

# THE ESTATES AT CATHEDRAL PINES SUBDIVISION FILING NO. 9

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.

Comments from 1st review remain unaddressed. Please perform one of two actions: 1. Delete "Filing No. 9" or 2. Delete "Estates at." This should either be Cathedral Pines Subdivision Filing No. 9 or The Estates at Cathedral Pines Subdivision. Make sure the correct title is reflected throughout this document.

**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;

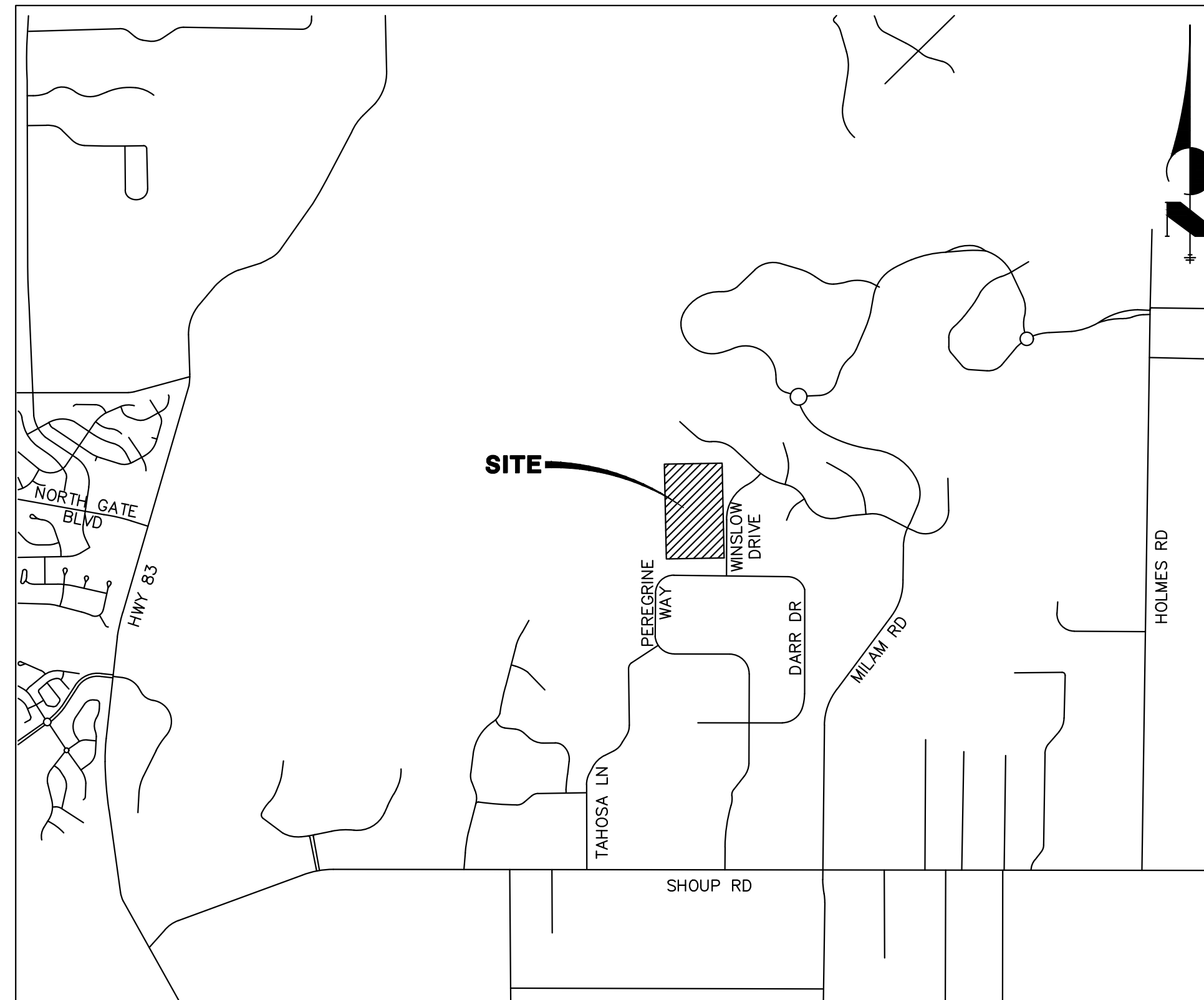
THENCE ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2, N01°11'44"W A DISTANCE OF 1583.77 FEET, TO A POINT ON THE WESTERLY LINE OF CATHEDRAL PINES SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 205001738 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

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.



VICINITY MAP  
1"=2000'

**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. 9**. 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

**PCD DIRECTOR CERTIFICATE:**

THIS PLAT FOR **"THE ESTATES AT CATHEDRAL PINES SUBDIVISION FILING NO. 9"** 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 |

PCD FILE # SF2234  
JOB NO. 25260.00  
APRIL 25, 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% |



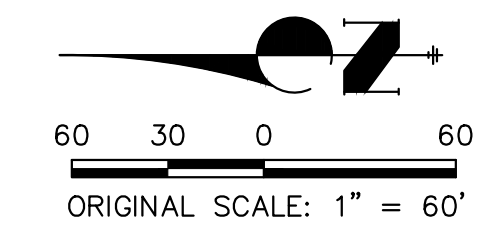
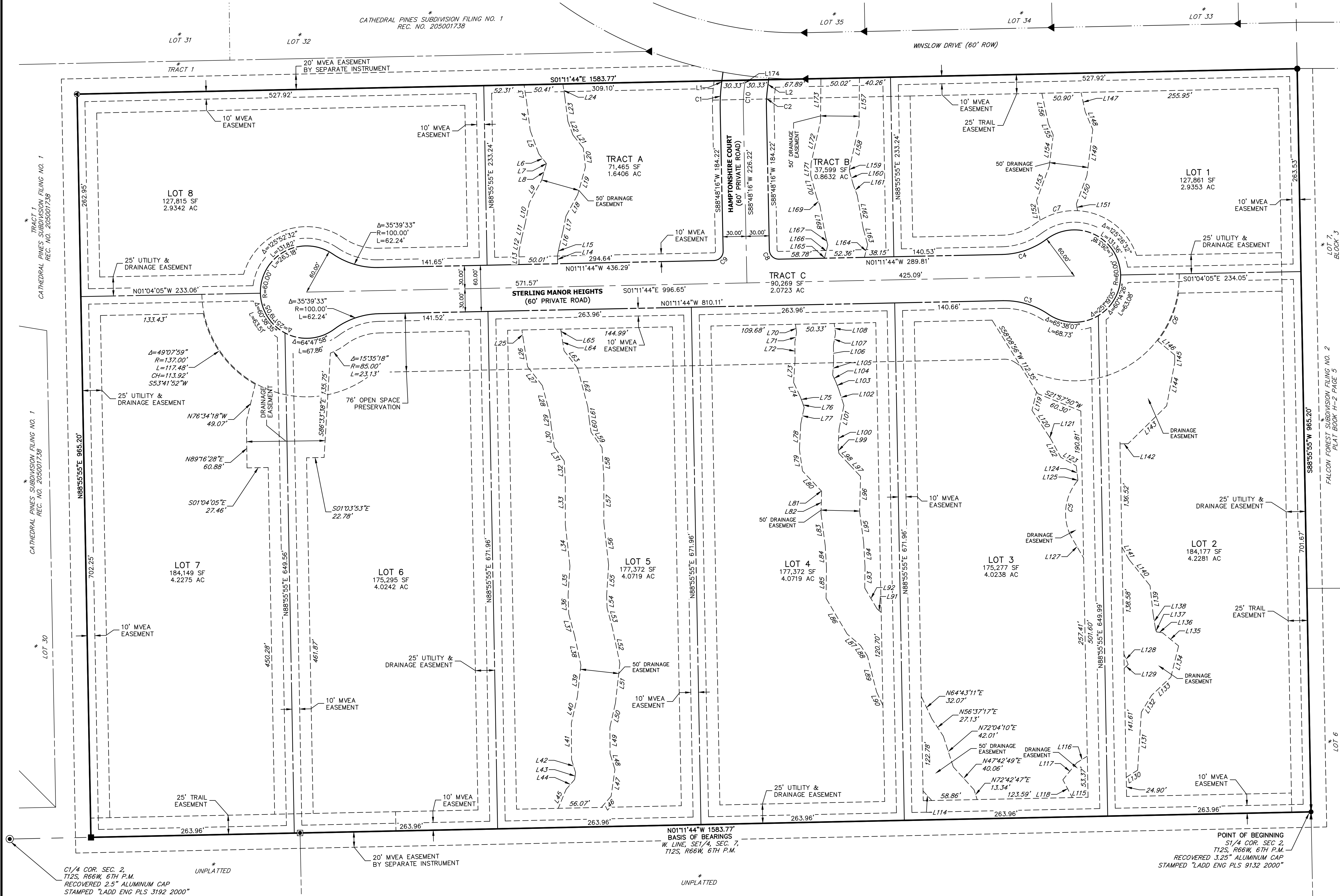
Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com



# THE ESTATES AT CATHEDRAL PINES SUBDIVISION FILING NO. 9

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  
APRIL 25, 2024  
SHEET 3 OF 3



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

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

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