

Joseph Alessi

From: Joseph Alessi <jalessi@alessi3a.com>
Sent: Tuesday, February 23, 2021 8:59 PM
To: jalessi alessi3a.com
Subject: Fwd: 1350-1306 Rangely Dr
Attachments: Sun Hills Subdivision 3A Pre Plat.pdf

Sent from my iPhone
Joseph Alessi

Chuck Broerman
04/23/2021 03:35:20 PM
Doc \$0.00 4
Rec \$33.00 Pages

El Paso County, CO



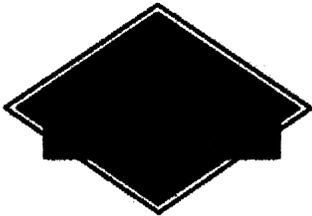
221080969

Begin forwarded message:

From: Brent Johnson <brent@pprbd.org>
Date: February 23, 2021 at 1:20:48 PM MST
To: Joseph Alessi <jalessi@alessi3a.com>
Subject: FW: 1350-1306 Rangely Dr

Hello Joe,
I thought I sent this to you, but I guess I didn't. It is attached. Thanks.

Brent Johnson
Enumerations Plans Examiner
Pikes Peak Regional Building Department
O: 719-327-2888 E: brent@pprbd.org W: pprbd.org



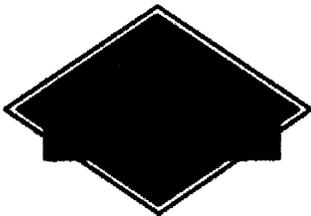
From: Amy Vanderbeek
Sent: Monday, February 22, 2021 1:34 PM
To: Brent Johnson <brent@pprbd.org>
Subject: FW: 1350-1306 Rangely Dr

You took care of this right?

Amy Vanderbeek
Enumerations Plans Examiner

Pikes Peak Regional Building Department
O: 719-327-2930 E: Amy@pprbd.org W: 719-327-2953

Please see the following link for Electronic plan submittal help.
<https://www.pprbd.org/File/Resources/Downloads/ResidentialHandout/Helpful%20Plan%20Submittal%20Links%209-14-20.pdf>



From: Joseph Alessi <jalessi@alessi3a.com>
Sent: Wednesday, February 17, 2021 2:46 PM
To: Amy Vanderbeek <amy@pprbd.org>
Cc: bukhalop@hotmail.com
Subject: RE: 1350-1306 Rangely Dr

Amy

RE: 1350-1360 Rangely Drive

Attached please find the Plat "Sun Hills Subdivision 3A"
Please confirm the addresses are acceptable on the existing properties at 1350- and 1360 Rangely Drive.

Thanks

Joseph Alessi III, PLS, CRA, GRI, BSME
Alessi and Associates, Inc.
Appraisers – Engineers – Surveyors
Alessi Investment Properties – Brokers
2989 Broadmoor Valley Road, Suite C
Colorado Springs, CO 80906

Tel 719-540-8832
Fax 719-540-2781
Cell 719-338-7719
Web: www.alessi3a.com

CAUTION: - This is an external email. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe.

"As-Platted"



Scale 1 inch = 100 feet

Units of Measure: U.S. Survey Foot

Released for Permit

02/23/2021 1:16:53 PM

Building Department

brent

ENUMERATION

Total Acreage:

Lot 4a = 5.06 Acres

Lot 5a = 5.05 Acres

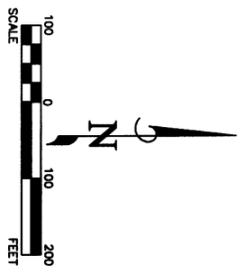
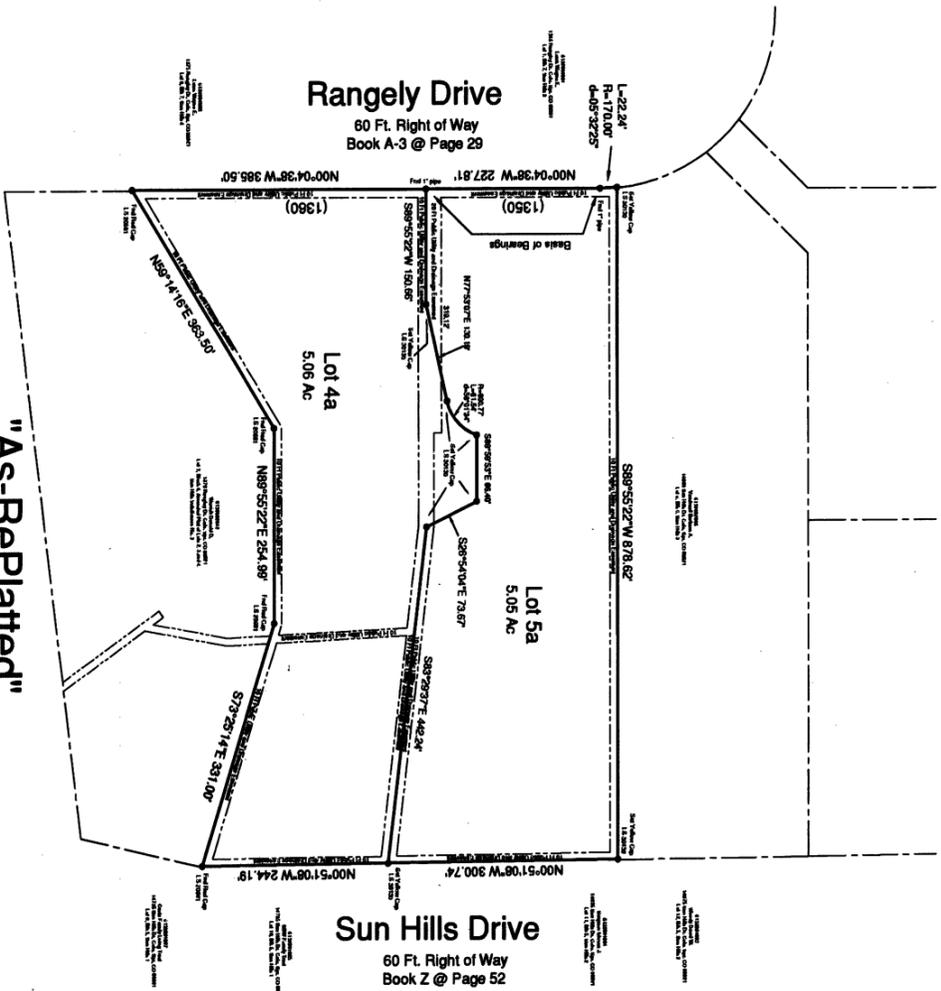
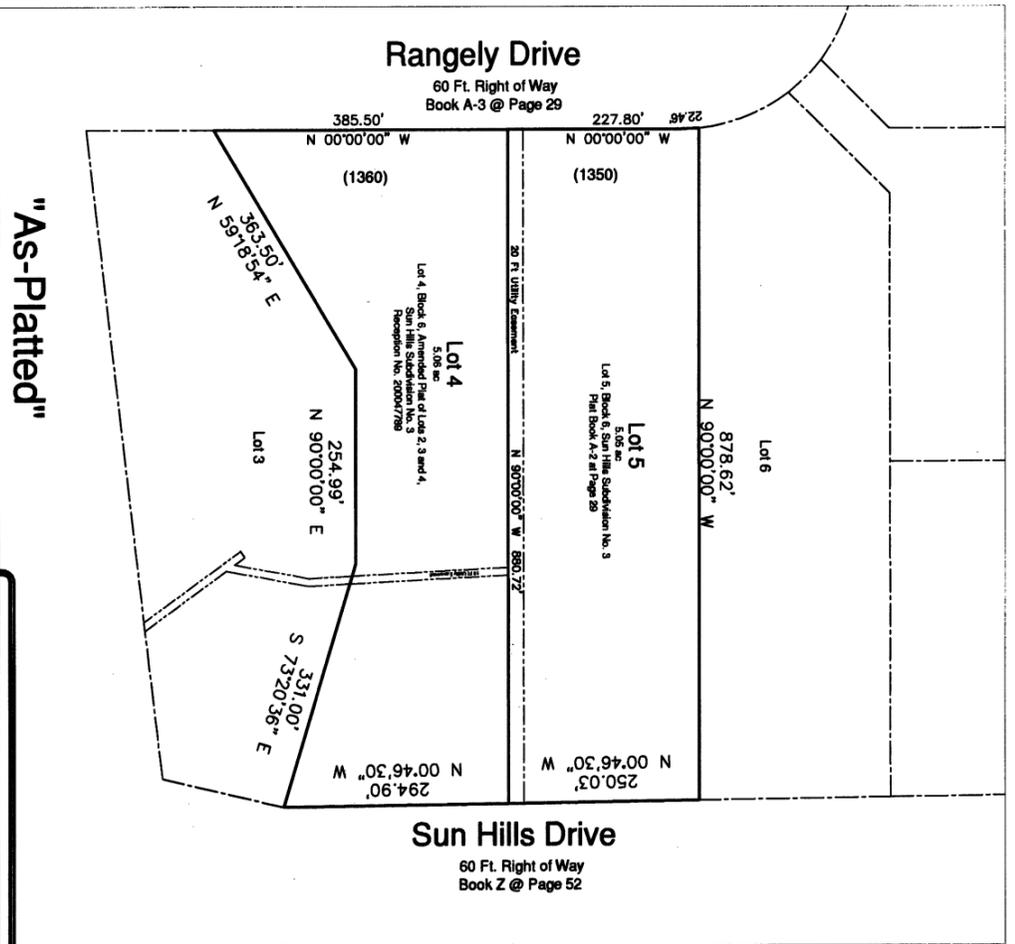
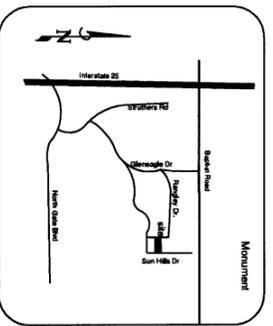
Total = 10.11 Acres

Legend:

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

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



Units of Measure: U.S. Survey Foot

Total Acreage:

- Lot 4a = 5.08 Acres
- Lot 5a = 5.05 Acres
- Lot 5b = 5.05 Acres
- Total = 10.171 Acres

Legend:

- Found Monument as Shown
- Set as Follow with Yellow Plume
- Car PLS #20120

Notes:

- The survey does not constitute a title search by AlesSI and Associates, Inc. to determine ownership or other interests in the property. The survey is based on the plat and records on file with the El Paso County Clerk and Recorder's Office.
- Approval of this Replat vacates all prior plat areas described by this Replat.
3. Basis of Bearings: A true bearing of the Southeast corner (measured by a 1 inch dia. pipe) of Lot 5, Block 6, being on the Western line of Lot 5, Block 6, Sun Hills Subdivision No. 3 (measured by a 1 inch dia. pipe) and line is assumed to be 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 provided by construction and site-specific topographic data.
5. No structures or major material storage activities are permitted within the delineated drainage easements, except fences; fences shall not impede runoff from reaching drainage easements.
6. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and do not constitute a title search.
7. The Subdivider agrees on behalf of themselves and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Flood Impact Fee Program Resolution (Resolution No. 16-045), or any amendments thereto, at or prior to the time of building permit submission. The fee obligation of said plat recording, shall be the obligation of the Subdivider and on plat notes to ensure that the search record and the fee obligation before state 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 be placed in drainage easements.

Flood Statement:

This site, SUN HILLS SUBDIVISION 3A, is NOT within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Profile Number 08047C0255, effective December 7, 2015.

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby granted on either side with a 10 foot public drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Noting:
According to Colorado Law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon any defect in the survey be commenced more than ten years from the date of completion of this survey.

Know All Men By These Presents:
That the undersigned, Peter Babalio and Galina Babalio, 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 premises, have read out of SUN HILLS SUBDIVISION 3A, all the plat, and consents as shown hereby dedicated to public use and said owner does hereby consent 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 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 utility and for which the easement holder has hereby granted the present right of passage or property term and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities.

Peter Babalio, co-Owner _____ Galina Babalio, co-Owner _____

Notarial:

County of (Colorado) SS
The foregoing instrument was acknowledged before me this _____ day of _____, 2021, A.D., by Peter Babalio and Galina Babalio
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 Director on the _____ day of _____, 2021, subject to any notes specified hereon.

Previous plat, Amended Plat of Lots 2, 3 & 4, Block 6, Sun Hills Subdivision No. 3 and Sun Hills Subdivision No. 3, recorded in the Office of the El Paso County Clerk and Recorder, Adjustment subject to all easements, conditions and restrictions by deed and approval to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # 000687971 and 200047788.

Planning and Community Development Director _____ Date _____

Please Place Regional Building Exemptions approval provided by email dated _____ and recorded in the El Paso County Clerk and Recorder records at Reception No. _____ and _____

Surveyor's Certification:

I, Joseph AlesSI, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat was prepared and correctly represents the results of a survey made on November 15, 2020, by me or under my direct supervision and that measurements used as shown hereon; that measurements correctly express the true and correct boundaries and areas of the property as shown and described on the original plat and that the same are in accordance with the laws and rules of the State of Colorado relating to land surveying and subdivision, and compliance with all applicable provisions of the El Paso County Land Development Code.

I attest the above on this _____ day of _____, 2021.
Joseph AlesSI
Colorado Professional Land Surveyor No. 30130



Clerk and Recorder:

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

ALESSI and ASSOCIATES, Inc.
AlesSI and Associates, Inc.
2089 Broadmoor Valley Road, Suite C
Colorado Springs, CO 80906
Tel: 719/540-9832
Fax: 719/540-2781

A portion of the SE 1/4 of Section 22, Township 11 South, Range 66 West
6th Principal Meridian, El Paso County, Colorado
Job No. 201048 Sun Hills Subdivision 3A DATE February 17, 2021
SF-20-021