

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.

The Estates at
Cathedral Pines Final
Plat ? Please check
Name of Plat

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;

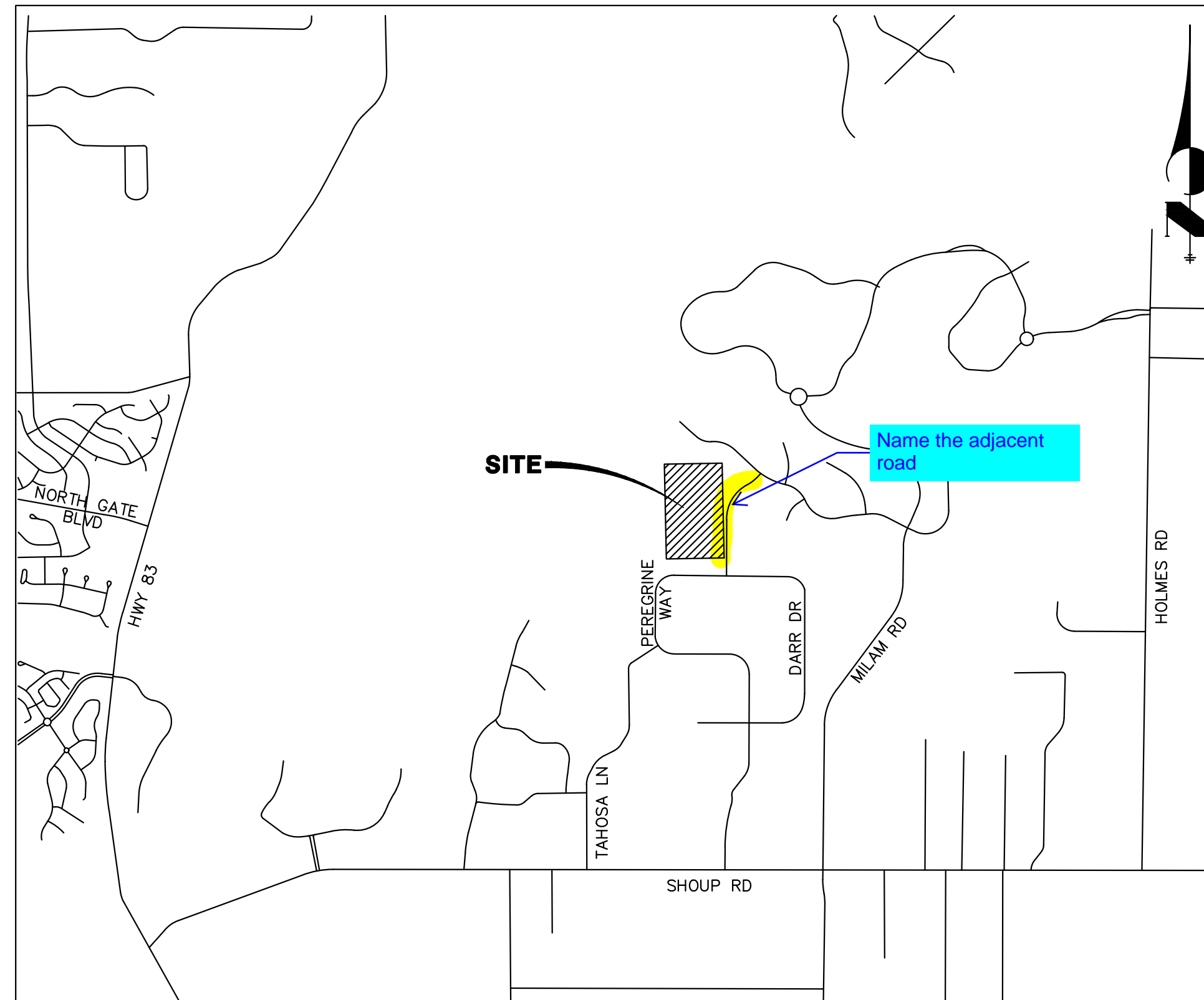
THENCE ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2, N01°11'44"W A DISTANCE OF 1583.77 FEET, TO A POINT ON THE WESTERLY LINE OF CATHEDRAL PINES SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 205001738 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

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

- N88°55'55"E A DISTANCE OF 965.20 FEET;
- 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' APPROPRIATE AFFIRMATION 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, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of _____, and public improvements so platted are hereby dedicated to public use and 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 to 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.

THE FOREMENTIONED PLAT AND THE AFFIRMATION STATEMENT ACCOMPANYING THE SAME ARE HEREBY ACCEPTED AND APPROVED BY ME, COUNTY CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, ON THIS _____ DAY OF _____, 20____, A.D.

BY: _____
Title: _____

PRINTED NAME: _____
Secretary/Treasurer

AS: _____
State of Colorado
County of _____

Signed before me on _____, 20____
COUNTY OF EL PASO by _____ (name(s) of individual(s) making statement).

THE FOREMENTIONED PLAT AND THE AFFIRMATION STATEMENT ACCOMPANYING THE SAME ARE HEREBY ACCEPTED AND APPROVED BY ME, COUNTY CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, ON THIS _____ DAY OF _____, 20____, A.D.

AS: _____
(Notary's official signature)

WITNESS MY _____
(Title of office)

MY COMMISSION EXPIRES ON _____
(Commission Expiration)

Signatures of officers signing for a corporation shall be acknowledged as follows:
(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows:
(print name) as Manager/Member of company, a state limited liability company.
(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

PCD DIRECTOR CERTIFICATE

THIS PLAT FOR "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 _____, 202____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

Update the title

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

SURVEYORS CERTIFICATE

I, the undersigned, 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 _____ day of _____, 20____, 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, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this _____ day of _____, 20____.

Surveyor's Name, (Signature) _____ Date _____
Colorado registered PLS # _____

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 _____ Clerk and Recorder

COUNTY OF _____ STATE OF COLORADO
COUNTY OF EL PASO

I HEREBY certify that this instrument was filed in my office on this _____ day of _____, 20____, and was recorded at _____ Reception Number _____ of the records of _____, 20____, A.D.

AND IS DEPOSITED IN MY OFFICE OF THE RECORDS OF EL PASO COUNTY, COLORADO, BY _____ El Paso County Clerk and Recorder

STEVE SCHLEIKER, RECORDER

BY: _____
DEPUTY

Please provide the following information:

Name, address and telephone number of the owner of record in the lower right hand corner,

Date of preparation, date of survey (if applicable),

Names, address, and telephone number of person(s) responsible for preparing the plat (e.g., licensed surveyor, licensed engineer or designer of the plat) located in the lower right hand corner (if applicable),

Date of submission with provisions of dating revisions located in the lower right hand corner

PCD File #SF2234

JOB NO. 25260.00
NOVEMBER 17, 2023
SHEET 1 OF 3

FEES:

BRIDGE FEE: _____
SCHOOL DISTRICT FEE: _____
PARK FEE: _____

Drainage Basin Fee _____

Not ROW private roads access easement

SUMMARY:

Item	Quantity	Percentage
8 LOTS		
ACRES		95.88%
ACRES		1.88%
ACRES		2.24%
TOTAL	35.0930 ACRES	100.00%

Fill this out

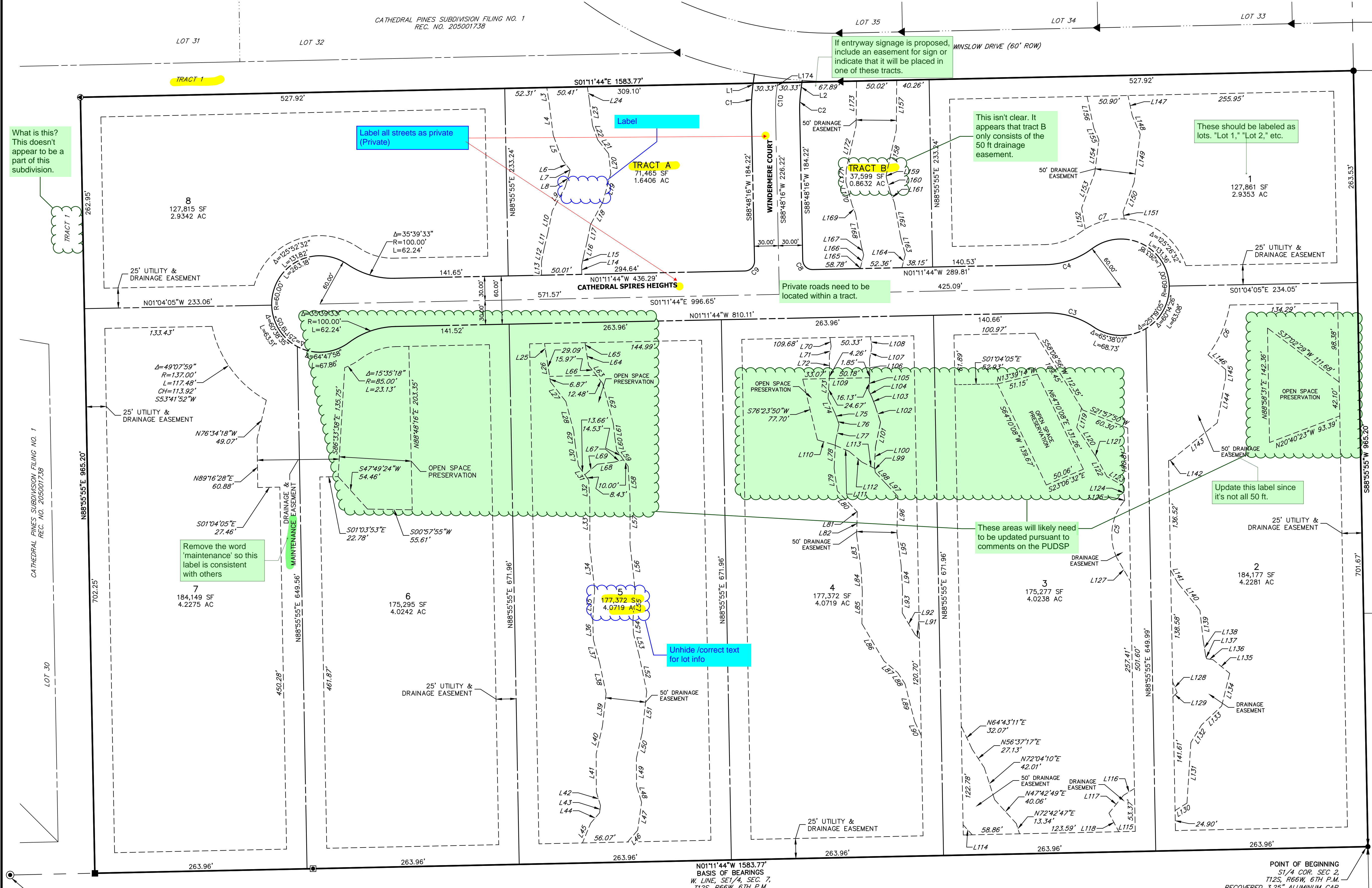
J-R ENGINEERING
A Westrian Company

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

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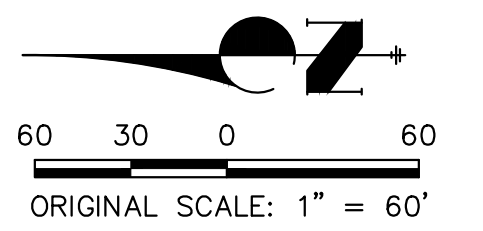
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.

- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED RIGHT-OF-WAY LINE
 - PROPOSED CENTERLINE
 - 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



LOT 7 BLOCK 3
FALCON FOREST SUBDIVISION FILING NO. 2
PLAT BOOK H-2 PAGE 5

LOT 6 BLOCK 3



JOB NO. 25260.00
NOVEMBER 17, 2023
SHEET 3 OF 3



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

Include the property /
ownership information
on this side as well,
and include the labels
that read "not a part
of this subdivision"

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"