### Sun Hills Subdivision 3A Monument A Replat of Lot 4 and Lot 5, Block 6, an Amended Plat of Lots 2, 3, & 4, Block 6, Sun Hills Subdivision No.3,El Paso County, Colorado To Wit: North Gate Blvd Provide us with letters from the utility providers that they are alright with **VICINITY MAP** this project or would allow for the adjustment of the utility easement The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other both property owners need to sign. if multiple owners are on shown on the tax assessors website each owner must sign Lot 6 Owners/Mortgagee (Signature) 878.42 S89°55'22"W 878.41' L=22.24' N 90°00'00" R=230.00' d=05°32'25" 6132004001 Louis Wayne E. 1345 Rangley Dr. Colo. Spr. CO 80921 Lot 1, Blk 7, Sun Hills 3 Lot 5a Lot 5 5.06 Ac S89°59'53"E 84.01 N79°22'25"E 79.46' S26°54'04"E 73.67' 20 Ft Utility Easement gely 0 Why did this acreage change. both lots $\sim$ S a Lot 4a same acreage for a Lot 4 lot line adjustment. 5.04 Ac 6132001005 SBW Family Trust 14795 Sun Hills Dr. Colo. Spr. CO 80921 Lot 10, Blk 5, Sun Hills 1 N89°55'22"E 254.99' S73°25'14"E 331.00' 254.99' V 90°00'00" 6132002042 Warrick Donald D. 1370 Rangley Dr. Colo. Spr. CO 80921 Lot 3, Blk 6 Amended Plat Sun Hills 3 6132001007 Costa Family Living Trust 14735 Sun Hills Dr. Colo. Spr. CO 80921 Lot 8, Blk 5, Sun Hills 1 Lot 3 Surveyor's Name, (Signature) this is approved administratively, please 20\_, subject to any notes or conditions specified hereon. remove this signature block The Subdivider(s) agrees on behalf of him/herself and \_ \_ \_ any developer or builder successors and assignees "As-RePlatted" that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee "As-Platted" Program Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales Recordings: documents and on plat notes to ensure that a title search would find the fee obligation before sale of the **Total Acerage:** 1... This survey does not constitute a title search by Alessi and Associates, Inc., to determine ownership or 9... Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United easements of record. For information regarding easements, rights of way, Alessi and Associates, Inc. relied upon the Title Policy prepared by Fidelity National Title, File # 598-F0681561 & 1569-310WP, dated August 3 & 5, 2020. Lot 4a = 5.04 Acres 10... 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 Lot 5a = 5.06 Acres 2. Approval of this Replat vacates all prior plat areas described by this Replat. of Wildlife, Colorado Department of Transportaion, U.S. Army Corps of Engineers, the U.S. Fish & Wildlife Service 3. Basis of Bearings. A line begining at the Southwest corner (monumented by a 1 inch dia. pipe) of Lot 5, Block 6, regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed Total = 10.10 Acres Sun Hills Subdivision No. 3 and terminating at a point on the Easterly right of way line of Rangley Drive said point being on the Westerly line of Lot 5, Block 6, Sun Hills Subdivision No. 3 (monumented by a 1 inch dia. pipe), said line is assumed to bear N00°04'38"W, a distance of 227.81 feet. Flood Statement: 4... All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. Natural drainage locations shall be avoided by construction and site-specific foundation/septic This site, SUN HILLS SUBDIVISION 3A is NOT within a designated F.E.M.A. Floodplain as determined by the Legend: investigations shall be required. Flood Insurance Rate Map, Community Panel Number 08041C0295G, effective December 7, 2018. 5... No Structures or major material storage activities are permitted within the designated drainage easements, Found Monument as Shown except fences; fences shall not impede runoff from reaching drainage swales. Easements: 6... The addresses exhibited on this plat are for informational purposes only. They are not the legal description and Set #5 Rebar with Yellow Plastic Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public Cap PLS #30130 7... Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee utility and drainage easement. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and Scale 1 inch = 100 feet Program (Resolution 19-471) and any subsequent admendments. Fees for each lot within this subdivision shall be drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual paid in full at the time of building permit issuance. The road impact fee is based on the established rate at the time of building permit application. Units of Measure: U.S. Survey Foot 8... All Property owners are responsible for maintaining proper storm drainage in and through their property. Public According to Colorado Law you must commence any legal action based upon any defect in this survey within three drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless years after you first discover such defect. In no event may any action based upon any defect in this survey be

otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be

placed in drainage easements.

Know All Men By These Presents:

That the undersigned, Peter Bukhalo and Galina Bukhalo, being the owners of the following described tract of land:

Lot 4 and Lot 5, Block 6, an Amended Plat of Lots 2, 3 & 4, Block 6, Sun Hills Subdivision No. 3, County of El Paso, State of Colorado.

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 r replacement of utility lines and related facilities

ATTEST: (if corporation)

### Secretary/Treasurer

STATE OF COLORADO)

COUNTY OF \_\_\_\_\_

ne Signatures of officers signing for a corporation shall be acknowledged as follows:

(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a

Adc Signatures of managers/members for a LLC shall be acknowledged as follows:

(print name) as Manager/Member of company, a state limited liability company.

## Surveyors Certificate

I surveyor's name, 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 as amended, have 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 \_

Colorado registered PLS #\_\_\_

# Board of County Commissioners Certificate:

Planning and Community Development Department Director on the \_\_\_\_\_

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 #

Planning and Community Development Director

Clerk and Recorder State of Colorado )

STATE OF COLORADO County of El Paso )

COUNTY OF EL PASO I hereby certify that this instrument was filed in my office on . M. this , 20\_\_, and was recorded at reception Reception Number \_ of the records of El Paso County

El Paso County Clerk and Recorder

# ALESSI and ASSOCIATES, Inc.

Appraisers • Engineers • Surveyors 2989 Broadmoor Valley Road, Suite C Colorado Springs, CO 80906

Tele. 719/540-8832 Fax 719/540-2781

Date

A portion of the SE 1/4 of Section 32, Township 11 South, Range 66 West 6th Principle Meridian, El Paso County, Colorado

Job No. 201048 Sun Hills Subdivision 3A DATE September 8, 2020

include project number SF-20-021

Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of

designed system prior to permit approval. These systems may cost more to design, install, and maintain.

No driveway shall be established unless an access permit has been granted by El Paso County. Health and Environment must approve each system and, in some cases the Department may require an engineer