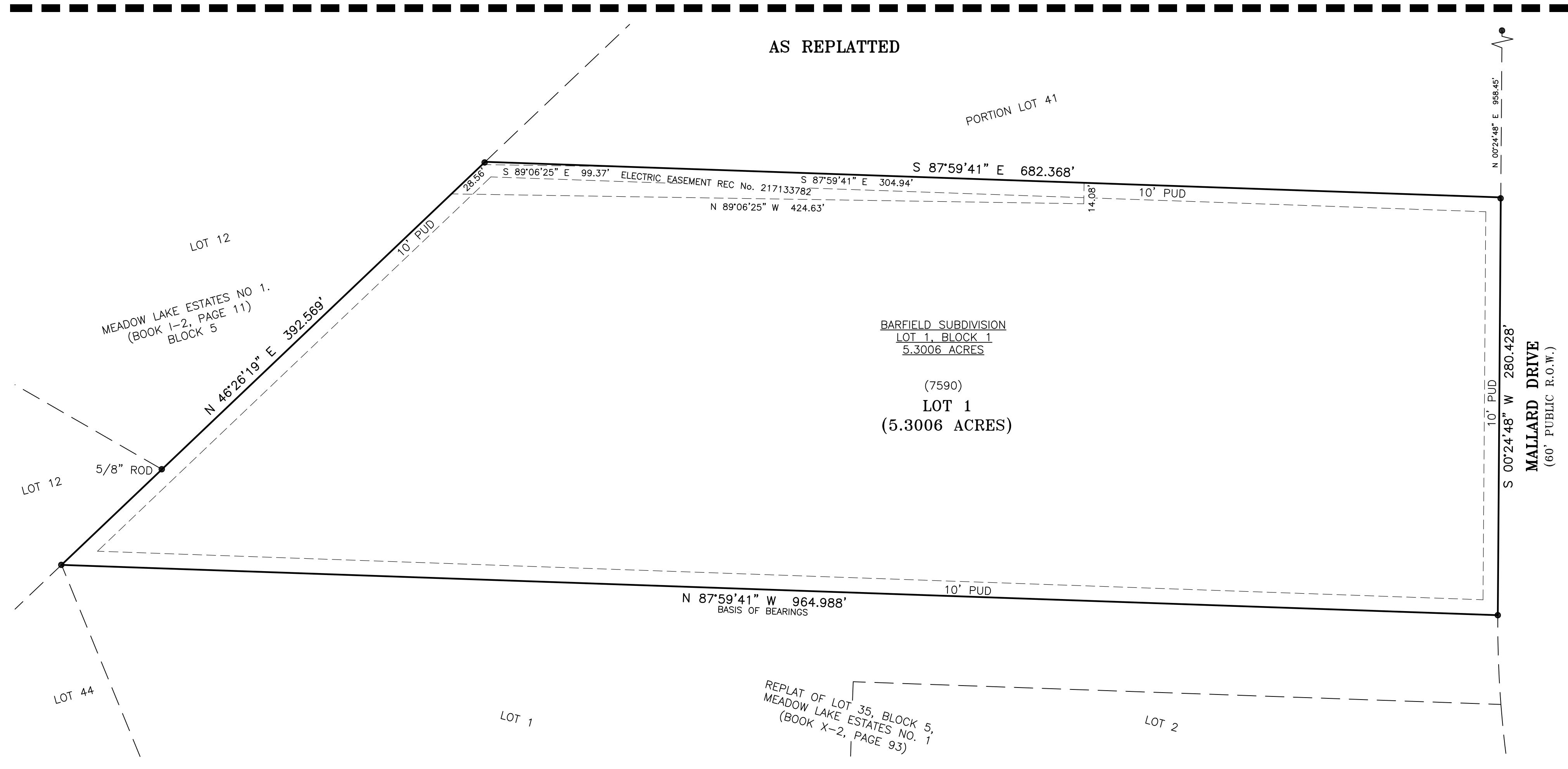
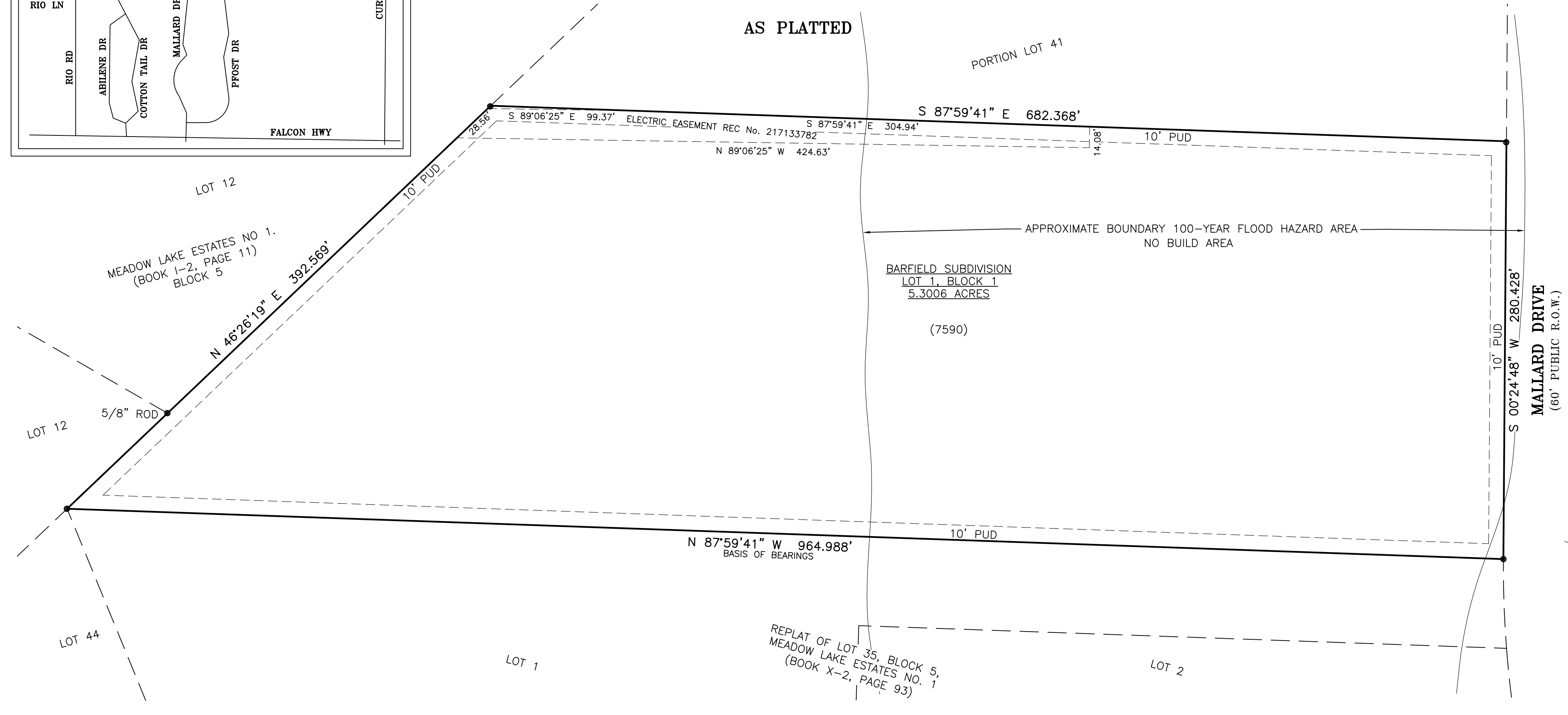
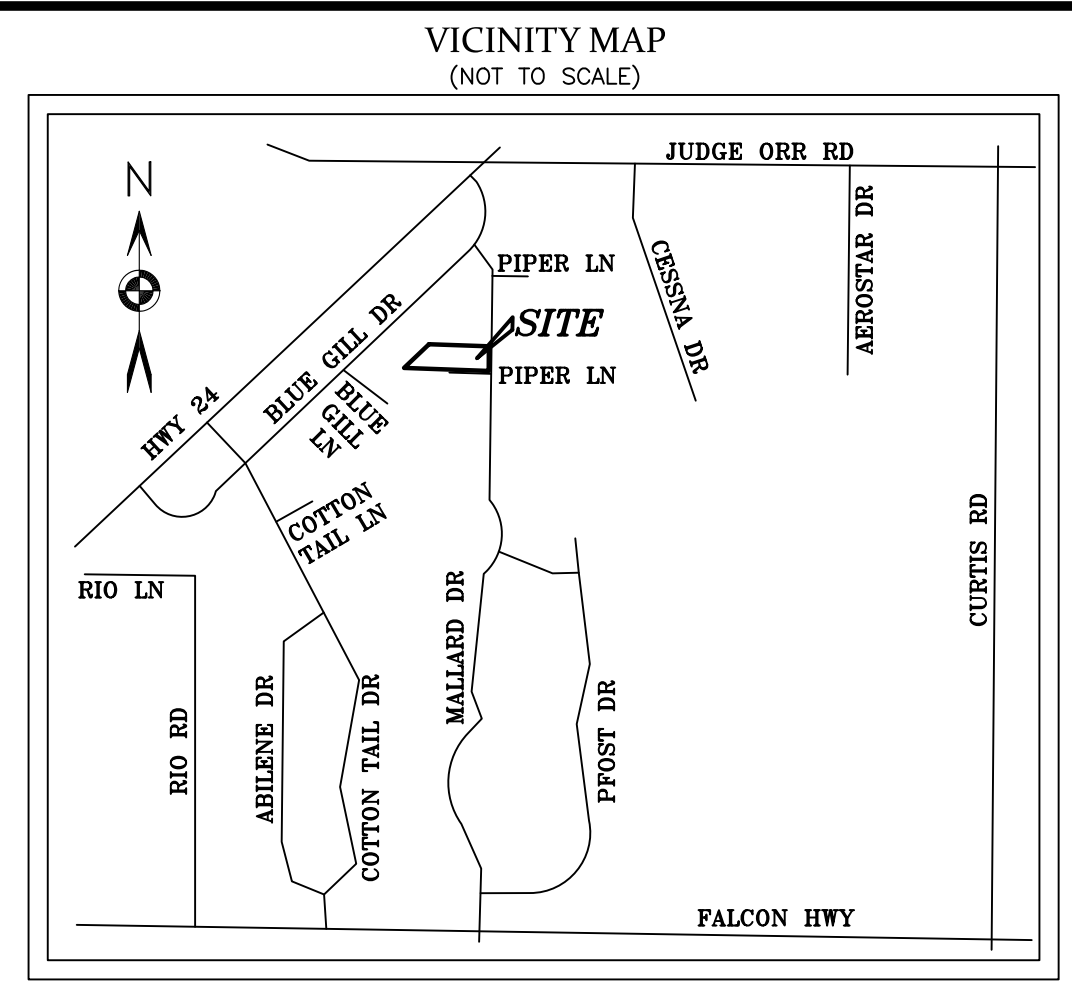


# BARFIELD SUBDIVISION FILING NO. 2

A VACATION AND REPLAT OF LOT 1, BLOCK 1, BARFIELD SUBDIVISION,  
BEING A PORTION OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

note 1 needs to address why the plat is being vacated and replated



### KNOW ALL BY THESE PRESENTS

That Chad James Wolf, being the owner of the following described tract of land to wit:  
Lot 1, Block 1, Barfield Subdivision, County of El Paso, State of Colorado.  
Containing a total calculated area of 5.3006 acres of land, more or less.

### OWNERS CERTIFICATE

The undersigned, being all the owner of the land described herein, have laid out, subdivided, and platted said lands into a lot and easements as shown hereon under the name and subdivision of **BARFIELD SUBDIVISION FILING NO. 2**. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utility and 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.

Chad James Wolf \_\_\_\_\_ Date \_\_\_\_\_

### NOTARY

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } SS  
Acknowledged before me this \_\_\_ day of \_\_\_\_\_, 201\_\_\_ by Chad James Wolf as Owner.  
My commission expires \_\_\_\_\_  
Witness my hand and official seal  
Notary Public \_\_\_\_\_ Date \_\_\_\_\_

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

This plat for **BARFIELD SUBDIVISION FILING NO. 2** was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (easements) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners \_\_\_\_\_ Date \_\_\_\_\_

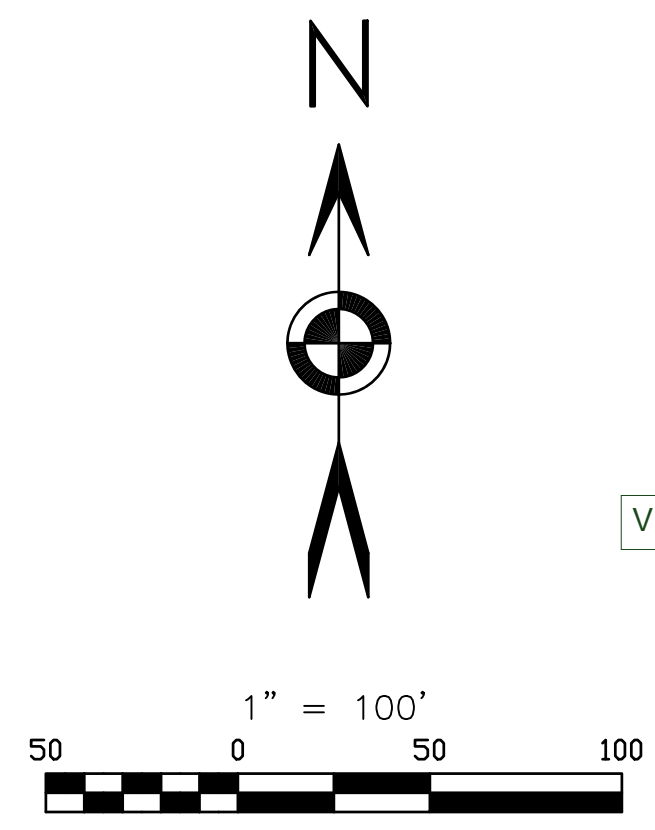
### FEES:

Drainage Fee: \_\_\_\_\_ School Fee: \_\_\_\_\_  
Bridge Fee: \_\_\_\_\_ Park Fee: \_\_\_\_\_

This signature block needs to be for the Director of Planning and Community Development, if requested a signature block can be forwarded

### LEGEND

- FOUND No. 5 REBAR & RPC, "KITLICA PLS 10384", UNLESS OTHERWISE NOTED
- PUD PUBLIC UTILITY AND DRAINAGE EASEMENT
- R.O.W. RIGHT OF WAY
- (7590) ADDRESS



### NOTES

1. 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.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
3. The lineal units used in this drawing are U.S. Survey Feet.
4. This survey was performed in the field on March 21, 2018.
5. The overall subject parcel contains a calculated area of 230,894 square feet (5.3006 acres) of land, more or less.
6. This survey does not constitute a title search by Barron Land, LLC to determine ownership or easements of record. For information regarding easements, rights-of-way and title of record, Barron Land, LLC relied upon Title Commitment Policy No. OP-6-3335984, File No. 32094ECS Amendment 2, with an effective date of March 3 2015 at 7:30 as provided by Empire Title of Colorado Springs, LLC as agent for Westcor Land Title Insurance Company and Colorado Endorsement 107.12 Date Down of Policy.
7. Bearings are based on the South line of Lot 1, Block 1, Barfield Subdivision, County of El Paso, State of Colorado, monumented at each end with a No. 5 rebar and red plastic cap, stamped "KITLICA PLS 10384", and is assumed to bear N 87°59'41" W, a distance of 964.988 feet.
8. The Federal Emergency Management Agency, Letter of Map Revision Determination Document, Case No. 12-08-0659P with an effective date July 12, 2013, indicates this parcel of land to be located in Zone X (Areas determined outside the 0.2% chance annual floodplain).
9. An avigation and hazard easement granted to Meadow Lake Airport over property as recorded in Book 2285, Page 310.
10. The Department of Transportation must be contacted prior to the establishment of any driveway.
11. No structures are permitted within designated "flood plain or park and open space" areas.
12. Sewage treatment is the responsibility of each 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.
13. Individual wells are the responsibility of each property owner. Permits for individual domestic wells must be obtained from the state engineer who by law has the authority to set conditions for the issuance of these permits.
14. Unless otherwise indicated, side front and rear lot lines are hereby platted with a 10 foot public utility and drainage easement. The sole responsibility of maintenance of these easements is hereby vested with the individual property owner.
15. Water appropriated from the Denver Aquifer wells may be limited. Limitations may include restricted pumping rates and limits on the amount of lawn/garden to be irrigated.
16. The approval of this "replat" vacates all prior plats for the area described for this "replat".
17. All structural foundations shall be located and designed by a professional engineer, currently registered in the State of Colorado.
18. Covenants, conditions and restrictions may apply as recorded in Book 2113, Page 473 and Book 2115, Page 351.
19. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
20. This property is located within and serviced by the Falcon Fire Protection District.
21. The address exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

### SURVEYOR'S CERTIFICATION

I Spencer J. Barron, 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 date of 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.

The field work was completed on: March 21, 2018  
Date of Plat or Map: March 27, 2018

Spencer J. Barron  
State of Colorado Professional Land Surveyor No. 38141  
For and on behalf of Barron Land, LLC

### CLERK AND RECORDER

State of Colorado }  
County of El Paso } SS  
I hereby certify that this instrument was filed in my office on this \_\_\_ day of \_\_\_\_\_, 200\_\_\_, and was recorded at Reception Number \_\_\_\_\_ of the records of El Paso County.

El Paso County Clerk and Recorder

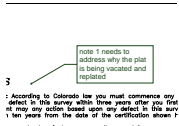
VR-18-006

DATE: 04/17/2018		REVISIONS	
No.	Remarks	Date	By

**BARRON LAND**  
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION  
2790 N. Academy Blvd, Suite 311 P: 719.360.6827  
Colorado Springs, CO 80917 F: 719.466.6527  
www.BARRONLAND.com  
PROJECT No.: 18-056 SHEET 1 OF 1

# Markup Summary

dsdseigny (7)



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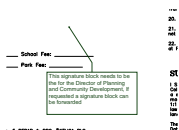
note 1 needs to address why the plat is being vacated and replated



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This repeats note 9, but a Right-of-Way Easement listed in the Title Commitment is not mentioned on the plat, nor is the Right of way recorded in 2017 mentioned in the plat



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