

Chuck Broerman
03/31/2021 09:50:14 AM
Doc \$0.00
Rec \$13.00

El Paso County, CO



Page 1
221714718

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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Reception Fee	Number of Pages	File Number
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SBR Racing Minor Subdivision
Name of Plat

Harry E. Burt Bradley Marvin Bales
Owner's Name

Subdivision

Condominium

KNOW ALL MEN BY THESE PRESENTS: THAT KERRY E. BURT AND BRADLEY MARVIN BALES, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION: THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, ASSUMED TO BEAR N90°00'00"W, A DISTANCE OF 1324.90 FEET.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING THE OWNER OF THE LAND DESCRIBED HEREIN, LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "SBR RACING MINOR SUBDIVISION". 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.

By: Kerry E. Burt, Bradley Marvin Bales (Signatures and Names)

STATE OF COLORADO ss COUNTY OF EL PASO

NOTARY: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF March 2021, A.D.

By: (Notary Signature)

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES: 11/1/24 NOTARY PUBLIC

WASTEWATER: SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.

WATER SUPPLY: INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS 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.

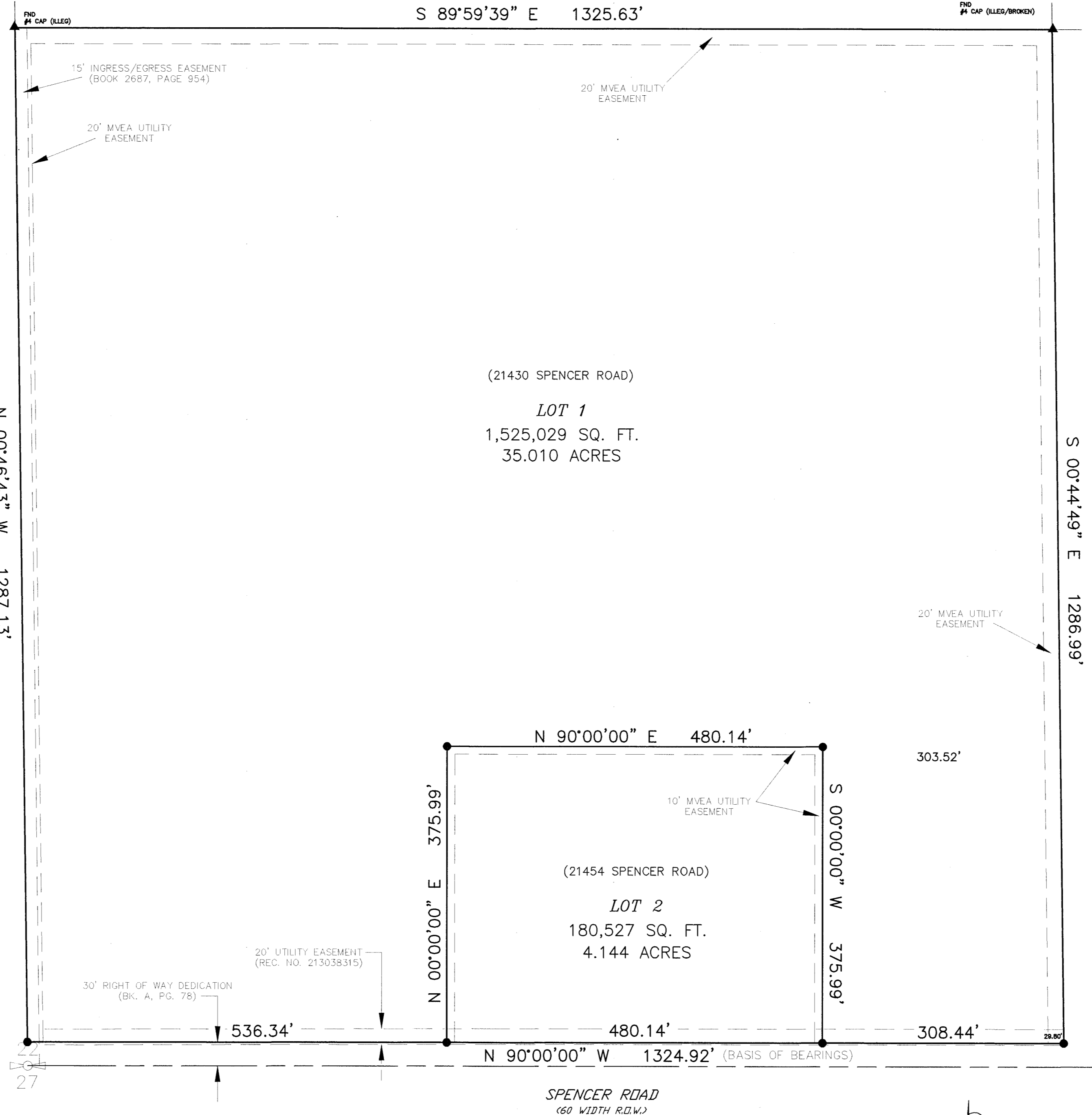
- GENERAL NOTES: 1. FLOODPLAIN STATEMENT: THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN... 2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR... 3. THE RIGHT-OF-WAY REFERENCED AS BK. A, PG. 78 IS HEREBY DEDICATED TO EL PASO COUNTY.

LEGEND

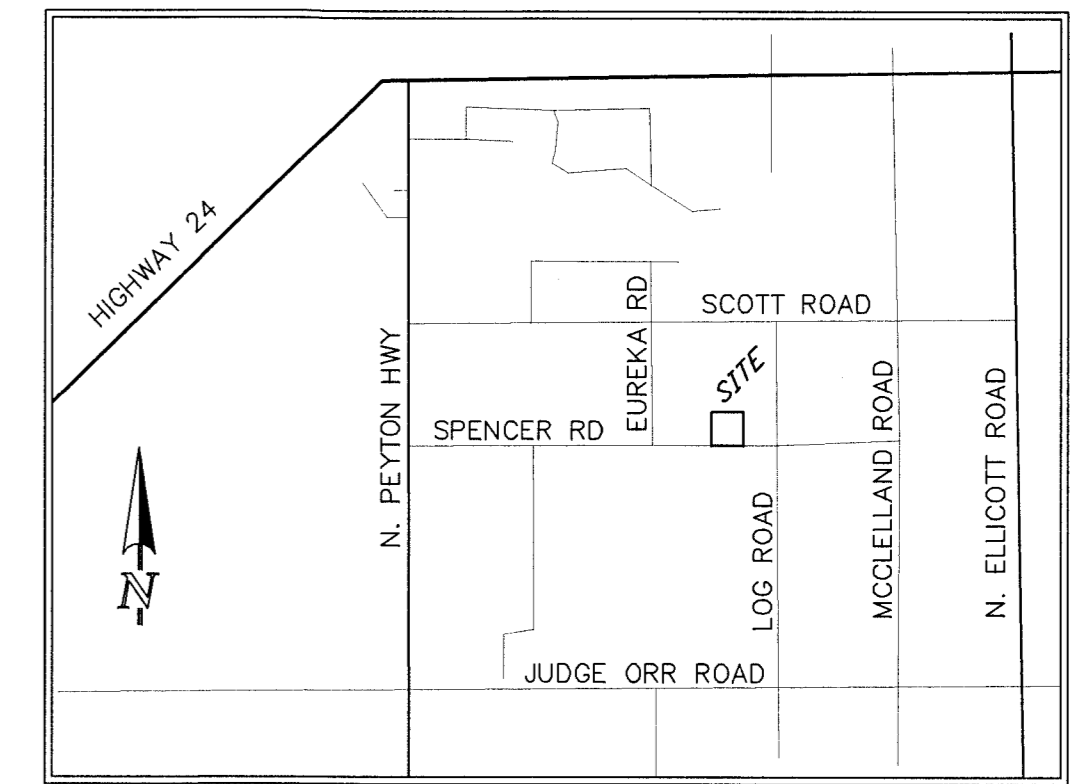
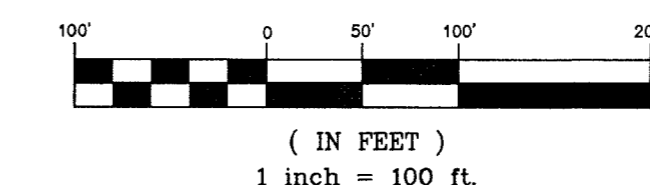
- SET NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP OR NAIL AND DISK STAMPED "37634" RECOVERED AS NOTED (ADDRESS) ADDRESS BOUNDARY LINE BOUNDARY LINE EASEMENT LINE EASEMENT LINE QUARTER SECTION CORNER QUARTER SECTION CORNER SECTION LINE SECTION LINE SF SQUARE FEET

DATE OF PREPARATION: 1/26/2021 JOB NUMBER: 17089-01

SBR RACING MINOR SUBDIVISION A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22 TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH P.M., AREA = 39.154 ACRES, MORE OR LESS



- GENERAL NOTES (CONT.): 6. UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT... 7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS... 8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY... 9. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY... 10. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS... 11. LOT 1 IS INTENDED TO BE A DRY LOT, UNTIL AND UNLESS ANY UNDERLYING NONTRIBUTARY GROUNDWATER SUPPLIES AS DETERMINED BY THE COLORADO GROUND WATER COMMISSION... 12. SHOULD OWNER, ITS SUCCESSORS AND ASSIGNS, DESIRE TO INCREASE THE USE AND WITHDRAWAL OF WATER IN THE FUTURE, THIS SHALL CONSTITUTE A SUBSTANTIAL CHANGE IN THE WATER USE...



SURVEYOR'S STATEMENT: I, SHAWN RICHARDS, 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.

I ATTEST THE ABOVE ON THIS 29th DAY OF JANUARY, 2021

Shawn Richards (Signature) 1/29/21 DATE SHAWN RICHARDS, PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. NO. 37634 FOR AND ON BEHALF OF EAGLE LAND SURVEYING, INC.

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.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS "SBR RACING MINOR SUBDIVISION" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE 24TH DAY OF NOVEMBER, 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC STREETS & 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.

Stan T. VanderWerf (Signature) CHAIR DATE

EL PASO COUNTY APPROVAL:

THIS PLAT FOR "SBR RACING MINOR SUBDIVISION" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE 22nd DAY OF March, 2021, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

Director (Signature) 3/22/2021 DATE PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

CLERK AND RECORDER:

STATE OF COLORADO ss COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 9:50 A.M. THIS 31 DAY OF March 2021, A.D., AND IS DULY RECORDED AT RECEPTION NO. 22174718 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

By: (Signature) DEPUTY Fee: \$10.00 SURCHARGE: \$2.00 SCHOOL FEE: BRIDGE FEE: PARK FEE: DRAINAGE FEE:



EAGLE LAND SURVEYING INC. P.O. BOX 5365 COLORADO SPRINGS, CO 80931-5365 PHONE: (719) 382-4150 FAX: (719) 382-3290

A PORTION OF THE SE 1/4 OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN

PCD FILE NO. MS-17-003

13. The Pikes Peak Regional Building Department Enumeration approval is recorded at 221063247