

Steve Schleiker  
08/25/2023 10:28:45 AM  
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Rec \$13.00 Page

El Paso County, CO



223715184

### SUBDIVISION/CONDOMINIUM PLAT

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Reception Number	Date	Time
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Reception Fee	Number of Pages	File Number
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Kettle Creek Estates  
Name of Plat

J+M Investments LLC, Mark Shern Powers, Mary Suzette Powers  
Owner's Name

Subdivision

Condominium

# KETTLE CREEK ESTATES

## LOTS 7 AND 8, SPRING CREST AMENDED FILING

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

15184

**KNOW ALL MEN BY THESE PRESENTS** that J + M INVESTMENTS, LLC, MARK SHERN POWERS and MARY SUZETTE POWERS, are the owners 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 AT PAGE 843.

CONTAINING 15.86 ACRES MORE OR LESS  
EL PASO COUNTY  
STATE OF COLORADO

**DEDICATION**

That J + M INVESTMENTS, LLC, JAY D STONER, MEMBER, MARK SHERN POWERS and MARY SUZETTE POWERS, being the owners of the above described land being platted and 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 J + M INVESTMENTS, LLC, JAY D STONER, MEMBER,

has subscribed their names this 2nd day of May, A.D. 2023

By Jay D Stoner  
JAY D STONER - MEMBER

The said MARK SHERN POWERS, has subscribed his name this 2nd day of May, A.D. 2023

By Mark Shern Powers  
MARK SHERN POWERS

The said MARY SUZETTE POWERS, has subscribed his name this 2nd day of May, A.D. 2023

By Mary Suzette Powers  
MARY SUZETTE POWERS

**NOTARY STATEMENT**

The foregoing instrument was acknowledged before me this 2nd day of May, A.D. 2023 by JAY D STONER.

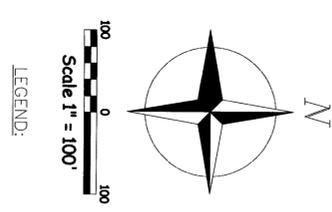
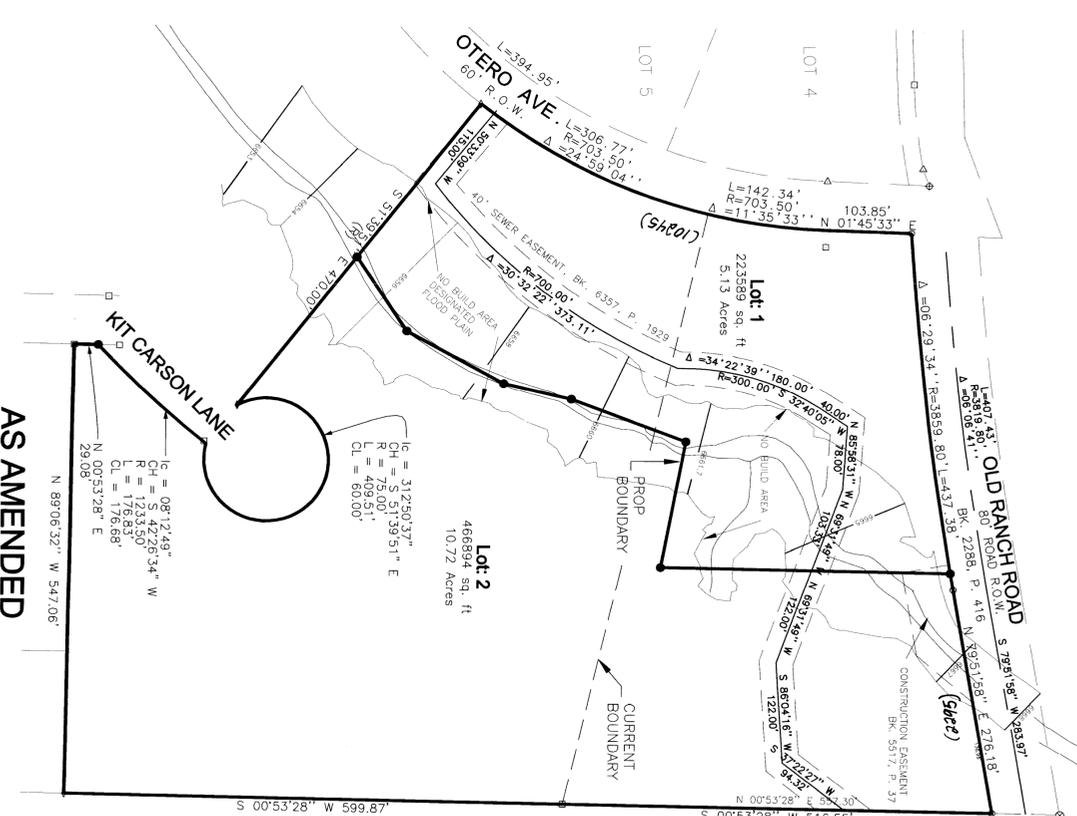
My commission expires August 5, 2024  
My address is 1855 Edgemoor Circle, Colorado Springs, CO  
Witness my hand and official seal

[Signature]  
TERRY DEWANE JONITA  
NOTARY PUBLIC, STATE OF COLORADO  
MY COMMISSION EXPIRES AUG 5, 2024

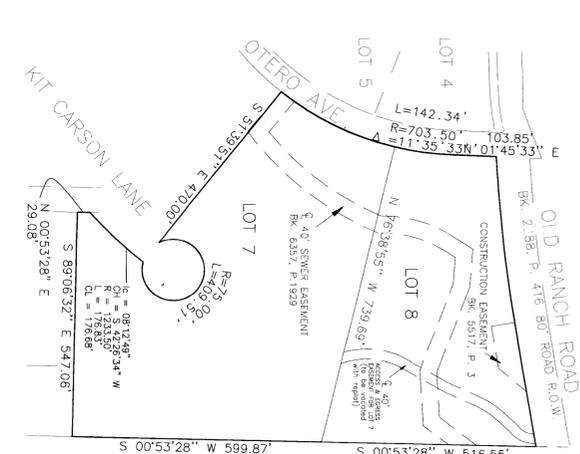
The foregoing instrument was acknowledged before me this 2nd day of May, A.D. 2023 by MARK SHERN POWERS.

My commission expires August 5, 2024  
My address is 1855 Edgemoor Circle, Colorado Springs, CO  
Witness my hand and official seal

[Signature]  
TERRY DEWANE JONITA  
NOTARY PUBLIC, STATE OF COLORADO  
MY COMMISSION EXPIRES AUG 5, 2024



- LEGEND:**
- SET 1/2" X 1/8" REBAR, W/ 1" CAP U.S. NO. 37907
  - ⊙ FOUND #37988 AL. CAP ON #5 REBAR
  - ⊙ FOUND 1/2" IRON PIPE
  - ◁ FOUND ORANGE #32439 CAP ON #4 REBAR
  - ⊙ FOUND #32439 ZAPPT ON CONCRETE NAIL
  - ◁ FOUND 1/2" IRON ROD
  - ⊙ FOUND #4 REBAR
- LIMIT OF 100-YEAR FLOOD PLAN AND FLOOD ELEVATION



AS CURRENTLY PLATTED  
1"=200'

**REGISTERED LAND SURVEYOR'S CERTIFICATE**

I, MATTHEW J. KOCH, 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 6-2-2022, by me or under my direct supervision and that all monuments said plat have been placed in full accordance with the provisions of the Colorado Code 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 30 day of March, 2023.

[Signature]  
MATTHEW J. KOCH P.L.S.  
Colorado registered P.L.S. #37907

**ACKNOWLEDGMENT AND ACCEPTANCE OF PLAT**

This plat for KETTLE CREEK ESTATES was approved for filing by the El Paso, Colorado Planning and Community Development Department Director on the 23rd day of March, 2023, 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. N/A

[Signature]  
Planning and Community Development Director

**EASEMENT STATEMENT**

Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

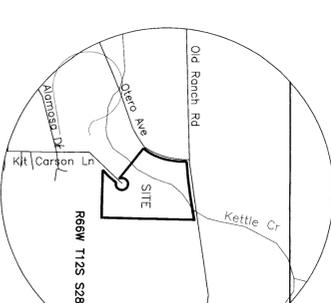
**COUNTY CLERK AND RECORDERS STATEMENT**

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 10:28 A.M. on the 25th day of August, 2023

AD under reception number 233715184.

[Signature]  
Steve Schelker  
El Paso County Clerk & Recorder



VICINITY MAP  
N.T.S.

**CORNERSTONE**  
**LAND SURVEYING, L.L.C.**  
1022 PHAY AVE.  
CANON CITY, COLORADO 81212  
719-275-8881  
8-2-2022  
JOB NO. KETTLECREEK rev. 2-3-23  
POD File No. VR-22-011

NOTICE  
ACCORDING TO C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY INSTRUMENT OR INSTRUMENTS FILED IN THE PUBLIC RECORDS OF THIS COUNTY, IN NO EVENT MAY ANY ACTION BE BASED UPON ANY INSTRUMENT OR INSTRUMENTS FILED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.