

SAGECREEK SOUTH, FILING NO. 3A

A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 64 WEST of the 6th P. M., EL PASO COUNTY, COLORADO



KNOW ALL MEN BY THESE PRESENTS:

THAT BRADLEY W RICHARDSON, SANDRA M McDOWELL-RICHARDSON AND JERRY A WALTERS, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND

TO WIT:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 13 TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P. M., EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

LOTS 12 AND 13, SAGECREEK SOUTH FILING NO. 3, A SUBDIVISION RECORDED UNDER PLAT BOOK E-4 AT PAGE 172 OF THE RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF EL PASO, STATE OF COLORADO, SAID LOTS LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO.

AREA = 3.01 ACRES (218,419 S.F.) +/-

DEDICATION

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, 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 AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF MERIDIAN RANCH FILING 9A. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATIONS SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS WHEREOF:

THE AFORESAID, BRADLEY W RICHARDSON AND SANDRA M McDOWELL-RICHARDSON HAVE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2018, A.D.,

BY: BRADLEY W RICHARDSON, SANDRA M McDOWELL-RICHARDSON

STATE OF COLORADO SS

COUNTY OF EL PASO

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

IN WITNESS WHEREOF:

THE AFORESAID, JERRY A WALTERS HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2018, A.D.,

BY: JERRY A WALTERS

STATE OF COLORADO SS

COUNTY OF EL PASO

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

VACATION STATEMENT:

THIS PLAT WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO DEVELOPMENT SERVICES DIRECTOR ON THE _____ DAY OF _____, 2018, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON.

THE LOTS AND EASEMENTS FOR LOT 13 AND 12 AS SHOWN ON THE PLAT OF SAGE CREEK SOUTH, FILING NO. 3, RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, PLAT BOOK E-4 AT PAGE 172 ARE HEREBY VACATED THIS _____ DAY OF _____, 2018

DIRECTOR _____ DATE _____

PDC DIRECTOR CERTIFICATE:

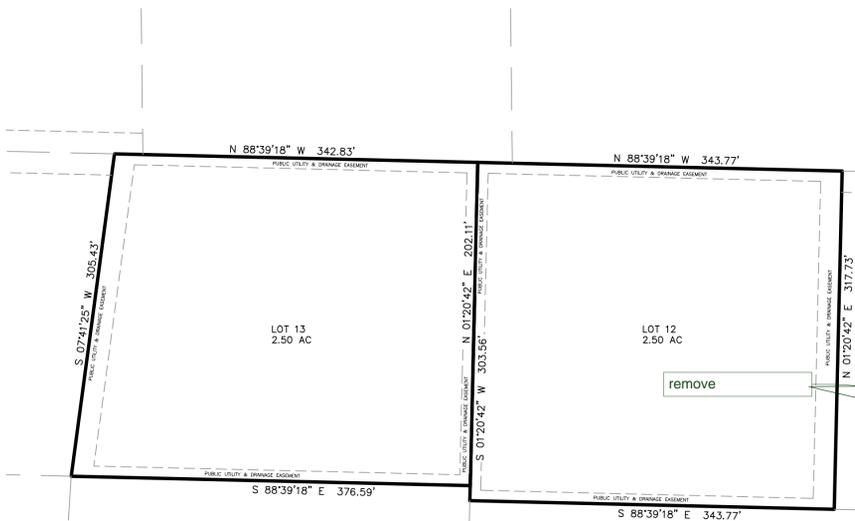
THIS PLAT FOR SAGE CREEK SOUTH FILING NO. 3A WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2018, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

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, PLAT BOOK E-4 AT PAGE 172.

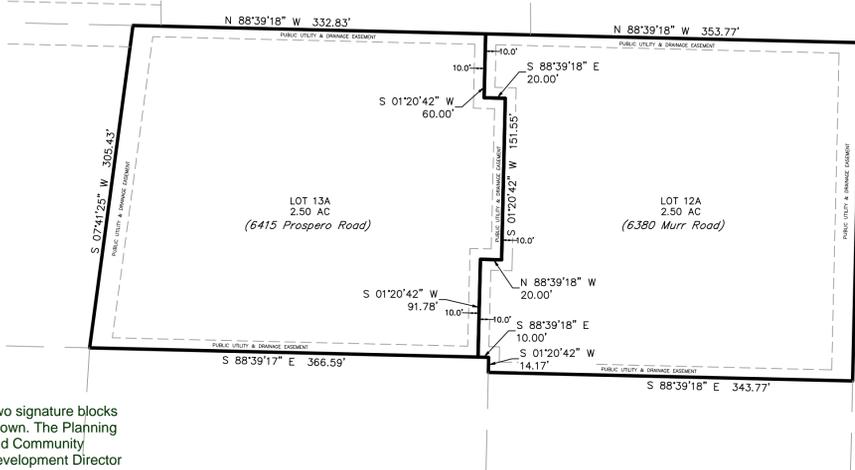
DIRECTOR _____ DATE _____

SUBDIVISION AVERAGE SUMMARY TABLE

2 RESIDENTIAL LOTS	2.50 ACRES	100%
TOTAL FILING NO. 3A AREA	2.50 ACRES	100%



AS PLATTED



AS REPLATTED

EASEMENTS:

Unless otherwise shown on the plat: Both sides of all side and rear lot lines are hereby platted with ten (10) foot public utility and drainage easements. All front lot lines are hereby platted with a twenty (20) foot public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a twenty (20) foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the adjacent property owners.

PLAT RESTRICTION

Amended Sagecreek South, Filing No. 3, Lots 45 and 46, 56 through 58, 61 through 152, and 156 and 157 (88 lots total) or interest therein, shall not be sold, conveyed or transferred whether by deed or by contract, nor shall building permits be issued, until and unless the required public improvements have been constructed and completed in accordance with the subdivision improvements agreement between the applicant and EL PASO COUNTY as recorded at Book 5829, Page 194-198 in the Office of the Clerk and Recorder of EL PASO COUNTY, COLORADO, or in the alternative, other collateral is provided which is sufficient in the judgment of the Board of County Commissioners, to make provision for the completion of said improvements. If the public improvements are not installed and legally accepted within 18 months from this date, said plat may be vacated after the appropriate public hearings.

Lots 45 and 46, 56 through 58, 61 through 152, and 156 and 157 (total of 99 lots) shall not be sold, conveyed or transferred whether by deed or by contract, nor shall building permits be authorized until all roads (Peerless Farms Road and Prospero Road between Max Road and Falcon Highway, and Max Road between Peerless Farms Road and Murr Road) within Sage Creek South Filing No. 3 Subdivision having a projected Average Daily Trip (ADT) generation of two hundred (200) or more are paved in accordance with El Paso County Subdivision Regulations. Lots 45 and 46, 56 through 58, 61 through 152, and 156 and 175 (99 lots total) shall not be sold, conveyed or transferred, whether by Deed or by Contract, nor shall building permits be issued on the aforementioned lots until the park and school fees in the amount of \$12,784.00 and \$10,336.00 respectively are paid to El Paso County fulfilling the subdivider's obligations pursuant to sections 49.3 A. and 49.3 B. of the El Paso County Land Development Code.

ORIGINAL PLAT NOTES:

- All corners set with No. 5 rebar with surveyor's cap PE/LS 7338 unless otherwise shown. (Indicated 0)
- Bearings are relative to the North line of Section 13, Township 13 South, Range 64 West, being S89°21'32"W. Reports and evidence regarding soils, geology, water, sanitation and wildlife hazards of this subdivision are on file in the office of El Paso County Planning Department.
- The Public Water Supply System was designed and constructed in accordance with the standards set forth by the El Paso County Department of Health, the Uniform Building Code as adopted by El Paso County Board of Commissioners and the Standards set forth by the American Water Works Association. The system is operated and maintained by the Sagecreek Water Users Association.
- Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department must approve each system and, in some cases, the Department may require a specially designed system prior to the permit approval.
- El Paso County Department of Public Works must be contacted prior to the establishment of any driveway.
- Temporary turn around provisions shall be removed upon construction completion of the road extensions.
- All structural foundations shall be located and designed by a Professional Engineer, Registered in the State of Colorado.
- There will be no direct vehicular access from any lot onto Falcon Highway or Sloum Road.
- The division of Water Resources will require that all domestic wells be drilled to penetrate the Arapaho Formation and recommends that they be drilled to the bottom of said formation.
- Section 13, the North 1/4 of the Northwest 1/4 of Section 24, and the Northwest 1/4 of Section 24, and the Northwest 1/4 of Northeast 1/4 of Section 24 are covered by a right-of-way agreement granted to Mountain View Electric Association, Inc., as recorded in book 3673 at Page 879 in the records of said County.
- The central water supply system was designed to State of Colorado standards and is intended for domestic consumption only. The operation and maintenance of this system is the responsibility of the Sagecreek Water Users Association.
- Because of the potential presence of unmapped radioactive deposits in the area that may produce Radon Gas, buildings should be tested for Radon Gas prior to occupancy and any necessary remedial measures implemented.

ADDITIONAL PLAT NOTES:

- Lineal units used for this survey are U.S. Survey Feet.
- Bearings are relative to the North line of Lot 13, Sage Creek South as bearing S88°39'18"E.
- Set #5 rebar with aluminum cap marked "POLARIS & PLS 27605" unless shown otherwise.
- All property owners are responsible for maintaining proper storm water drainage in and through 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 impede the flow of runoff shall not be placed in drainage easements.
- 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 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).
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

SURVEYOR'S STATEMENT

I, RANDALL D. HENCY, THE UNDERSIGNED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO HEREBY STATES THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER MY RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RANDALL D. HENCY, COLORADO REGISTERED PLS 27605

CLERK AND RECORDER

STATE OF COLORADO } SS

COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2018, AND WAS RECORDED AT RECEPTION NUMBER _____

BY: CHUCK BROERMAN, RECORDER

DEPUTY _____

SURCHARGE: _____

FEE: _____

Planning and Community Development File # VR-18-001

DATE OF PREPARATION: DECEMBER 11, 2018
DEVELOPMENT SERVICES FILE # _____

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.

SAGE CREEK SOUTH, FILING NO. 3A

A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 64 WEST of the 6th P. M., EL PASO COUNTY, COLORADO



REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED
	1	COUNTY REVIEW COMMENTS	01/31/18	

DRAWN BY:	RDH	DATE:	12-13-17
CHECKED BY:	CLW	DRAWING NO.:	N/A
JOB NO.:	170214	SHEET:	1 of 1

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

SageCreekSouth-Fl-3
PORTION OF NE 1/4 SEC. 13, T13S, R64W, 6th P.M.
For: **Bradley Richardson**