lot 51, elevation of 7400.00 was derived from RTK GPS field data.

Average Finished Grade = 0000.00	
EXISTING GRADE FINISHED GRADE	
1.	7383
2.	7384
3.	7380.5
4.	7375
5.	7375.5
6.	7374.5
7.	7374
AVERAGE FINISHED GRADE	
51651.7=7378.7	

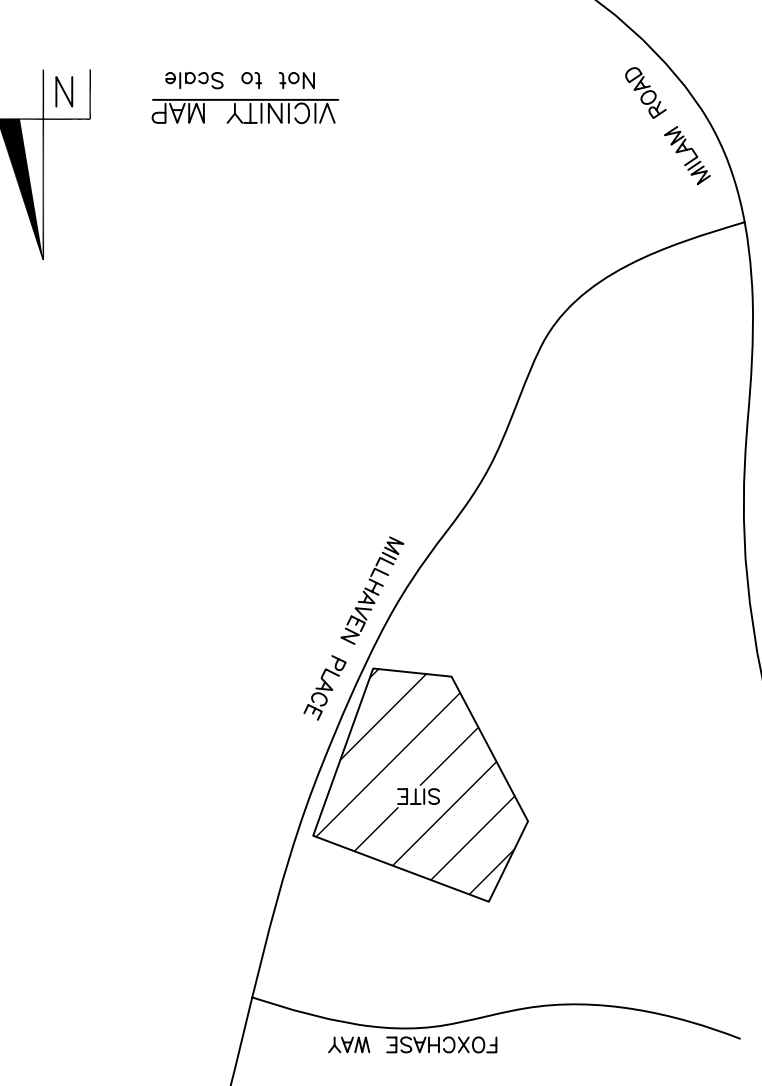
PINNACLE LAND SURVEYING, INC. 121 COUNTY ROAD 5, DIVIDE, CO 80814	
TITLE: SITE PLAN	LOT 51, CATHEDRAL PINES SUBDIVISION FILING NO.2
FILE: 14008800P.DWG	DRAWN BY: MMW
JOB NO. 14008800	CHECKED BY: JMT
DATE: 04/03/18	

OWNER: Hood Custom Homes Inc.
 2105 Rockhurst Boulevard
 Colorado Springs, CO 80918

APPLICANT: Alliance Builders Inc.
 P.O. Box 25217
 Colorado Springs, CO, 80962

SURVEYOR: PINNACLE LAND SURVEYING CO., INC.
 121 County Road 5
 Divide, CO 80814
 (719) 687-7360

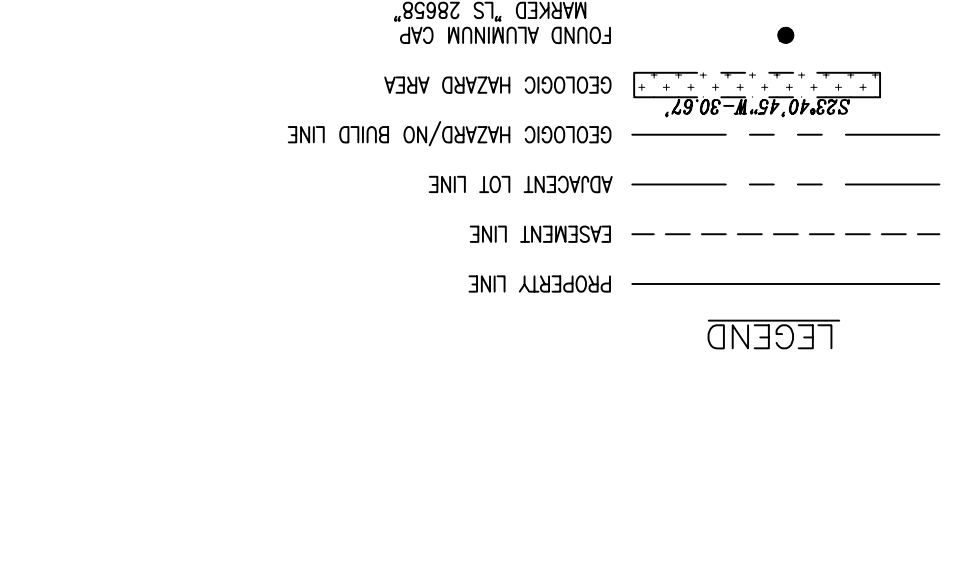
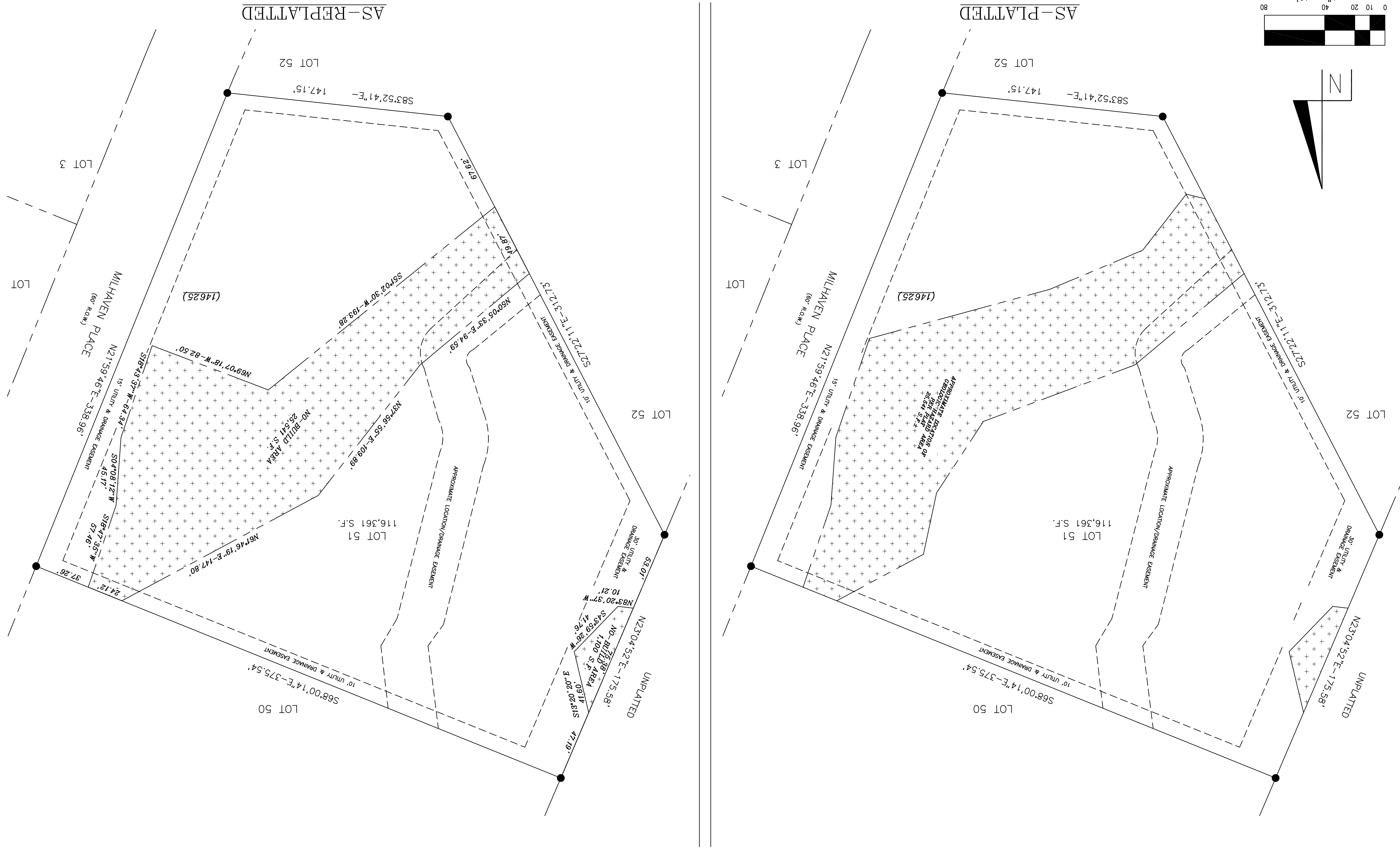
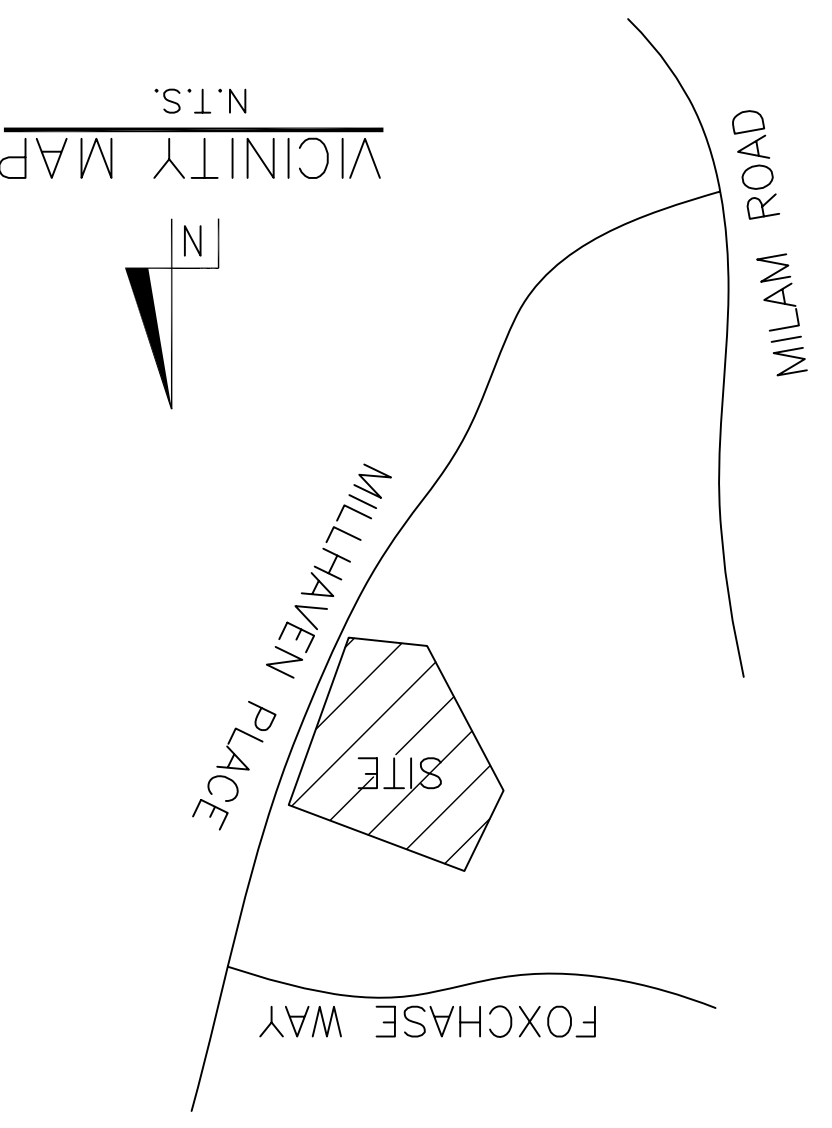
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CATHEDRAL PINES SUBDIVISION FILING NO.2, LOT 51

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



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:

DEDICATION: 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.

Basements: 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 hereon, 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.

In Witness Whereof: The aforementioned, John Baldassari and Jacqueline Baldassari, have executed these presents this ____ day of _____, 20__ A.D.

NOTARIAL: JOHN BALDASSARI (Owner))
STATE OF COLORADO)
COUNTY OF EL PASO)
My Commission Expires: _____)
Notary Public)

APPROVALS: The accompanying plat was approved by the Board of County Commissioners this ____ day of _____, 20__ A.D.

RECORDING: Chair, County Commissioners)
State of Colorado)
County of El Paso)
Remove this approval)
signature block unless you)
want the application to go to)
BOCC, but an extended)
approval will be required)
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.

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.

John W. Towner, Registered Professional Land Surveyor No. 25988
Pinnacle Land Surveying Co., Inc.

John W. Towner, Registered Professional Land Surveyor No. 25988

John W. Towner, Registered Professional Land Surveyor No. 25988

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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 MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

10. This property is included in the Cathedral Pines Metropolitan District and is subject to the taxes, fees and requirements of that District.
11.) 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.
12.) Prior to the establishment of any driveway, an access permit must be submitted and approved by the Development Services Department.
13.) 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 assessment guide.
14.) All conditions and notes of the original plat still apply, 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 require an Engineer Designed system prior to permit approval.
4.) 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.
5.) All Development within the Cathedral Pines Subdivision shall comply to the development guide as recorded at Reception No. 205001729. Development Plans recorded at Reception No. 205001726 or otherwise amended by El Paso County following appropriate public hearings.
6.) Addresses shown are provided by others on subject to change.
7.) All property owners are responsible for maintain proper storm drainage in and through their property.
8.) Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and the U.S. Postal Service regulations.
9.) This lot is subject to the Water Decrees and Stipulations set forth on the Cathedral Pines Filing No. 2 plat.

NOTE: note 1 needs to address the reason for the amended plat

Change to Planning and Community Development Department

needs to be removed all notes added to plat
original plat, missing notes are 7, 10, 11, 12, 13, 14, 15, 16, 18, 19, 23, and 23, note 14

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

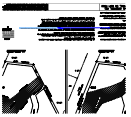
CATHEDRAL PINES SUBDIVISION FILING NO.2, LOT 51
DATE: 03/28/18
SHEET 1 OF 1
DRAWN BY: MWM
CHECKED BY: JMT
DWG: 14008800A.P.DWG
JOB NO.: 14008800

Markup Summary

dsdgrimm (2)

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Date: 5/8/2018 11:32:45 AM
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Remove this sheet from the final plat document.
Site plan not reviewed with this submittal.

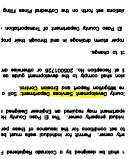


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Change to Planning and Community Development
Department

dsdlaforce (1)

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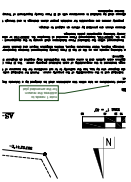


dsdsevigny (5)

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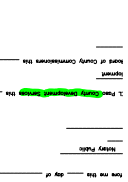
Remove this approval signature block unless you
want the application to go to BoCC, but an
extended approval will be required

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note 1 needs to address the reason for the
amended plat

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Date: 5/8/2018 11:32:54 AM
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All notes should be transferred over from the original plat, missing notes are 7, 10, 11, 12, 13, 14, 15, 16, 18, 19, 23, and 23, note 14 needs to be removed all notes added to plat

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