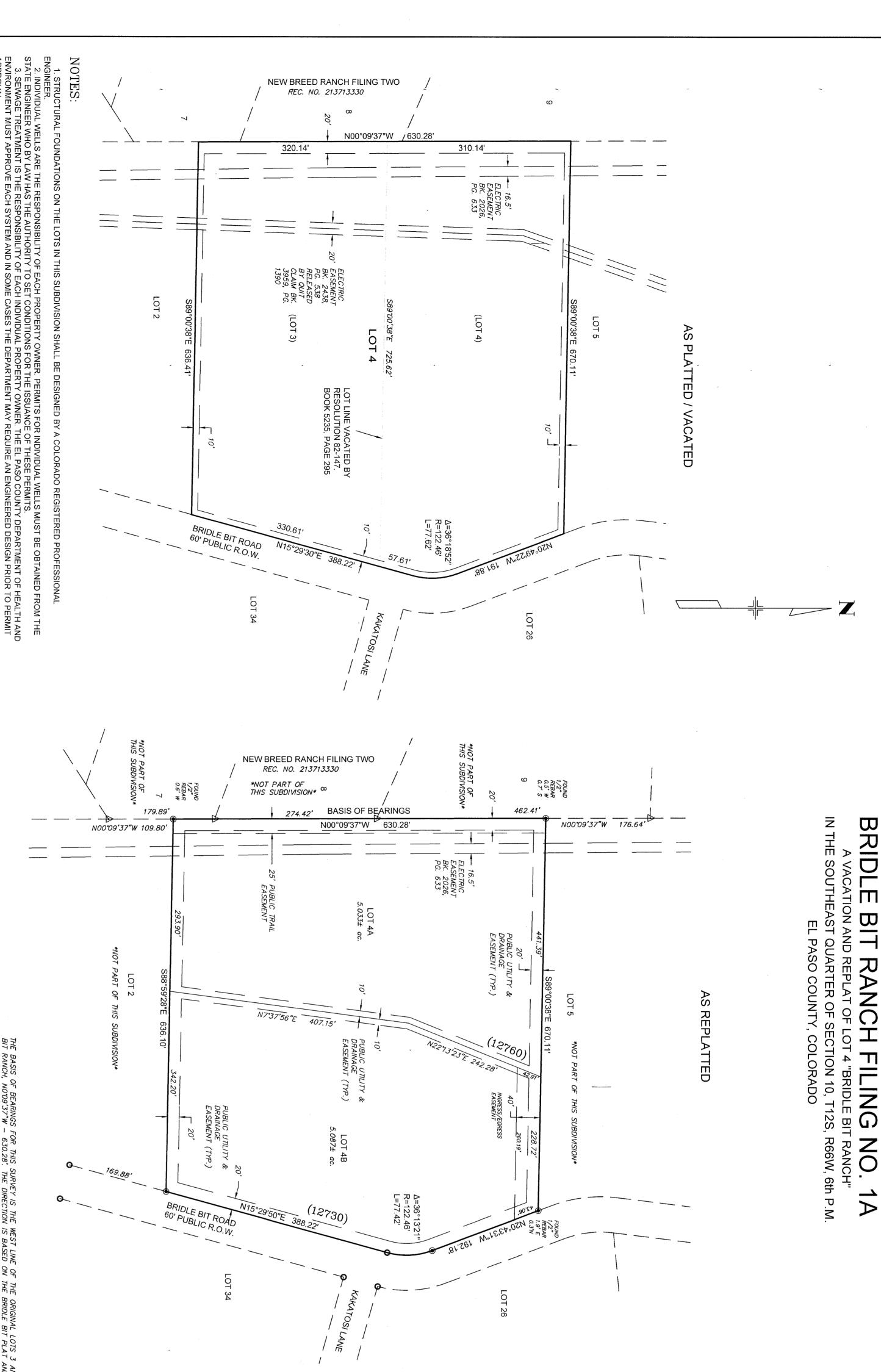
Chuck Broerman 01/05/2022 01:17:32 PM Doc \$0.00 1 Rec \$13.00 Page El Paso County, CO

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
Reception Fee	Number of Pages	File Number
Bridle Bit	Ranch Filing NO Name of Plat	1A
1001e	T TCIIC Owner's Name	•
Subdivision X	Condominium	



GS FOR THIS SURVEY IS THE WEST LINE OF W - 630.28'. THE DIRECTION IS BASED ON 出出

SE

FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE FOLLOWING REPORT; WASTEWATER DISPOSAL REPORT; AND COMMUNITY DEVELOPMENT DEPARTMENT: DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; AND SOILS REPORT; FIRE PROTECTION REPORT AND FOUND IN PCD FILE # SP-21-013.

PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC E EASMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE D. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE

DXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES RVICE REGULATIONS.

NNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS WINATION OF WATER RIGHT PER THE WATER DECREE CASE NUMBER 2019CW3039, FILED JUNE 25, 2020.

IN THE DAWSON AQUIFER IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING WATER IN THE DAWSON AQUIFER IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE, WHICH IS BASED ON AN ALLOCATION APPROBLES.

ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WEILS.

ESSORS AND ASSIGNS SHALL ADVISE THE FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF ASSIGNS SHALL ADVISE THE FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF ACQUIRER RIGHT PER THE WATER DECREE CASE NUMBER 2019CW3039, FILED JUNE 25, 2020.

N AQUIFER IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING NAWSON AQUIFER IS EVALUATED BASED ON A 100 YEAR AQUIFER LIFE, WHICH IS BASED ON AN ALLOCATION APPROACH.

WINDOWN AQUIFER IS EVALUATED BEASED ON A 300 YEAR AQUIFER LIFE, WHICH IS BASED ON AN ALLOCATION APPROACH.

WINDOWN AQUIFER SUPPLY BASED ON WELLS IN A FER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS AND ALTERNATIVE PROVIDES FUTURE.

PROCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE.

GRAPHIC

SCALE

- ⋛ WITH \boldsymbol{A}
- THIS SURVEY DOES TITLE SEARCH
- FIELD MEASUREMENTS BETWEEN EXISTING AND RE—ESTABLISHED CORNER : RECORD DIMENSIONS. THEREFORE THE AS—PLATTED AND AS RE—PLATTED DIFFER AS SHOWN. S

THE ELECTRIC EASEMENT RECORDED IN DEED RECORDED IN BOOK 3959 AT PA

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO AR.S. 18—4—508.

BOARD AT FOR BR COUNTY COMMISSIONERS CERTIFICATE:

SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS OR CONSTRUCTING DRIVEWAYS, INCLUDING THE NECESSARY CULVERTS.

OR CONSTRUCTING DRIVEWAYS, INCLUDING THE SUBDIVIDER SUCCESSORS AND ASSIGNEES THAT THE SUBDIVIDER SORS AND ASSIGNEES THAT THE SUBDIVIDER SORS AND ASSIGNEES THAT THE SUBDIVIDER SOUNTY ROAD ON PLAT IN RESOLUTION (RESOLUTION 19-471) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT HAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE THE SALE OF THE PROPERTY.

Y IS LOCATED WITHIN AND SERVICED BY THE MOUNTAIN VIEW ELECTRIC ASSOCIATION SERVICE DISTRICT. THE FALCON FIRE SEMENTS; NO PERMANENT DWELLING, WATER WELL SEMENTS; NO PERMANENT DWELLING, WATER WELL SEARCH SOUNTS AND OUT BUILDING, WATER WELL SEARCH SERVICES, INCLUDING SHEDS AND OUT BUILDING, WATER WELL SEARCH SERVICES.

RMANENT DWELLING UNIT, TEMPORARY STRUCTURES, INCLUDING SHEDS AND OUT BUILDING, WATER WELL EM MAY BE CONSTRUCTED IN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. DRAINAGE CULVERTS AND EDE STORM WATER RUNOFF ARE ALLOWED IN AND ACROSS DRAINAGE EASEMENTS.

ITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD 1C0295 G, EFFECTIVE DATE DECEMBER 7, 2018.

IA THE INGRESS/EGRESS EASEMENT AS SHOWN. THE RESPONSIBILITY AND MAINTENANCE OF SAID ACCESS I EEMENT AND ALL COVENANTS AND RESTRICTIONS CONTAINED THEREIN PER THE DOCUMENT RECORDED AT I HE EL PASO COUNTY RECORDS.

ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM

MENT AS SHOWN. THE RESPONSIBILITY AND MAINTENANCE OF SAID ACCESS IS AND RESTRICTIONS CONTAINED THEREIN PER THE DOCUMENT RECORDED AT

ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM MENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BLACK FOREST FIRE PROTECTION DISTRICT.

NINING AND COMMUNITY DEVELOPMENT DATE

O-03-202

DATE

PRESENTS:

58 YWH

HOWELLS RD.

CROSSLEN LN.

VICINITY MAP 1"=2000'

MEADON RUN

BRIDLE BIT RD.

CIR

TAHOSA LN

MILAM RD.

BLACK

FOREST

BE IT KNOWN BY THESE PITHAT NICOLET. TELLE IS THE OWNER OF WIT: THE FOLLOWING DESCRIBED TRACT OF LAND, TO

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:

IN WITNESS WHEREOF:
THE AFOREMENTIONED NICOLE T. TELLE, HAS EXECUTED THIS INSTRUMENT THIS 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. 134 OF Elember 2021

NOTARIAL:

CASSANDRA FDLVANDS

NOTARY PARK 6

STATE OF COLORADO)

State of Colorado

COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME Lela

MY COMMISSION EXPIRES: 4502-11-40 Rouse 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 EASEMENTS ARE HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. THE PUBLIC TRAIL SYSTEM.

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.

ATTEST THE ABOVE ON THIS 10^{10} DAY OF DELEMBER, 2021.



02858

RECORDING: STATE OF COLORADO) SS

LHEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 1.17 O'CLOCK P M., DAY OF JANUAY U 2021, AND IS DULY RECORDED AT RECEPTION NO. ACC 11481.

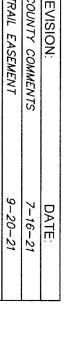
OF THE RECORDS OF ELPASO COUNTY, COLORADO.

FEES: #2,041.48

BRIDGE FEES: #158.20

SCHOOL FEES: N/2

PARK FEES: N/2 CHUCK BROERMAN
BY: CAULAL CLAND
COUNTY CLERK AND RECORDER SURCHARGE FEE: 10.00 3.00



RA

LAND ∇ RVEYING, SF-21-01

PREPARED

L WA

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

953 EAST FILLMORE STREET COLORADO SPRINGS, COLORADO Phone (719) 636—5179