

Gary L. Hammann
Darlene C. Noel-Hammann
17825 Jones Road
Peyton, CO 80831
(719) 650-5952
gary.hsquared@gmail.com

March 29, 2109

To: Adjacent Property Owners

RE: Vacate and re-plat of property located at 17825 Jones Road, Peyton, CO

This letter is being sent to you because we are proposing a change in the land use of the above property. The property (Lot 1, VII Subdivision Filing 1) is currently 19.31 acres and zoned RR5. The proposed plan is to vacate the existing plat and re-plat as four individual lots, three lots at 4.75 acres and the remaining 5.06 acres for the existing residence. All properties will be serviced by individual wells for water and individual non-evaporative septic systems for waste water. All four properties will have their driveway access from Murr Road.

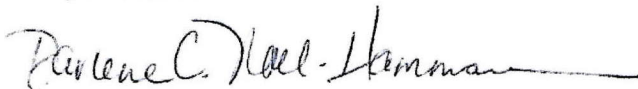
Prior to any public hearing on this proposal, a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department.

This plan is being processed by the El Paso County Development Services Department. To ask questions, make comments or find out about hearing dates, please contact: Gabe Sevigny, El Paso County Development Services, 2880 International Circle, Colorado Springs, CO 80910, 719-520-6306, gabesevigny@elpasoco.com

Sincerely,



Gary L. Hammann



Darlene C. Noel-Hammann

**FINAL PLAT
V I L FILING No. 1A**

A VACATION AND REPLAT OF LOT 1, V I L FILING No. 1
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That Gary Heermann and Dorena C. Noel-Heermann, being the center of the following described tract of land to-wit:

Lot 1, V I L Filing No. 1, County of El Paso, State of Colorado.

Containing a calculated area of 841,159 square feet (19.3701 acres), more or less.

OWNERS CERTIFICATION:

The undersigned, being all the owners, mortgagees, beneficiaries 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 herein under the name and subdivision of V I L FILING No. 1A. The utility easements shown herein are hereby dedicated for public utilities and communication systems and other purposes as shown herein. The entities responsible for securing the permits 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.

State of Colorado }
County of El Paso } SS
Acknowledged before me this _____ day of _____, 2019 by

My commission expires _____
Witness my hand and official seal
Notary Public

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE:

This plat for V I L FILING No. 1A was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 2019, subject to any notes attached hereto and any conditions included in the resolution of approval. The dedications of land to the public, public utility & drainage easements and additional right-of-way, are accepted, but the public improvements thereon will not become the mechanical 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 Improvement Agreement.

Previous plat none in entirety is vacated and amended for the areas described by this plat subject to all easements, conditions, and regulations recorded against and appurtenant to the original plat recorded in the office of the El Paso County Clerk in Plat Book B-2, Page 29 and Plat Book P-2, Page 18.

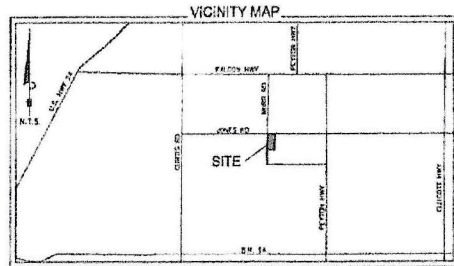
By: _____ Date: _____
Chair, Board of County Commissioners

SURVEYOR'S CERTIFICATION:

I, Mark S. Johnson, 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 the date of survey shown herein, by me or under my direct supervision and that all monuments and markers shown herein 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.

This certification is neither a warranty nor guarantee, either expressed or implied.

Mark S. Johnson
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying & Mapping, LLC



NOTES:

- The reason for this vacation and replat is to create 3 lots out of 1 existing lot.
- a - Denotes found #5 rebar and plastic cap marked PLS 18465
m - Denotes set #5 rebar and plastic cap marked PLS 32439 (17823) - Denotes street address.
- This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine covenants or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance prepared by Title Company, File No. [XXXXXXXX] with an effective date of [XX/XX/XX] of [XX/XX/XX].
- Back of easement is the east line of the property, instrumented as shown and assumed to bear South 1 degree 16 minutes 33 seconds West, 1274.72 feet.
- This property is located within Zone A (1% annual chance flood (100-year flood), no base flood elevation determined) and Zone X (areas determined to be outside the 0.2% annual chance floodplain) as established by FEMA per FIRM panel 6004100500, effective date, December 2, 2015. The approximate flood zone boundary is shown herein by map measure only.
- 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 herein.
- The linear units used in this drawing are U.S. Survey feet.
- The approval of this replat vests in prior plat for the area described by this replat.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- The following reports have been submitted and are on file at the County Planning Department: Civil and Geotechnical Study; Water Availability Study; Drainage Report; Wildlife Habitat Report; Natural Features Report; Erosion Control Report.
- Public drainage easements as specifically called 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.
- No lot, or interest therein, shall be sold, conveyed or transferred, whether by deed or by contract, nor shall building permits be issued, until and unless the required public improvements have been established and completed in accordance with the subdivision improvement agreement between the applicant and El Paso County as recorded at Reception No. _____ or in the alternative, other collateral is provided which is sufficient in the judgment of the Board of County Commissioners, to make provision for the completion of said improvements.
- The addresses (17823) exhibited on this plat is for informational purposes only. It is not the legal description and is subject to change.

NOTES (continued):

- There shall be no direct lot access to Jones Road.
- Unless otherwise indicated, all side lot lines are hereby platted on each 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 of maintenance is hereby vested in the individual property owners.
- 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 Division of Wildlife, Colorado Department of Transportation, US Army Corps of Engineers and the US Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Pileated Woodpecker, Junco).

16) Wetlands shall be installed in accordance with all El Paso County and United States Postal Service regulations.

19) The subdividers agree on behalf of him/herself and any developer or buffer successors and assigns shall be required to pay traffic impact fees in accordance with the countywide transportation improvement fee (Resolution No. 16-034) as amended at or prior to the time of building permit submission. The fee obligation, if not paid at final plat recording shall be documented on all sale documents and on such notes to ensure that a title search would find the fee obligation before sale of the property.

20) Individual lot purchasers are responsible for constructing showings including necessary drainage culverts from Jones Road per Land Development Code Section 6.3.1.2 and 6.3.1.3 due to their design, some of the driveways will need to be specifically approved by the Daniels Precinct Fire Protection District.

21) All easements that are dedicated herein for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 2121248 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted herein shall not be affected and shall remain in full force and effect.

22) The flood impact fee will be paid by a 10-mil PD. The fee is based on the established rate at the time of building permit.

FEES:

Drainage Fee: _____ District Fee: _____
Bridge Fee: _____ Park Fee: _____

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS
I hereby certify that this instrument was filed for record in my office at _____ clock
_____ M., this _____ day of _____, 2019, A.D., and is duly recorded
under Reception No. _____ of the records of El Paso County,
Colorado.

CHUCK BRODERMAN, RECORDER

By: _____
Deputy

SUNSHINE
FEE: _____

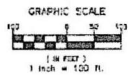
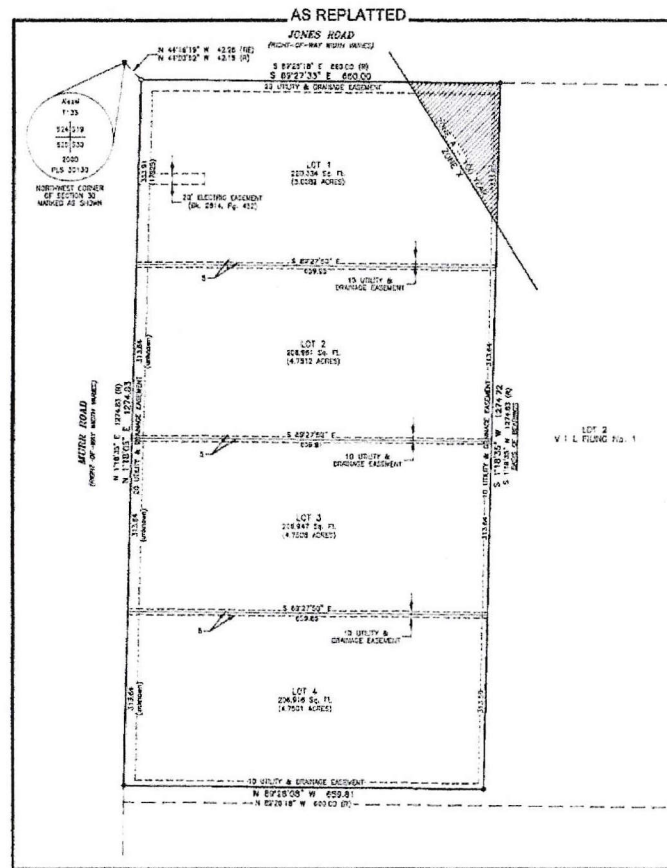
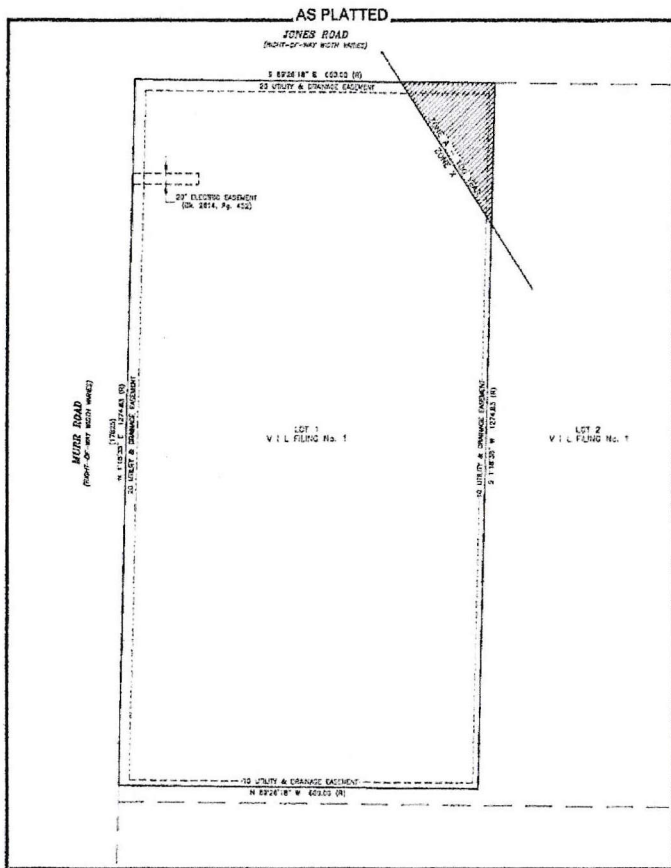
FCD FILE NO.:

REVISIONS:	PROJECT NO. 10100
	JANUARY 25, 2019
	SHEET 1 OF 2

COMPASS SURVEYING & MAPPING, LLC
721 SOUTH 23RD STREET SUITE B
COLORADO SPRINGS, CO 80904
719-566-4120
WWW.CSMILLC.COM

FINAL PLAT
V I L FILING No. 1A

A VACATION AND REPLAT OF LOT 1, V I L FILING No. 1
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



REVISIONS:	

FCD FILE NO.

PROJECT No. 19100
JANUARY 25, 2019
SHEET 2 OF 2

Hobby Farm LLC
4630 Murr Rd
Peyton, CO 80831
1411 Woolsey Hts
Colorado Springs CO 80915-5400

Marksheffel-Woodmen Investments
0 Murr Rd
Peyton, CO 80831
102 E Pikes Peak #200
Colorado Springs CO 80903-1818

George A Haas II
4550 Murr Rd
Peyton CO 80831
-7452

Gary L Hammann
Darlene Noel-Hammann
17825 Jones Rd
Peyton CO 80831

Estrella C Duran Rodriguez
17925 Jones Rd
Peyton, CO 80831
2115 S Hooker Way
Denver CO 80219-5416

Jackie Harris
4370 Murr Rd
Peyton CO
80831-7487

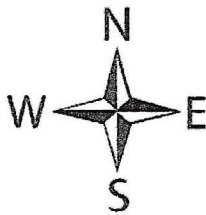
*Ashley Hewit
17925 Jones Rd
Peyton Co 80831*

Stephen D Hen-
nings
Laurine E Hen-
nings
4330 Murr Rd
Peyton, CO 80831
PO Box 6901

Glenn L Herner
Kimberly A Herner
4250 Murr Rd
Peyton, CO
80831-7468

Manuel Torres
Amanda Torres Barra
4055 Murr Rd
Peyton CO
80831-7451

*Margarito Macias-Mexicano
4055 Murr Road
Peyton Co 80831*



7218 0360 0000 0960 8702

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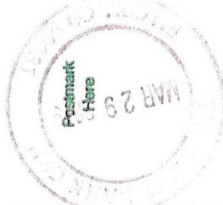
Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
Postage \$

Total Postage and Fees

\$ 0.85

Sent To
Mark Sheffel, Woodmen Investments
Street and Apt. No., or PO Box No.
102 E. Pikes Peak #200
City, State, ZIP+4®
Colorado Springs CO 80903-1818



PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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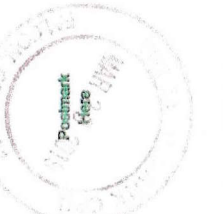
Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ 2.80
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
Postage \$

Total Postage and Fees

\$ 2.85

Sent To
Hobby Farm LLC
Street and Apt. No., or PO Box No.
1411 Woolsey Pls
City, State, ZIP+4®
Colorado Springs CO 80915-5400



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 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
Postage \$

Total Postage and Fees

\$ 0.00

Sent To
Estrella C Duran Rodriguez
Street and Apt. No., or PO Box No.
2115 S Hooker Way
City, State, ZIP+4®
Denver, CO 80219-5416



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 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
Postage \$

Total Postage and Fees

\$ 0.00

Sent To
Jackie Harris
Street and Apt. No., or PO Box No.
4370 Muir Rd
City, State, ZIP+4®
Payton CO 80831-7487



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 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
Postage \$

Total Postage and Fees

\$ 0.00

Sent To
Cherri L Heiner + Kimberly A Heiner
Street and Apt. No., or PO Box No.
4750 Muir Rd
City, State, ZIP+4®
Payton CO 80831-7468



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 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
Postage \$

Total Postage and Fees

\$ 0.00

Sent To
George A Agas II
Street and Apt. No., or PO Box No.
4550 Muir Rd
City, State, ZIP+4®
Payton CO 80831-7462



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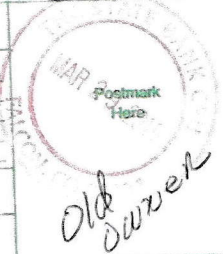
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Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Adult Signature Required	\$
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Postage	
\$	
Total Postage and Fees	
\$	
Sent To	
Manuel Torres + Amanda Torres Barra	
Street and Apt. No., or PO Box No.	
4055 Murr Rd	
City, State, ZIP+4®	
Peyton CO 80831-7451	

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Extra Services & Fees (check box, add fee as appropriate)	
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Postage	
\$	
Total Postage and Fees	
\$	
Sent To	
Stephen D Hennings + Laurie E Hennings	
Street and Apt. No., or PO Box No.	
PO Box 6901	
City, State, ZIP+4®	
Colorado Springs CO 80934-6901	

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7016 0360 0000 1987 8734

7021 0350 0001 7902 0346

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\$	3.60
Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	0.55
Total Postage and Fees	
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Sent To	
Margarito Macias - Mexicano	
Street and Apt. No., or PO Box No.	
4055 Murr Rd	
City, State, ZIP+4®	
Peyton CO 80831	

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\$	3.60
Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	0.55
Total Postage and Fees	
\$	7.00
Sent To	
Ashley Hewitt	
Street and Apt. No., or PO Box No.	
17925 Jones Rd	
City, State, ZIP+4®	
Peyton CO 80831	

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7021 0350 0001 7902 0346

New Owner
4055 Murr Road

New Owner
17925 Jones Rd