

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

revised by

NOTES

1. Replat to remove a floodplain line which was ~~shown on the original plat~~. Letter of Map Revision Determination Document, Case No. 12-08-0659P shows floodplain off property.
2. 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.
3. 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.
4. The lineal units used in this drawing are U.S. Survey Feet.
5. This survey was performed in the field on March 21, 2018.
6. The overall subject parcel contains a calculated area of 230,894 square feet (5.3006 acres) of land, more or less.
7. 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-6-3333984, 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.
8. 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 "KITLCA PLS 10834", and is assumed to bear N 87°59'41" W, a distance of 964.988 feet.
9. 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).

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 utilities 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 _____ } SS
County of _____ }
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 _____

PCD DIRECTOR CERTIFICATE:

This plat for BARFIELD SUBDIVISION FILING NO. 2 was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20____, subject to any notes or conditions specified hereon.

Previous plat name in entirety is amended for the areas described by this Plat Amendment/ Lot Line Adjustment 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 # 95046345

Executive Director, Planning and Community Development _____ Date _____

FEES:

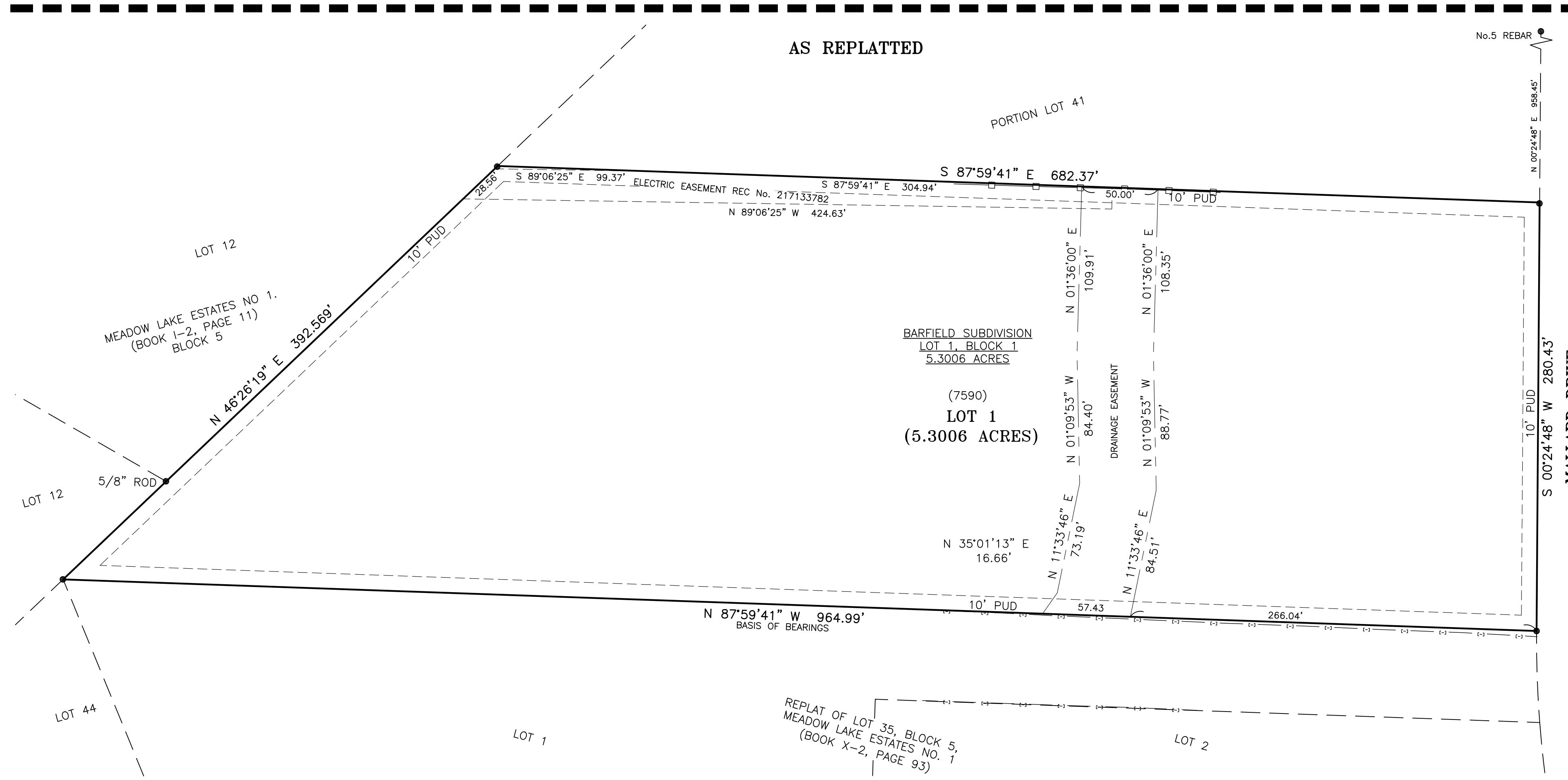
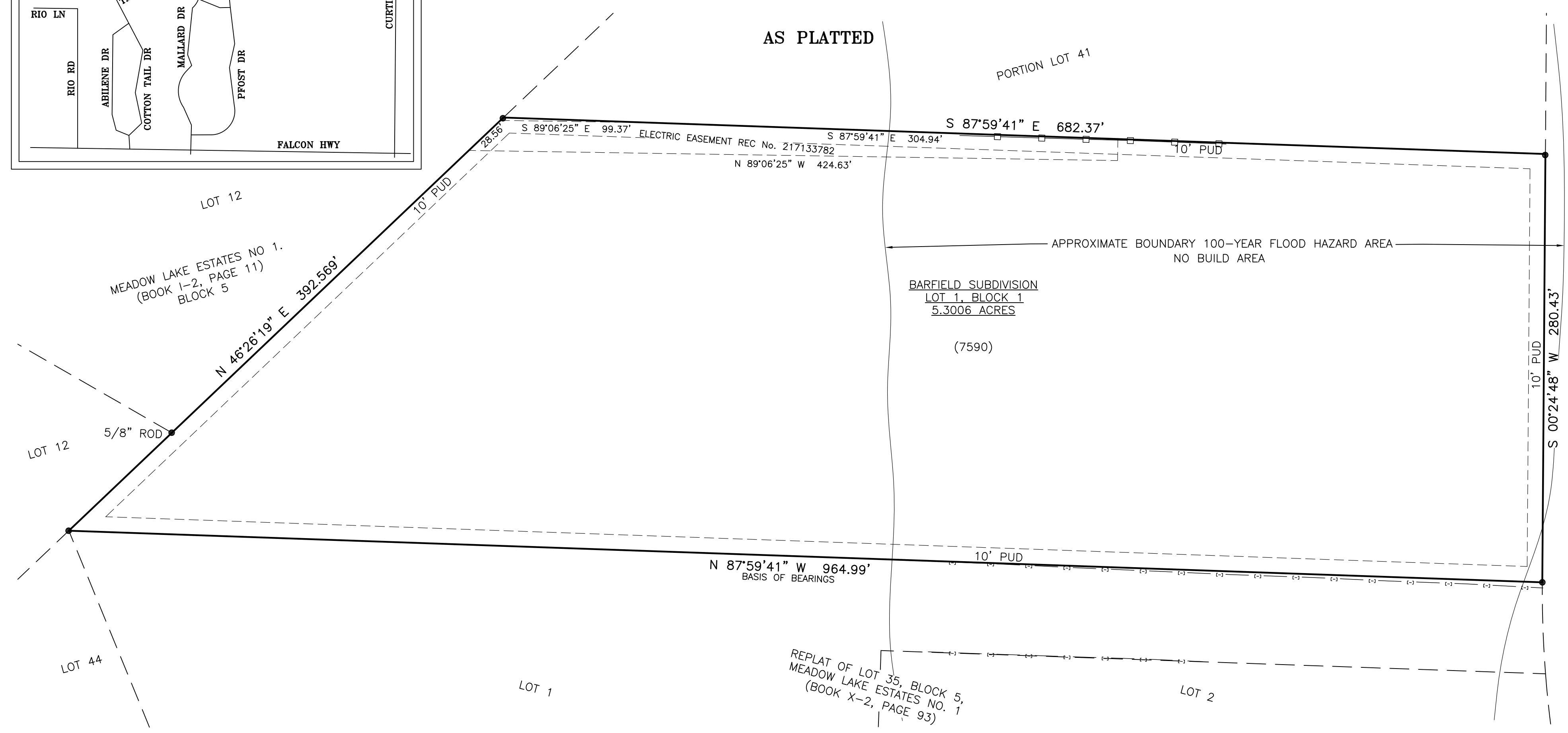
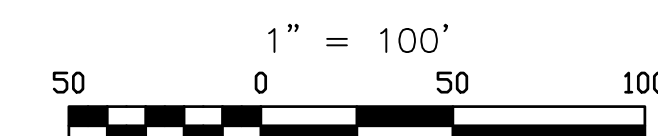
Drainage Fee: _____ School Fee: _____
Bridge Fee: _____ Park Fee: _____

LEGEND

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



Note 11 in regards to ROW of the Title Commitment and the attachment for the title commitment concerning ROW easement still not included on Plat.
Unresolved



EPC PCD
The Department of Transportation must be contacted prior to the establishment of any driveway.
drainage easements

El Paso County Planning and Community Development Department

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 } SS
County of El Paso }
I hereby certify that this instrument was filed in my office on this ___ day of _____, 2018, 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
1	Added easement from Drainage Letter	11/02/18	JLP

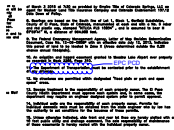
BARRON LAND

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

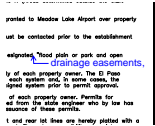
Markup Summary

dsdrice (6)



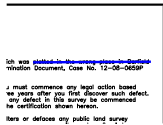
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EPC PCD



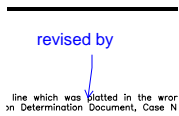
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drainage easements,



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revised by

NOTES

1. Replat to re ~~show~~ Let shows floodplai
2. NOTICE: Acc

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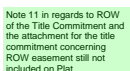
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Add note:
An engineered site plan prepared by a Colorado Professional Engineer and conforming to EPC Land Development Code and Engineering Criteria Manual standards, and consistent with the Drainage Plan in the Drainage Letter Report, shall be provided to EPC PCD and approved prior to the issuance of a Building Permit.

dsdsevigny (3)



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Note 11 in regards to ROW of the Title Commitment and the attachment for the title commitment concerning ROW easement still not included on Plat.

Unresolved

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Unresolved

ge.
copy and conclusions of a Drainage
Cottonmouth Engineering, dated
submitted with the County under File

El Paso County Planning
and Community
Development Department

of Land Surveyor in the State of
and correctly represents the results of
for my direct supervision and that all

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El Paso County Planning and Community
Development Department