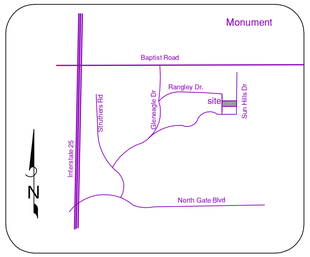
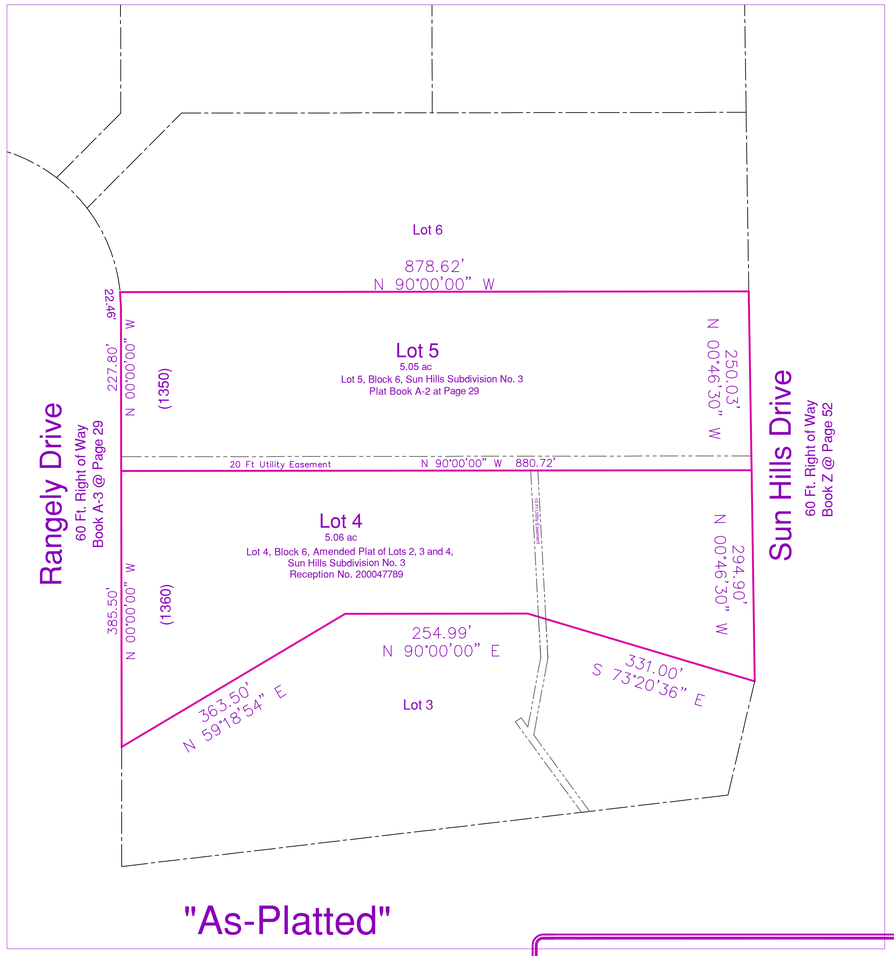
Sun Hills Subdivision 3A

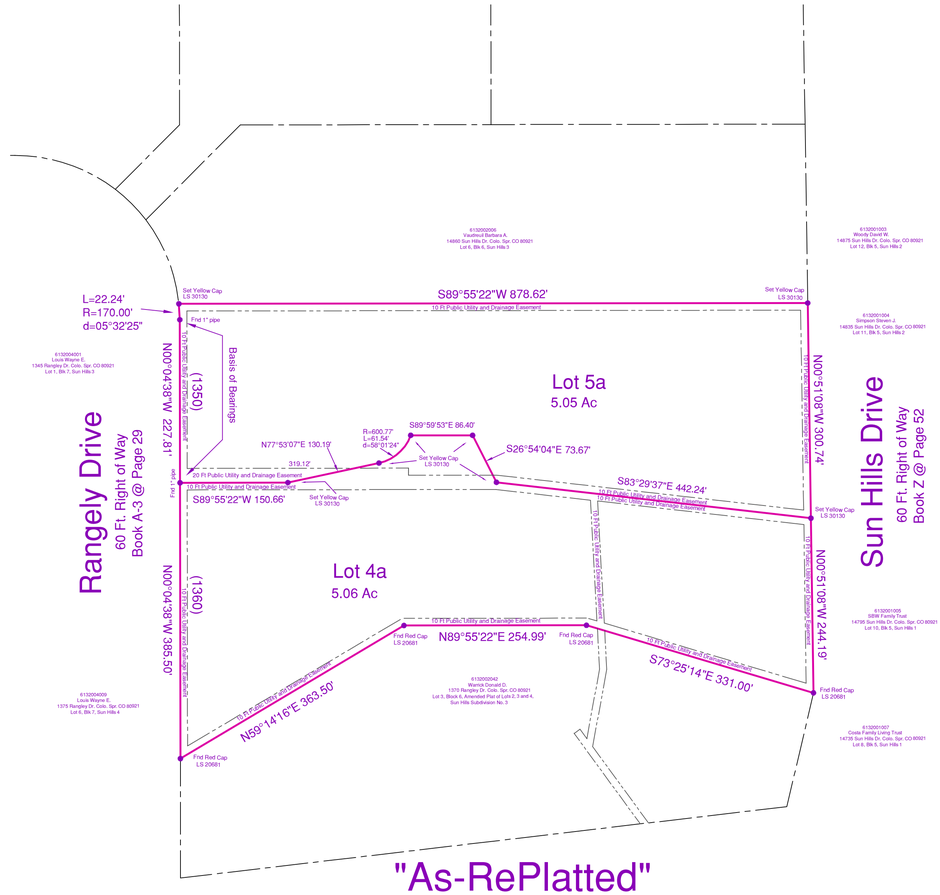
A Replat of Lot 4, Block 6, an Amended Plat of Lots 2, 3, & 4, Block 6, Sun Hills Subdivision No.3, and Lot 5, Block 6, Sun Hills Subdivision No. 3, County of El Paso, State of Colorado



VICINITY MAP
Not to Scale



"As-Platted"



"As-RePlatted"

Know All Men By These Presents:

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

To Wit:

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

Owners Certificate:

The undersigned, being all the owners, mortgagees, benificiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, and easements as shown hereon under the name and subdivision of SUN HILLS SUBDIVISION 3A. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that all 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 communications systems and other purposes as shown hereon. The entities responsible for providing these 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.

_____ _____

Peter Bukhalo, co-Owner *Galina Bukhalo, co-Owner*

Notarial:

State of Colorado)
) SS
County of El Paso)

The foregoing instrument was acknowledged before me this _____ day of _____ 2021 A.D.,
by Peter Bukhalo and Galina Bukhalo

Witness my hand and seal _____
Address _____
_____

My Commission expires _____

_____
Notary Public

This Plat "SUN HILLS SUBDIVISION 3A" was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 2021 , subject to any notes specified hereon.

Previous plats "Amended Plat of Lots 2, 3,& 4, Block 6, Sun Hills Subdivision No. 3 and Sun Hills Subdivision No. 3" in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment subject to all covenants, conditionsm and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # 000067371 and 200047789.

_____ _____

Planning and Community Development Director *Date*

Surveyor's Certification:

I Joseph Alessi, 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 November 10, 2020, 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 compliancewith all applicable laws of the State of Colorado dealing with monuments, subdivision, ore surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this _____ day of_____, 2021.

_____
Joseph Alessi ***Date***
Colorado Professional Land Surveyor No. 30130

COLORADO REGISTERED
JOSEPH ALESSI
30130
PROFESSIONAL LAND SURVEYOR

Clerk and Recorder:

State of Colorado)
) SS
County of El Paso)

I hereby certify that this instrument was filed for record in my office on
_____ Day of _____, 2021 A.D., and is duly recorded under Reception
Number _____ of the records of El Paso County, State of Colorado.

_____
Clerk and Recorder

SF-20-021

Total Acerage:

Lot 4a = 5.06 Acres
Lot 5a = 5.05 Acres

Total = 10.11 Acres

Legend:

- *Found Monument as Shown*
- *Set #5 Rebar with Yellow Plastic Cap PLS #30130*

N

100 0 100 200
SCALE FEET

Scale 1 inch = 100 feet

Units of Measure: U.S. Survey Foot

Notes:

1... This survey does not constitute a title search by Alessi and Associates, Inc., to determine ownership or 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.

2. Approval of this Replat vacates all prior plat areas described by this Replat.

3. Basis of Bearings. A line begining at the Southwest corner (monumented by a 1 inch dia. pipe) of Lot 5, Block 6, 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.

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 investigations shall be required.

5... No Structures or major material storage activities are permitted within the designated drainage easements, except fences; fences shall not impede runoff from reaching drainage swales.

6... The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject ot change.

7... The Subdivider agrees on behalf of him/herself and any developer or builder successors and assignees 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 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 documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

8... All Property owners are responsible for maintaining proper storm drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

9... Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.

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 of Wildlife, Colorado Department of Transportaion, U.S. Army Corps of Engineers, the U.S. Fish & Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

11... 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. These systems may cost more to design, intall, and maintain.

12... Access: No driveway shall be established unless an access permit has been granted by El Paso County.

Flood Statement:

This site, SUN HILLS SUBDIVISION 3A is NOT within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map, Community Panel Number 08041C0295G , effective December 7, 2018.

Easements:

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. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

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 certification shown hereon.

ALESSI

ALESSI and ASSOCIATES, Inc.
APPRAISERS • ENGINEERS • SURVEYORS
2989 Broadmoor Valley Road, Suite C Tele. 719/540-8832
Colorado Springs, CO 80906 Fax 719/540-2781

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 January 11, 2021**

SF-20-021