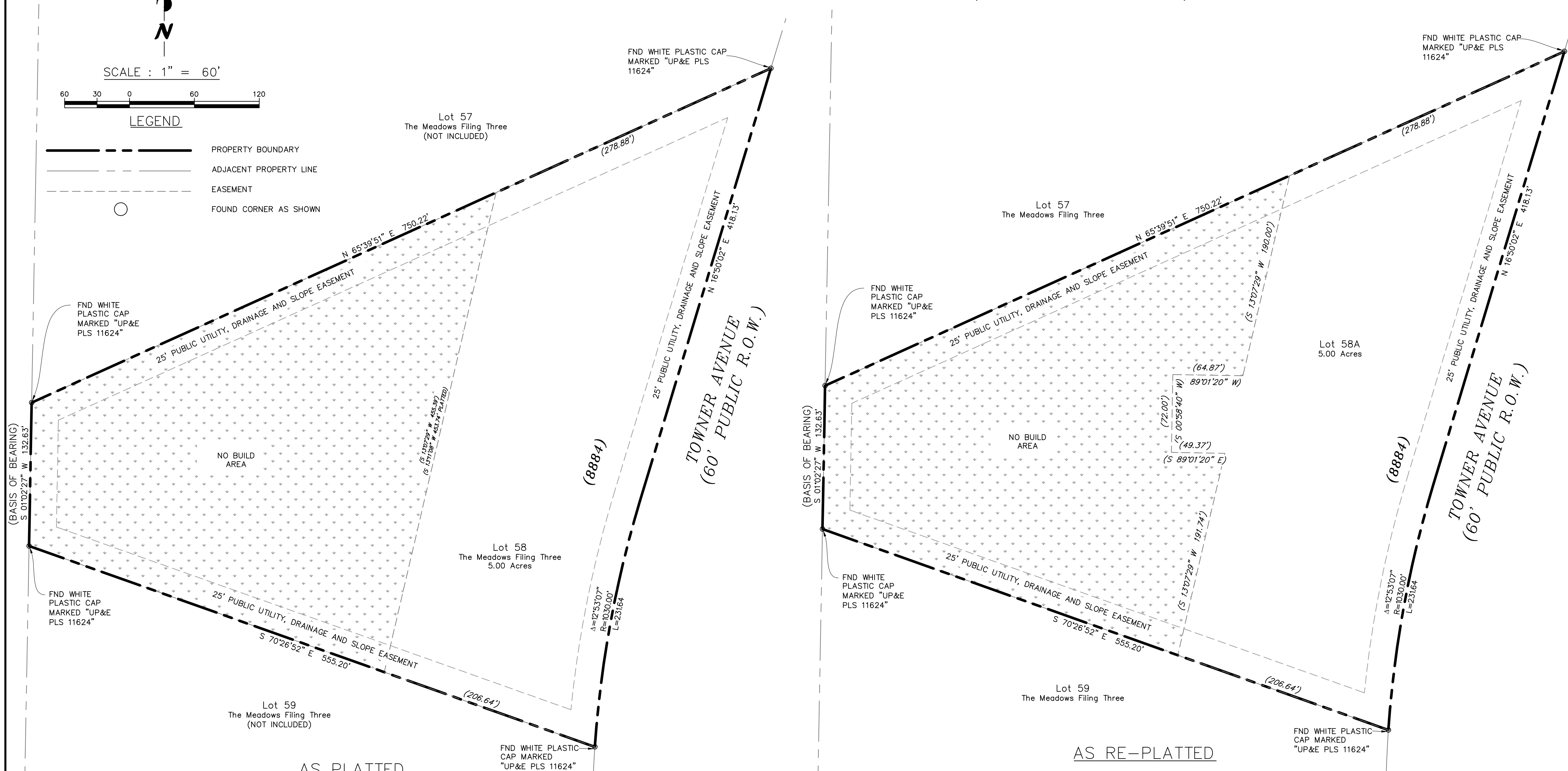
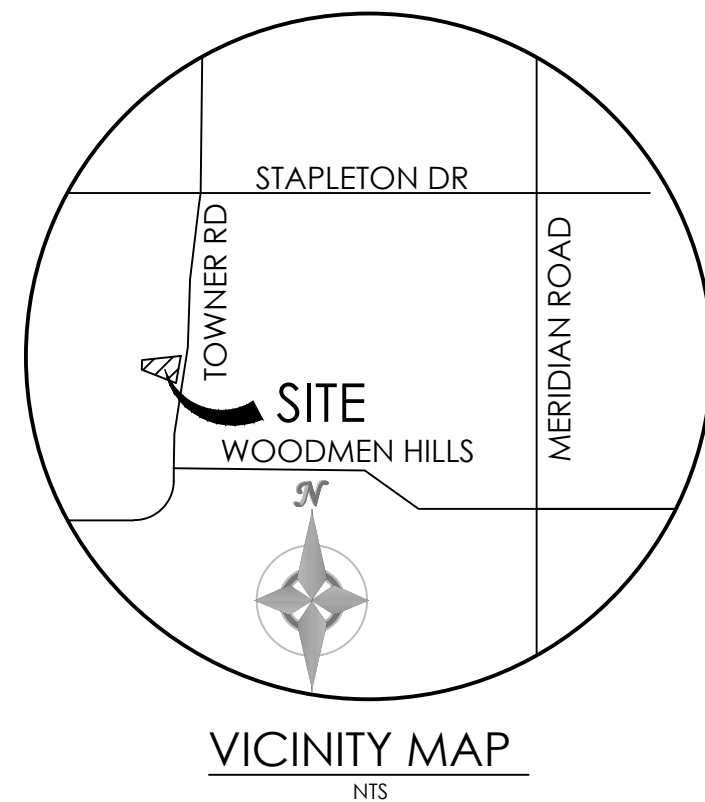


# THE MEADOWS FILING 3A

A RE-PLAT OF LOT 58, THE MEADOWS FILING THREE, W<sub>2</sub> SECTION 36 TOWNSHIP 12 SOUTH, RANGE 65 WEST of the 6th  
PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



## KNOW ALL MEN BY THESE PRESENTS

THAT ERIN V. WARNER & MICHAEL G. WARNER, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:  
LOT 58, THE MEADOWS FILING THREE, EL PASO COUNTY, COLORADO.  
AKA 8884 TOWNER AVENUE, PEYTON, COLORADO  
CONTAINING A CALCULATED AREA OF 5.00 ACRES, MORE OR LESS.

## OWNERS CERTIFICATE

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 HEREON UNDER THE NAME AND SUBDIVISION OF THE MEADOWS FILING NO. 3A. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND 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.

ERIN V. WARNER, OWNER MICHAEL G. WARNER, OWNER

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BY  
ERIN V. WARNER AND MICHAEL G. WARNER.  
MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_  
NOTARY PUBLIC

## APPROVALS

THIS PLAT FOR "THE MEADOWS FILING 3A" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 SUBJECT TO ANY NOTES AND 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 # \_\_\_\_\_

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_

## EASEMENTS

UNLESS OTHERWISE INDICATED ALL FRONT, REAR, AND SIDE LOT LINES ARE HEREBY PLATTED WITH A TWENTY-FIVE (25') FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

## SURVEYOR'S STATEMENT

I, RANDALL D. HENCY, 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 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. THIS CERTIFICATION IS NEITHER A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

RANDALL D. HENCY  
COLORADO REGISTERED PLS #27605

## CLERK AND RECORDER

CLERK AND RECORDER:

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_

CHUCK BROERMAN, CLERK AND RECORDER

BY: \_\_\_\_\_  
DEPUTY

PCD FILE# VR201

## TITLE COMMITMENT EXCEPTIONS:

- 1) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- 2) 2016 TAXES AND ASSESSMENTS NOT YET DUE OR PAYABLE.
- 3) ALL DEPOSITS OF COAL CONTAINED IN SAID LANDS, TOGETHER WITH THE RIGHT TO GO UPON SAID LANDS, WITHOUT INTERFERING IN ANY WAY WITH THE IMPROVEMENTS OR CROPS THEREON OF THE SECOND PARTY, HIS HEIRS OR ASSIGNS, FOR THE PURPOSE OF DRILLING THE SAID LANDS IN PROSPECTING FOR ANY SUCH DEPOSITS OF COAL, AND THE FURTHER RIGHT TO MINE AND REMOVE ALL SUCH DEPOSITS, IF ANY, FROM THE SAID LANDS, TOGETHER WITH SUCH USE AND OCCUPATION OF SUCH PORTIONS THEREOF AS MAY BE REASONABLY NECESSARY FOR MINING AND TRANSPORTATION PURPOSES WHILE SAID COAL, IF ANY, IS BEING SO MINED AND REMOVED; AND SHOULD THE SURFACE OF ANY OF THE SAID LANDS BE PERMANENTLY APPROPRIATED FOR SUCH MINING PURPOSES, THE SAID PARTIES OF THE FIRST PART SHALL PAY THE PARTY OF THE SECOND PART FOR THE SAME SUCH FAIR AND REASONABLE SUM OF MONEY AS THEY MAY AGREE UPON AT THE TIME, WHICH, IN CASE OF DISAGREEMENT BETWEEN THEM AS TO THE FAIR VALUATION, SHALL BE DETERMINED BY ARBITRATION IN THE USUAL AND CUSTOMARY MANNER, AS RESERVED IN DEED RECORDED OCTOBER 4, 1934 IN BOOK 667-230 AT PAGE 267 AND RECORDED AUGUST 7, 1959 IN BOOK 1759 AT PAGE 196, EL PASO COUNTY, COLORADO.
- 4) TERMS, CONDITIONS AND PROVISIONS OF DEEDS RECORDED JULY 18, 2000 AT RECEPTION NO. 200083170 AND RECORDED NOVEMBER 8, 2000 UNDER RECEPTION NO. 200135672.
- 5) TERMS, CONDITIONS AND PROVISIONS OF SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED NOVEMBER 08, 2000 AT RECEPTION NO. 200135669.
- 6) TERMS, CONDITIONS AND PROVISIONS OF PRIVATE DETENTION BASIN MAINTENANCE AGREEMENT AND EASEMENT RECORDED NOVEMBER 08, 2000 AT RECEPTION NO. 200135670.
- 7) TERMS, CONDITIONS AND PROVISIONS OF GRANT OF RIGHT OF WAY RECORDED NOVEMBER 08, 2000 AT RECEPTION NO. 200135671.
- 8) TERMS, CONDITIONS AND PROVISIONS OF FINDINGS AND ORDER OF THE COLORADO GROUNDWATER COMMISSION RECORDED NOVEMBER 08, 2000 AT RECEPTION NO. 200135673 AND 200135674.
- 9) RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED NOVEMBER 08, 2000, UNDER RECEPTION NO. 200135675.
- 10) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF THE MEADOWS FILING THREE RECORDED NOVEMBER 08, 2000 UNDER RECEPTION NO. 135677.
- 11) TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION #00-183 RECORDED OCTOBER 05, 2001 AT RECEPTION NO. 200145781.
- 12) OIL AND GAS LEASE RECORDED JULY 13, 2011 UNDER RECEPTION NO. 211067439.

## ORIGINAL PLAT NOTES:

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING DEPARTMENT; DRAINAGE, WATER AVAILABILITY, SOILS, GEOLOGICAL AND EROSION CONTROL.
2. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SEPTIC SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE A REGISTERED PROFESSIONAL ENGINEER DESIGNED SEWAGE TREATMENT SYSTEM PRIOR TO BUILDING PERMIT APPROVAL.
3. WATER WITHDRAWAL AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND REPLACEMENTS REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE RECORDED COVENANTS FOR THIS SUBDIVISION AS RECORDED IN RECEPTION NO. 200135675 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE AND THE TERMS OF THE WATER COURT APPROVED WATER REPLACEMENT PLAN AS RECORDED AT RECEPTION NO. 200135673 & 200135674 OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE.
4. UNLESS OTHERWISE INDICATED, ALL LOT (INCLUDING TRACT A) LINES ARE HEREBY PLATTED WITH 25 FOOT WIDE EASEMENTS FOR PUBLIC UTILITY, DRAINAGE AND SLOPE PURPOSES. EACH INDIVIDUAL PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE WEED MAINTENANCE OF THESE EASEMENTS. EL PASO COUNTY DEPARTMENT OF TRANSPORTATION RESERVES THE RIGHT TO MAINTAIN AS NECESSARY THE FRONT AND SIDE EASEMENT ON EACH LOT.
5. THE OWNERSHIP OF THE DETENTION POND EASEMENTS SHOWN ON LOTS 18 AND 23 IS VESTED WITH THE MEADOWS HOMEOWNERS ASSOCIATION, INC. WHO SHALL BE RESPONSIBLE FOR THE INSPECTION, MAINTENANCE AND REPAIR OF THE DETENTION PONDS.
6. VEHICULAR ACCESS TO LOTS 47 & 48 IS RESTRICTED TO NOT CLOSER THAN 300 FEET FROM STAPLETON ROAD.
7. ALL SUBDIVISION BOUNDARY CORNERS WERE FOUND MONUMENTED OR SET AS SHOWN HEREIN OR SET WITH ½" REBAR CAPPED WITH SURVEYORS NUMBERED IDENTIFICATION CAP.
8. TRACT A AND TRACT B (WELL SITE LOTS) ARE RESTRICTED FROM DIRECT VEHICULAR ACCESS TO STAPLETON ROAD.
9. NATURAL GAS SERVICE IS PROVIDED BY THE CITY OF COLORADO SPRINGS DEPARTMENT OF UTILITIES.
10. ELECTRICAL SERVICE IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
11. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER DRAINAGE FROM LOTS AND DO HEREBY ACKNOWLEDGE ACCEPTANCE OF DRAINAGE WATER FLOW FROM PUBLIC RIGHT OF WAY.
12. EL PASO COUNTY DEPARTMENT OF TRANSPORTATION RESERVES THE RIGHT OF ACCESS TO ALL DRAINAGE EASEMENTS FOR MAINTENANCE PURPOSES.
13. WATER SERVICE TO BE PROVIDED BY INDIVIDUAL WATER WELLS.
14. 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.
15. DEVELOPER, SUCCESSORS AND ASSIGNS AND ALL FUTURE LOT OWNERS ARE ADVISED OF AND SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE FINDINGS AND ORDER OF THE GROUND WATER COMMISSION UNDER PERMIT NO. 149241 & 49243 DATED NOV. 21, 1997 INCLUDING, BUT NOT LIMITED TO, THE PROVISIONS IN THE FINDINGS AND ORDERS.
16. A PRIVATE HOMEOWNERS ASSOCIATION (HOA) IS ESTABLISHED TO CONTROL LOT USES AND ARCHITECTURAL FEATURES. THE HOA SHALL HAVE RESPONSIBILITY FOR OWNERSHIP AND MAINTENANCE OF THE WATER REPLACEMENT WELL AND ON-SITE STORM WATER DETENTION PONDS, LOCATED ON LOTS 18 AND 23. REFER TO HOA DOCUMENTS RECORDED UNDER RECEPTION NUMBER 200135675, RECORDS OF EL PASO COUNTY CLERK AND RECORDER.
17. SETBACKS FOR ALL LOT LINES THIS ZONE (RR-3, RURAL RESIDENTIAL ZONE) IS 25 FEET.

## NOTES

1. THE INTENT FOR THIS REPLAT IS TO ALLOW A POLE BARN IN THE AREA WHERE THE NO BUILD AREA IS BEING VACATED AND WILL NOT BE UTILIZED FOR A HABITABLE STRUCTURE. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY POLARIS SURVEYING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE AND OTHER MATTERS OF RECORD; POLARIS SURVEYING, INC. RELIED SOLELY ON TITLE COMMITMENT ORDER NO. 55056302 AS PREPARED BY LAND TITLE INSURANCE CORPORATION AND DATED JANUARY 21, 2020 AT 5:00 P.M.
2. BEARING REFERRED TO HEREIN ARE BASED ON THE WEST LINE, LOT 58, THE MEADOWS FILING THREE, ASSUMED TO BEAR N01°02'27"E AND MONUMENTED AT EACH END AS SHOWN.
3. UNITS OF MEASURE ARE US SURVEY FEET.
4. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08041C0535C & 08041C0536G, DATED DECEMBER 7, 2018, INDICATED THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
5. 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 HEREON. (SECTION 13-80-105 C.R.S.).
6. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
7. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT 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 IMPERE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
8. 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 PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
9. A DRIVEWAY PERMIT SHALL BE ISSUED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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 CERTIFICATION SHOWN HEREON.

## THE MEADOWS FILING 3A

A RE-PLAT OF LOT 58, THE MEADOWS FILING THREE, W<sub>2</sub> SECTION 36 TOWNSHIP 12  
SOUTH, RANGE 65 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



SCALE 1" = 60'

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED
	1	COUNTY COMMENTS	4-27-2020	
	1	COUNTY COMMENTS	5-27-2020	

DRAWN BY:	TJW	DATE:	MARCH 19, 2020
CHECKED BY:	RDH	DRAWING NO:	-Re-Plat
JOB NO:	191104	SHEET:	1 of 1

**POLARIS SURVEYING, INC.**  
1903 Lelary Street, Suite 102  
COLORADO SPRINGS, CO 80909  
(719)448-0844 FAX (719)448-9225

The Meadows Filing 3A  
SUBDIVISION FILING NO. 1  
  
For:  
THE WARNERS