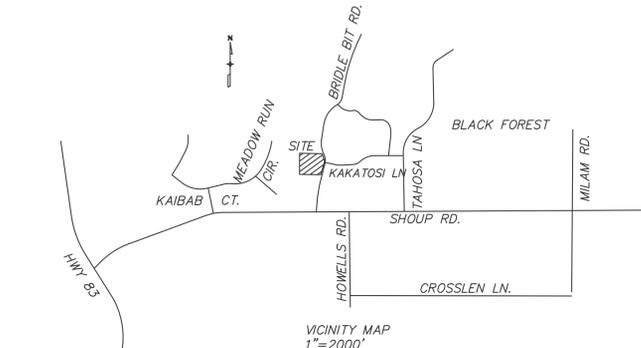
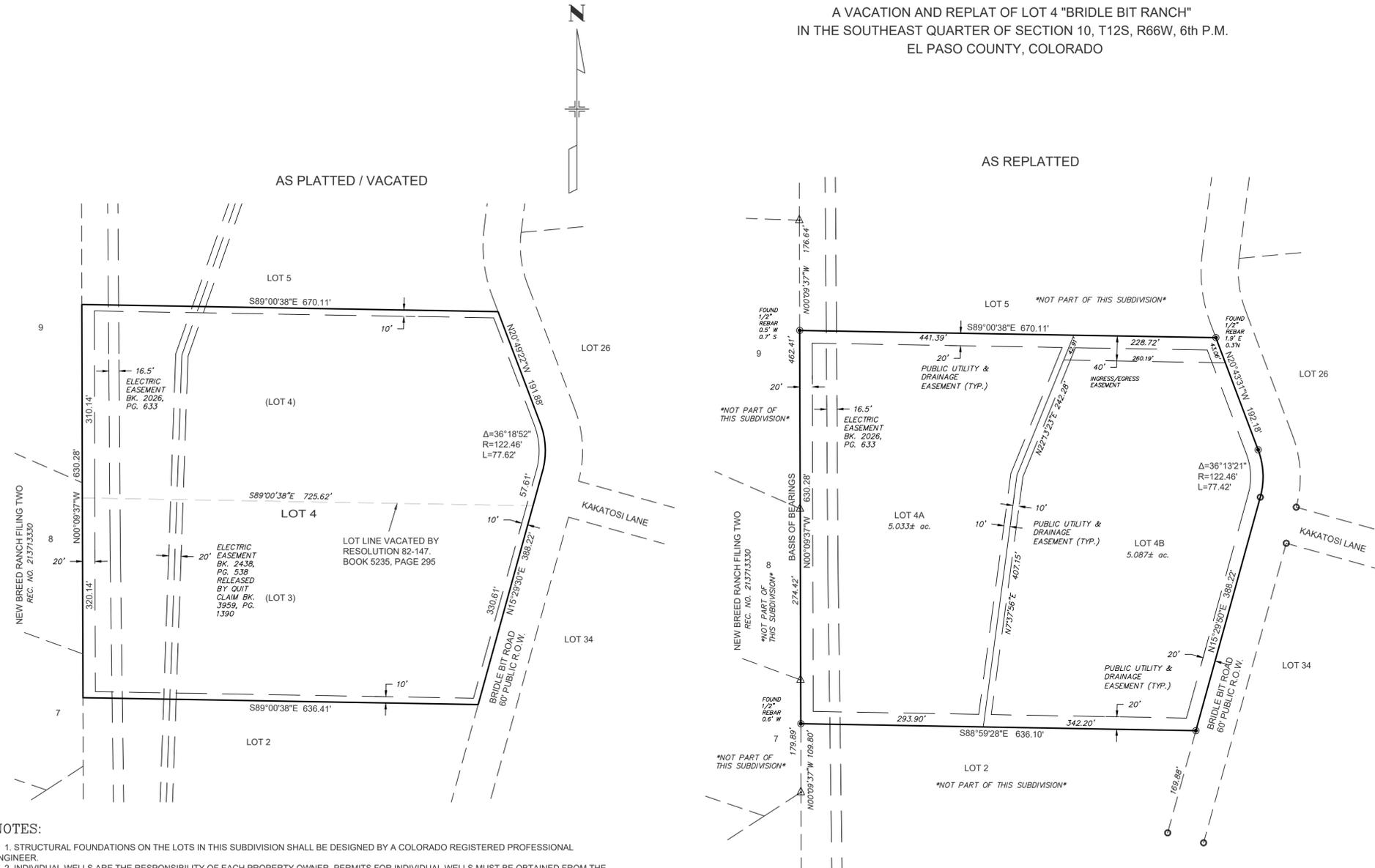


# BRIDLE BIT RANCH FILING NO. 1A

A VACATION AND REPLAT OF LOT 4 "BRIDLE BIT RANCH"  
IN THE SOUTHEAST QUARTER OF SECTION 10, T12S, R66W, 6th P.M.  
EL PASO COUNTY, COLORADO



**BE IT KNOWN BY THESE PRESENTS:**  
THAT NICOLE T. TELLE IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LOTS 3 AND 4, BRIDLE BIT RANCH, NOW KNOWN AS LOT 4, EL PASO COUNTY, COLORADO, AND VACATED BY RESOLUTION 82-147 AS RECORDED IN BOOK 5235 AT PAGE 295 OF THE EL PASO COUNTY RECORDS.

CONTAINING 10.12 ACRES, MORE OR LESS.

**OWNERS CERTIFICATE:**

NICOLE T. TELLE, BEING THE OWNER, 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 HEREON UNDER THE NAME AND SUBDIVISION OF BRIDLE BIT RANCH FILING NO. 1A. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES 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 REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

**IN WITNESS WHEREOF:**

THE AFOREMENTIONED NICOLE T. TELLE, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2021.

\_\_\_\_\_  
NICOLE T. TELLE

**NOTARIAL:**

STATE OF COLORADO)  
COUNTY OF EL PASO) SS  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2021 BY NICOLE T. TELLE.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**EASEMENTS:**

UNLESS OTHERWISE INDICATED ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, THE EXTERIOR SUBDIVISION BOUNDARY IS HEREBY PLATTED WITH A TWENTY (20) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. LOT 4B IS HEREBY PLATTED WITH A FORTY (40) FOOT INGRESS AND EGRESS FOR THE BENEFIT OF LOT 4A AS SHOWN. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENT HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

**SURVEYOR'S CERTIFICATION:**

I, KEVIN M. O'LEARY, 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 THE SURVEY, 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 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
KEVIN M. O'LEARY DATE  
COLORADO REGISTERED PLS #28658  
FOR AND ON BEHALF OF  
LWA LAND SURVEYING, INC.

**RECORDING:**

STATE OF COLORADO) SS  
COUNTY OF EL PASO)  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2021, AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN FEE: \_\_\_\_\_  
BY: \_\_\_\_\_ SURCHARGE: \_\_\_\_\_  
COUNTY CLERK AND RECORDER

**FEEES:**

DRAINAGE FEES: \_\_\_\_\_  
BRIDGE FEES: \_\_\_\_\_  
SCHOOL FEES: \_\_\_\_\_  
PARK FEES: \_\_\_\_\_

REVISION:	DATE:
COUNTY COMMENTS	7-16-21

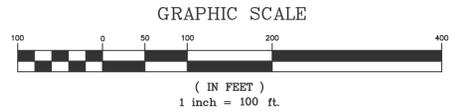
PREPARED BY  
**LWA LAND SURVEYING, INC.**

SF-21-013

OWNER: NICOLE T. TELLE  
12730 BRIDLE BIT ROAD  
COLORADO SPRINGS, CO 80908  
719-332-0238

953 EAST FILLMORE STREET  
COLORADO SPRINGS, COLORADO 80907  
Phone (719) 636-5179  
BRIDLE BIT/DWG  
MAY 14, 2021  
PROJECT 18034  
SHEET 1 OF 1

- NOTES:**
- STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
  - INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
  - 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 ENGINEERED DESIGN PRIOR TO PERMIT APPROVAL.
  - THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT AND FOUND IN PCD FILE # SP-21-013.
  - ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER 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 OR 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.
  - THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT PER THE WATER DECREE CASE NUMBER 2019CW3039, FILED JUNE 25, 2020.
  - WATER IN THE DAWSON AQUIFER IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DAWSON AQUIFER IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE, WHICH IS BASED ON AN ALLOCATION APPROACH. APPLICANTS, ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DAWSON BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS AND ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
  - THE 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 TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
  - THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
  - NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING THE NECESSARY CULVERTS.
  - THE SUBDIVIDER AGREES ON BEHALF OF HIMSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT THE 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 19-471) AT 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 THE SALE OF THE PROPERTY.
  - THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY THE MOUNTAIN VIEW ELECTRIC ASSOCIATION SERVICE DISTRICT, THE FALCON FIRE PROTECTION DISTRICT, EL PASO COUNTY SCHOOL DISTRICT NO. 49 AND THE BLACK HILLS ENERGY CORPORATION SERVICE DISTRICT.
  - DRAINAGE EASEMENTS; NO PERMANENT DWELLING UNIT, TEMPORARY STRUCTURES, INCLUDING SHEDS AND OUT BUILDING, WATER WELL OR WASTEWATER TREATMENT SYSTEM MAY BE CONSTRUCTED IN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. DRAINAGE CULVERTS AND FENCES THAT DO NOT BLOCK OR IMPEDE STORM WATER RUNOFF ARE ALLOWED IN AND ACROSS DRAINAGE EASEMENTS.
  - THIS PROPERTY IS LOCATED WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0295 G, EFFECTIVE DATE DECEMBER 7, 2018.
  - ACCESS TO LOT 4A SHALL BE VIA THE INGRESS/EGRESS EASEMENT AS SHOWN. THE RESPONSIBILITY AND MAINTENANCE OF SAID ACCESS IS SUBJECT TO THE MAINTENANCE AGREEMENT AND ALL COVENANTS AND RESTRICTIONS CONTAINED THEREIN PER THE DOCUMENT RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE EL PASO COUNTY RECORDS.
  - INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM BRIDLE BIT ROAD PER LAND DEVELOPMENT CODE SECTION 6.3.C.2 AND 6.3.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE BLACK FOREST FIRE PROTECTION DISTRICT.



GRAPHIC SCALE

( IN FEET )  
1 inch = 100 ft.

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE:**

THIS PLAT FOR BRIDLE BIT RANCH FILING NO. 1A WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ OF 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. BRIDLE BIT RANCH IN ITS ENTIRETY IS VACATED AND AMENDED FOR THE AREAS DESCRIBED BY THIS REPLAT, 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 NO. 657851. (PLAT BOOK L-3, PAGE 20.)

\_\_\_\_\_  
CHAIR, BOARD OF COUNTY COMMISSIONERS DATE  
\_\_\_\_\_  
DIRECTOR, COUNTY PLANNING AND COMMUNITY DEVELOPMENT DATE  
\_\_\_\_\_  
COUNTY ASSESSOR DATE

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE ORIGINAL LOTS 3 AND 4 BRIDLE BIT RANCH, N07°09'37"W - 630.28'. THE DIRECTION IS BASED ON THE BRIDLE BIT PLAT AND THE LINE IS MONUMENTED AS SHOWN.  
UNITS OF MEASURE ARE U.S. SURVEY FEET  
● FOUND A 1/2" DIAMETER REBAR OR AS NOTED  
△ FOUND 1/2" DIAMETER REBAR AND CAP "HANNIGAN PLS 25629"  
◎ FOUND / SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"  
MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE  
TITLE NOTES:  
RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY, FILE NO. SR55076216-4, EFFECTIVE DATE 1/2/2021.  
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LWA LAND SURVEYING, INC. OR KEVIN M. O'LEARY.  
THE PROPERTY IS SUBJECT TO THE TELEPHONE EASEMENT RECORDED IN BOOK 2026 AT PAGE 633 AND SHOWN HEREON.  
THE ELECTRIC EASEMENT RECORDED IN BOOK 2438 AT PAGE 538 WAS RELEASED BY THE QUIT CLAIM DEED RECORDED IN BOOK 3959 AT PAGE 1390.  
FIELD MEASUREMENTS BETWEEN EXISTING AND RE-ESTABLISHED CORNER MONUMENTS VARY FROM THE RECORD DIMENSIONS. THEREFORE THE AS-PLATTED AND AS RE-PLATTED BEARINGS AND DISTANCES DIFFER AS SHOWN.  
ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.