

KETTLE CREEK ESTATES

Mispelling

LOTS 7 AND 8, SPRINGCREST AMEDNED FILING

LOCATED IN SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS that, JAY STONER and POWROY FAMILY LIVING TRUST; MARK SHERB CO-TRUSTEE, CONROY LISA KRIER CO-TRUSTEE, are the owner's of the following described land:

TO WIT

LOT 7, BLOCK E, SPRING CREST AMENDED FILING, TOGETHER WITH THE ADJACENT 20 FEET OF VACATED OTERO AVENUE.

PARCEL "B", A NON-EXCLUSIVE EASEMENT RIGHT OF INGRESS AND EGRESS AS GRANTED IN QUIT CLAIM DEED RECORDED SEPTEMBER 8, 2003, UNDER RECEPTION NO. 203209403

LOT 8, EXCEPT THAT PORTION LYING NORTHERLY OF A TRACT OF LAND CONVEYED BY DEED RECORDED APRIL 25, 1969 IN BOOK 2288 AT PAGE 416, IN BLOCK E, IN AMENDED FILING OF SPRING CREST, TOGETHER WITH THE EAST 20 FEET OF VACATED OTERO AVENUE ADJACENT TO, VACATED BY RESOLUTION RECORDED FEBRUARY 15, 1972 IN BOOK 2467 AY PAGE 843.

CONTAINING 15.86 ACRES MORE OR LESS

EL PASO COUNTY
STATE OF COLORADO

DEDICATION

That, JAY STONER and POWROY FAMILY LIVING TRUST; MARK SHERB CO-TRUSTEE, CONROY LISA KRIER CO-TRUSTEE, being the owner's of the above described land being platted and/or subdivided in El Paso County, Colorado, under the name of KETTLE CREEK ESTATES, have laid out, platted and/or subdivided the same as shown on this plat and do hereby dedicate to the public at large the streets, alleys, roads and other public areas as shown hereon and hereby dedicate those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon. The sole right to assign use or vacate is vested with the Board of County Commissioners.

IN WITNESS WHEREOF

The said JAY STONER, has subscribed his name this _____ day of _____ A.D. 20__

By _____
JAY STONER

The said POWROY FAMILY LIVING TRUST; MARK SHERB CO-TRUSTEE, CONROY LISA KRIER CO-TRUSTEE, has subscribed his name this _____ day of _____ A.D. 20__

By _____
POWROY FAMILY LIVING TRUST; MARK SHERB CO-TRUSTEE, CONROY LISA KRIER CO-TRUSTEE

NOTARY STATEMENT

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 20__, by JAY STONER and POWROY FAMILY LIVING TRUST; MARK SHERB CO-TRUSTEE, CONROY LISA KRIER CO-TRUSTEE.

My commission expires _____
My address is _____
Witness my hand and official seal _____

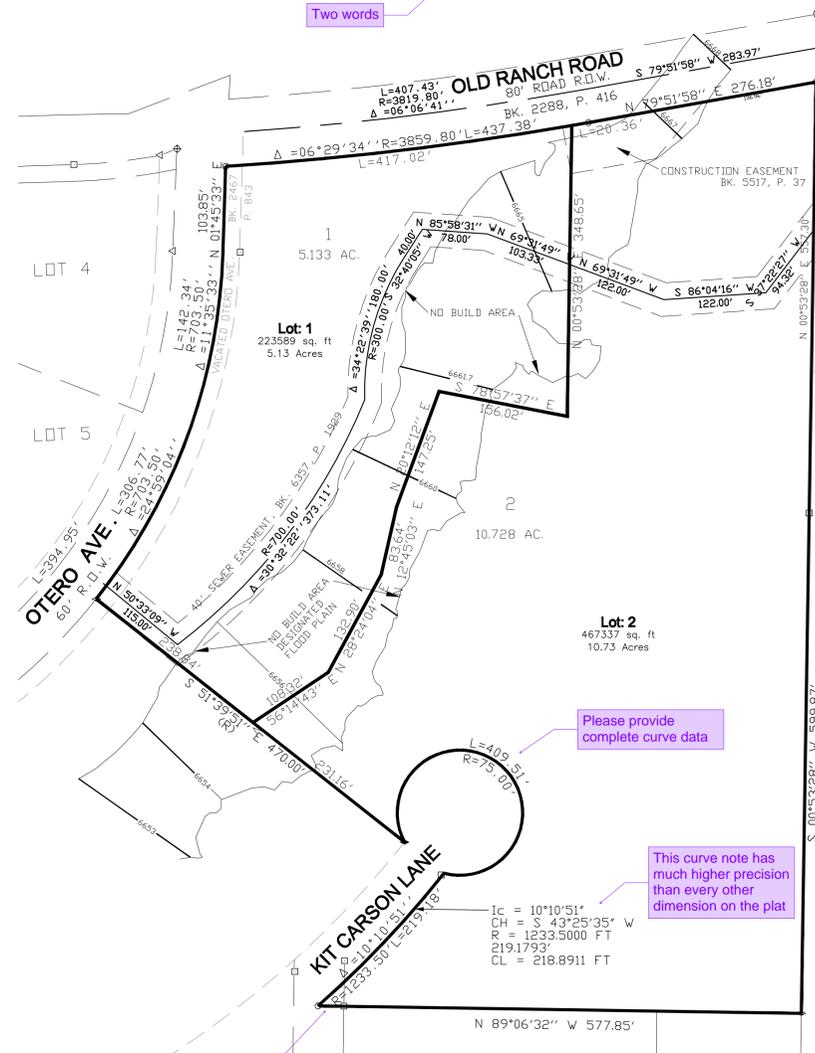
Notary Public

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, MATTHEW J. KOCH, a registered land surveyor in the State of Colorado do hereby certify that this plat has been prepared under my direction in accordance with the Colorado Revised Statutes, as amended, and that this plat does accurately show the described tract of land to the best of my knowledge and belief.

MATTHEW J. KOCH P.L.S. NO. 37907

NOTICE
ACCORDING TO C.R.S. 13-80-105, 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 CERTIFICATE SHOWN HEREON.



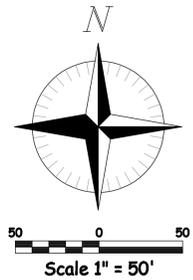
Two words

Please provide complete curve data

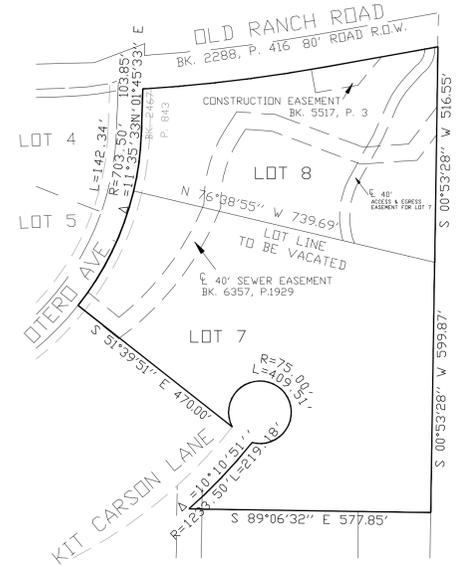
This curve note has much higher precision than every other dimension on the plat

This corner currently shows as public ROW

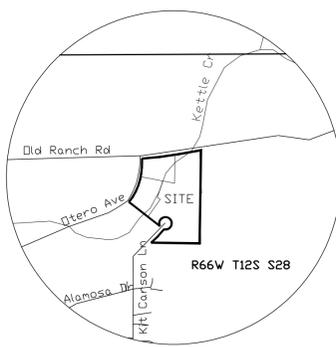
- NOTES:**
- 1.) BEARINGS SHOWN ARE BASED UPON THE EAST LINE OF LOTS 7 & 8, SPRING CREST AMENDED FILING, BEING S 00°53'28" W, PER RECORDED PLAT, BETWEEN THE FOUND 1/2" IRON PIPE AND THE FOUND 1" CAP L.S. NO. 37988 AS SHOWN HEREON.
 - 2.) RECORDED AND APPARENT RIGHTS-OF-WAY ARE SHOWN AS PER TITLE COMMITMENTS NO.0E1019762 AND OE1019759, BY LAND TITLE GUARANTEE COMPANY.
 - 3.) ANY CONSTRUCTION WITHIN THE FEMA FIRM FLOOD HAZARD AREA MUST BE DONE IN ACCORDANCE WITH THE EL PASO COUNTY FLOOD DAMAGE PREVENTION REGULATIONS.
 - 4.) ALL DIMENSIONS SHOWN IN U.S. SURVEY FEET
 - 5.) FLOOD HAZARD AREA SHOWN PER CURRENT EFFECTIVE FEMA FLOOD INSURANCE MAP PANEL NO. 08041C0506G, DATED DECEMBER 7, 2018.



Legend is missing.



AS CURRENTLY PLATTED
1"=200'



VICINITY MAP
N.T.S.

ACKNOWLEDGMENT AND ACCEPTANCE OF PLAT

This plat for KETTLE CREEK was approved for filing by the El Paso, Colorado Planning and Community Development Department Director on the _____ day of _____, 20__, subject to any notes or conditions specified hereon. Previous plat name in entirety is amended for the areas described by this 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 No. _____

Planning and Community Development Director _____

EASEMENT STATEMENT

Easements for public purposes, including utilities, are as indicated on the plat, with the sole responsibility for maintenance being vested with the adjacent property owners. Except as otherwise noted, all interior lot lines are subject to a ten (10) foot utility easement on both sides of lot lines. Exterior subdivision boundary is subject to a ten (10) foot utility easement.

COUNTY CLERK AND RECORDERS STATEMENT

STATE OF COLORADO)
COUNTY OF EL PASO)

This plat was filed for record in the office of the County Clerk and Recorder of El Paso County, Colorado, at _____ .M., on the _____ day of _____, 20__

A.D. under reception number _____.

Please include "public"

EL PASO County Clerk & Recorder _____

CORNERSTONE
LAND SURVEYING, L.L.C.
1022 PHAY AVE.
CAÑON CITY, COLORADO 81212
719-275-8881