

Chuck Broerman
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El Paso County, CO



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Page 221714731

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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Reception Fee	Number of Pages	File Number
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Sun Hills Subdivision 3A
Name of Plat

Peter Buxhalo Galina Buxhalo
Owner's Name

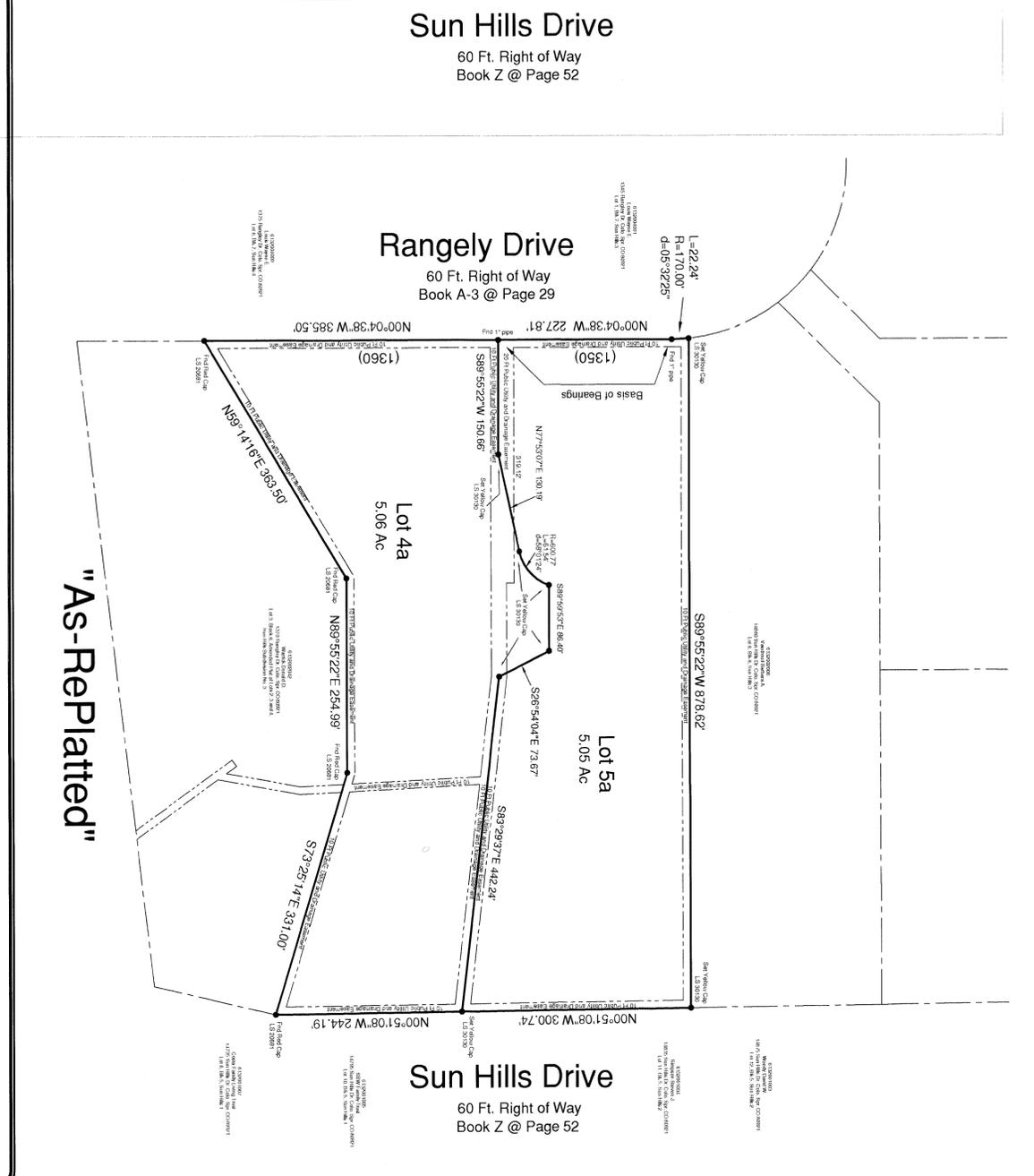
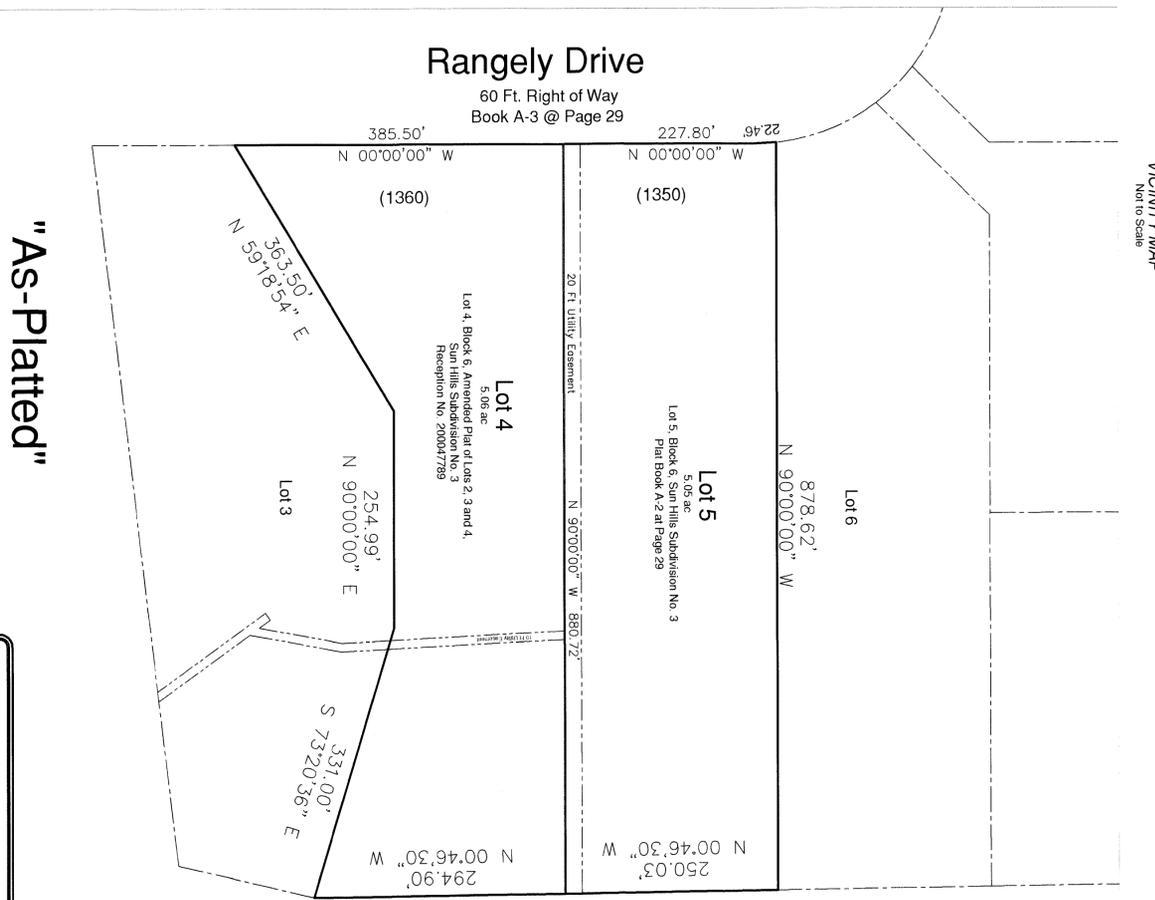
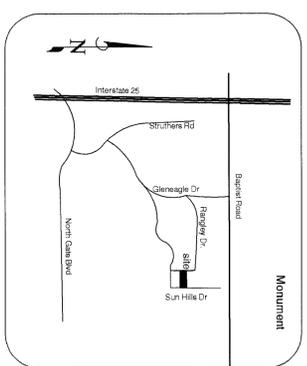
Subdivision

Condominium

14731

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



Notes:

- 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 # 5581-1081561 & 1589-310W, dated August 3 & 5, 2020.
- Approval of this Replat vacates all prior plat areas described by this Replat.
- Basis of Bearings: A line beginning at the Southwest corner (monumented by a 1 inch dia. pipe) of Lot 5, Block 6, 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.
- 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-specific investigations shall be required.
- No structures or major material storage activities are permitted within the designated drainage easements, except fences, fences shall not impede runoff from existing drainage system.
- The address shown on this plat and for informational purposes only. They are not the legal description and Subdivider and/or 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. 16-451), 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.
- All Property owners are responsible for maintaining proper storm drainage in and through their property. Public drainage easements are specifically noted on this plat and shall be maintained by the individual owners unless otherwise stated. Fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations. Federal and state laws, regulations, ordinances, rules and permit requirements shall be followed. The Subdivider shall be responsible for obtaining all necessary permits from the Colorado Department of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers, the U.S. Fish & Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Poudre's Meadow Jumping Mouse as a listed threatened species.
- Engineering 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, install, and maintain.
- 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 08041C2595G, effective December 7, 2018.

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby replatted on either side with a 10 foot public utility and drainage easement. All existing subdivision boundaries are hereby replatted 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 same, defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of dedication shown herein.

Notarial:
The foregoing instrument was acknowledged before me this 7th day of April, 2021 A.D., by Peter Bukhalo and Galina Bukhalo Witness my hand and seal Robyn Rudy Robyn Rudy Notary Public My Commission expires July 15, 2023

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 I am a duly licensed Professional Land Surveyor in the State of Colorado dealing with monuments, subdivisions, one surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this 17th day of Feb, 2021.
Joseph Alessi Date 2-17-21
Colorado Professional Land Surveyor No. 30150

Clerk and Recorder:
I hereby certify that this instrument was filed for record in my office on 2-23-21 A.D., and is duly recorded under Reception Number 22171731 at the records of El Paso County, State of Colorado.
Josephine Kisker Depski Clerk and Recorder

Plas Peak Regional Building Enumerations approved provided by email dated 2-23-21 and recorded in the El Paso County Clerk and Recorder records at Reception No. 221080469 and recorded in the El Paso County Clerk and Recorder records at Reception No. 221080469

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, beneficiaries of deeds of trust and holders of other interests in the above described tract of land, do hereby certify that we are the owners of the above described tract of land and we do hereby dedicate 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. 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 or related facilities.

Peter Bukhalo Galina Bukhalo, co-Owner
Robyn Rudy Notary Public

Notarial:
State of Colorado)
County of El Paso) SS

The foregoing instrument was acknowledged before me this 7th day of April, 2021 A.D., by Peter Bukhalo and Galina Bukhalo Witness my hand and seal Robyn Rudy Robyn Rudy Notary Public My Commission expires July 15, 2023

Plas Peak Regional Building Enumerations approved provided by email dated 2-23-21 and recorded in the El Paso County Clerk and Recorder records at Reception No. 221080469 and recorded in the El Paso County Clerk and Recorder records at Reception No. 221080469

This Plat, SUN HILLS SUBDIVISION 3A, was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the 4/14/2021 day of April, 2021, subject to any notes specified herein.

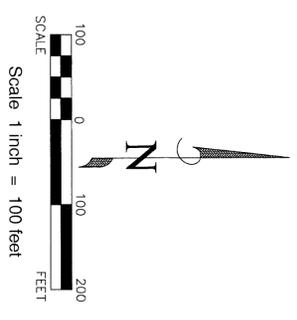
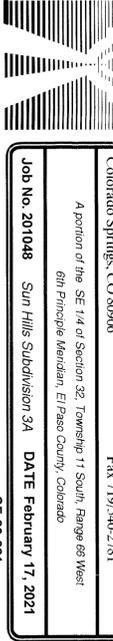
Previous plats: Amended Plat of Lots 2, 3 & 4, Block 6, Sun Hills Subdivision No. 3 and Sun Hills Subdivision No. 3* in entirety is amended for the areas described by the Plat Amendment/Lot Line Adjustment subject to all covenants, conditions and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder. Reception # 20007372 and 20004789.

Joseph Alessi Date 4/14/2021
Planning and Community Development Department Director

Clerk and Recorder:
I hereby certify that this instrument was filed for record in my office on 2-23-21 A.D., and is duly recorded under Reception Number 22171731 at the records of El Paso County, State of Colorado.
Josephine Kisker Depski Clerk and Recorder



ALESSI and ASSOCIATES, Inc.
APPRISERS • ENGINEERS • SURVEYORS
2099 Broadmoor Valley Road, Suite C
Colorado Springs, CO 80906
Tel: 719/540-8832
Fax: 719/540-2781
A portion of the SE 1/4 of Section 32, Township 11 South, Range 66 West
Sun Hills Subdivision 3A
DATE February 17, 2021
SF-20-021



Units of Measure: U.S. Survey Foot

Total Acreage:
Lot 4a = 5.06 Acres
Lot 5a = 5.05 Acres
Total = 10.11 Acres

Legend:
Found Monument as Shown
Set As Platted with Yellow Platte
Cap PLS 850150