

THE ESTATES AT CATHEDRAL PINES SUBDIVISION FILING NO. 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.

BE IT KNOWN BY THESE PRESENTS:

THAT VILLAGREE DEVELOPMENT LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 9132" AT THE SOUTH 1/4 CORNER AND A 2-1/2" ALUMINUM CAP STAMPED "LS 9132" AT THE CENTER 1/4 CORNER, SAID LINE BEARING N00°11'44"W AS SHOWN ON THE PLAT OF CATHEDRAL PINES SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 205001738 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 2;

THENCE ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2, N01°11'44"W A DISTANCE OF 1583.77 FEET, TO A POINT ON THE WESTERLY LINE OF CATHEDRAL PINES SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 205001738 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON SAID WESTERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. N88°55'55"E A DISTANCE OF 965.20 FEET;
2. S01°11'44"E A DISTANCE OF 1583.77 FEET, TO A POINT ON THE NORTHERLY LINE OF FALCON FOREST SUBDIVISION FILING NO. 2 RECORDED IN PLAT BOOK H-2 AT PAGE 5;

THENCE ON THE NORTHERLY LINE OF SAID FALCON FOREST SUBDIVISION FILING NO. 2, S88°55'55"W A DISTANCE OF 965.20 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,528,651 SQUARE FEET OR 35.0930 ACRES.

OWNERS CERTIFICATE/ DEDICATION STATEMENT:

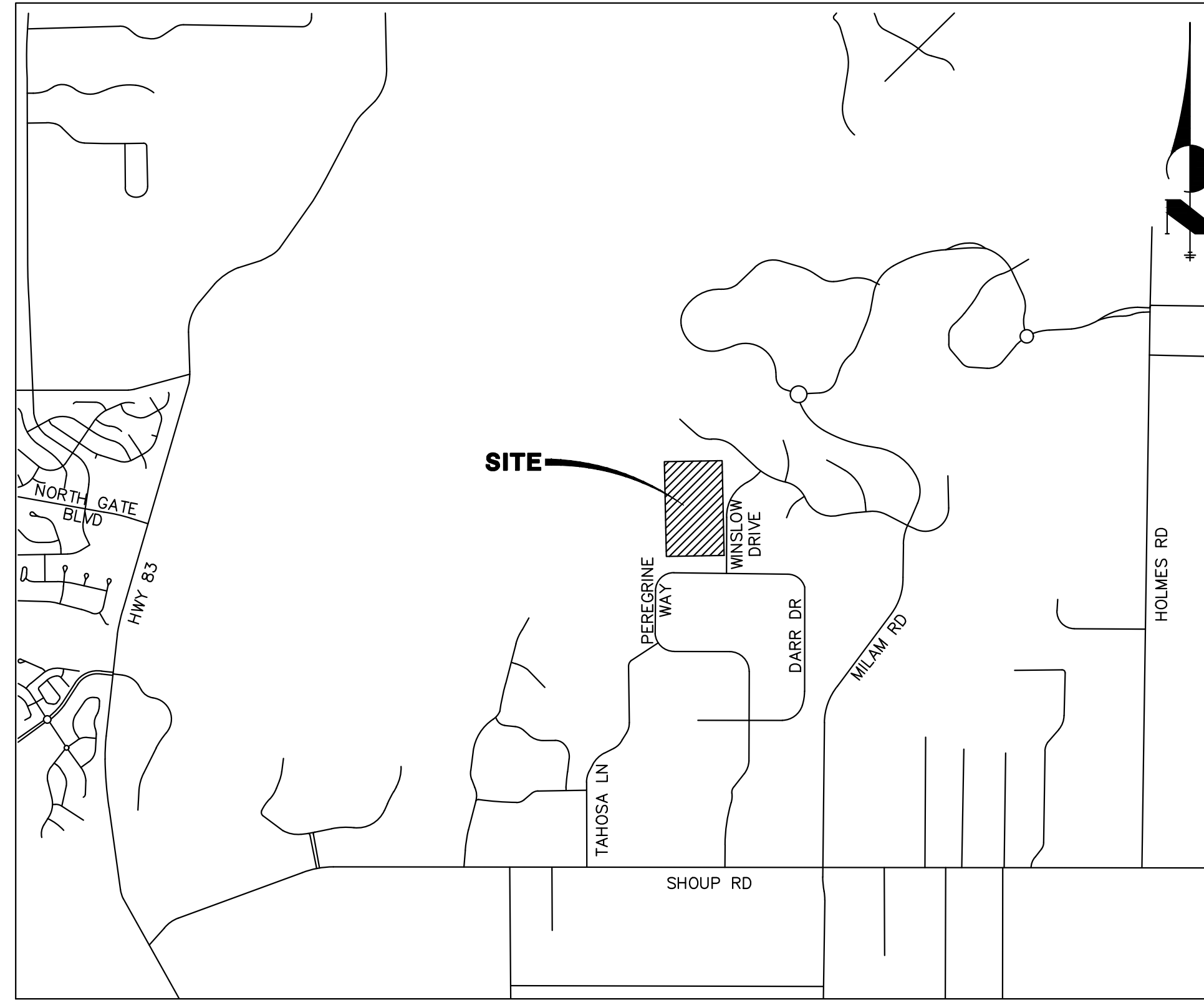
THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, PRIVATE STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE ESTATES AT CATHEDRAL PINES SUBDIVISION FILING NO. 1. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES 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 LINE AND RELATED FACILITIES.

OWNERS/ MORTGAGEE
BY: _____
TITLE: _____

STATE OF COLORADO)
COUNTY OF _____)SS

SIGNED BEFORE ME ON _____, 2024
BY _____

NOTARY PUBLIC



VICINITY MAP
1"=2000'

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR "THE ESTATES AT CATHEDRAL PINES SUBDIVISION FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 2024, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

SURVEYOR'S CERTIFICATE:

I, JARROD ADAMS, 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 AUGUST 16, 2022, 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, SUBDIVISIONS, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2024.



JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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.

CLERK AND RECORDER

STATE OF COLORADO)
COUNTY OF EL PASO)SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2024, AND WAS RECORDED AT

RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER _____

OWNER: VILLAGREE DEVELOPMENT, LLC
5710 VESSEY ROAD,
COLORADO SPRINGS, CO, 80908

SURVEYOR: JARROD ADAMS,
7200 S. ALTON WAY, SUITE C400
CENTENNIAL, CO, 80112
(303) 267 6172

ENGINEER: BRYAN LAW
5475 TECH CENTER DRIVE, SUITE 235,
COLORADO SPRINGS, CO 80919
(303) 267 6254

NO.	REVISION	BY	DATE
1	COUNTY COMMENTS	ZT	3/25/2024
2	COUNTY COMMENTS	ZT	5/31/2024

PCD FILE # SF2234
JOB NO. 25260.00
JUNE 12, 2024
SHEET 1 OF 3

FEES:

BRIDGE FEE: _____
SCHOOL DISTRICT FEE: _____
PARK FEE: _____
DRAINAGE BASIN FEE: _____

SUMMARY:

8 LOTS	30.5169 ACRES	86.96%
3 TRACT	4.5761 ACRES	13.04%
TOTAL	35.0930 ACRES	100.00%



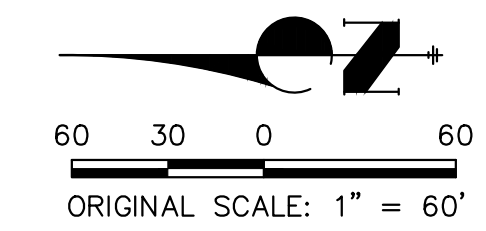
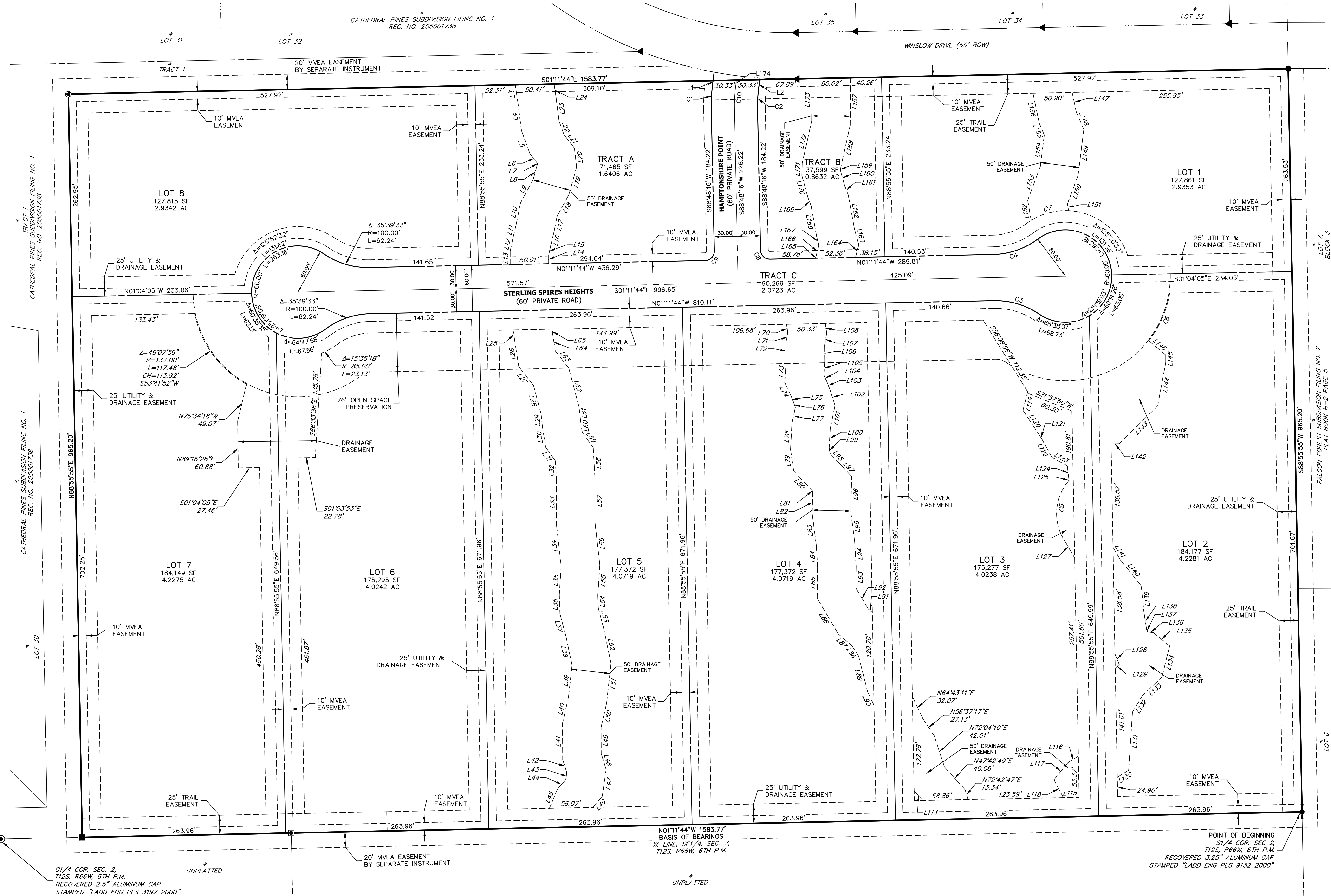
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

THE ESTATES AT CATHEDRAL PINES SUBDIVISION FILING NO. 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RECOVERED 2.5" ALUMINUM CAP STAMPED "ALESSI PLS 30130 2007"
- RECOVERED 1.5" ALUMINUM CAP STAMPED "LWA PLS 28658"
- RECOVERED 1.25" YELLOW PLASTIC CAP STAMP "ILLEGIBLE"
- RECOVERED 1.25" PIPE
- RECOVERED #4 REBAR
- NOT PART OF THIS SUBDIVISION



PCD FILE # SF2234
JOB NO. 25260.00
JUNE 12, 2024
SHEET 3 OF 3



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CATHEDRAL PINES SUBDIVISION FILING NO. 1
REC. NO. 205001738

CATHEDRAL PINES SUBDIVISION FILING NO. 1
REC. NO. 205001738

LOT 7
BLOCK 3

FALCON FOREST SUBDIVISION FILING NO. 2
PLAT BOOK H-2 PAGE 5

LOT 6
BLOCK 3

C1/4 COR. SEC. 2,
T12S, R66W, 6TH P.M.
RECOVERED 2.5" ALUMINUM CAP
STAMPED "LADD ENG PLS 3192 2000"

UNPLATTED

20' MVEA EASEMENT
BY SEPARATE INSTRUMENT

UNPLATTED

N01°11'44"W 1583.77'
BASIS OF BEARINGS
W. LINE, S21°4, SEC. 7,
T12S, R66W, 6TH P.M.

POINT OF BEGINNING
S1/4 COR. SEC. 2,
T12S, R66W, 6TH P.M.
RECOVERED 3.25" ALUMINUM CAP
STAMPED "LADD ENG PLS 9132 2000"