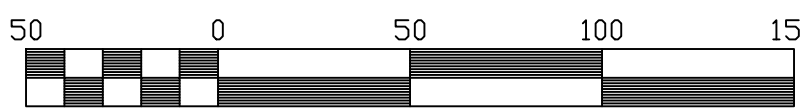
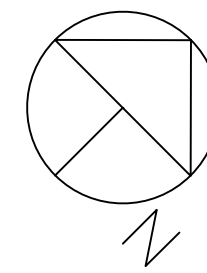


WYATT - HINNON SUBDIVISION

A REPLAT OF PART OF LOT 88, UTE PASS SUMMER HOMES  
PART OF SECTION 15, T.13S., R.68W. OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO



Scale 1" = 50'

LEGEND:

- SET YELLOW #9853 CAP DN #4 REBAR
- FOUND 1/2" IRON PIPE
- ▷ FOUND YELLOW #12043 CAP DN #4 REBAR
- ◊ FOUND #5 REBAR

VICINITY MAP

1"=1000'

Bearings are based on the record bearing of S45° 08'00"W for the east line of lots 88 and 89, nonumented as shown on the plat

Units of measurement: US Survey Feet

Title information was provided by Wyatt as follows:  
Title Company: Westcor Land Title Insurance Company  
Commitment no: 67006UTC  
Effective date: August 6, 2019, 7:30 am  
This survey does not constitute a title search or opinion.

Title information was provided by Hinnen as follows:  
Title Company: Westcor Land Title Insurance Company  
File No: 65741UTC, Amendment No: 1  
Effective date: August 7, 2019, 07:30 am  
This survey does not constitute a title search or opinion.

Notice: according to Colorado law, you must commence any legal action based upon any defect in the 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.

The approval of the replat vacates all prior plats for the area described by this replat.

Notes:

- Floodplain statement:  
This site is not within the limits of the 100-year floodplain per FEMA map panel no. 08041C0486 G, dated December 7, 2018.
- All property owners are responsible for maintaining proper storm water drainage in and through their properties.
- Easements statement:  
Unless otherwise indicated, side front and rear lot lines are hereby platted on either side with a five foot public utility and drainage easement. All exterior subdivision boundaries shall have a seven foot public utility and drainage easement. 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. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- The addresses exhibited on this plan are for informational purposes only. They are not a legal description and subject to change.
- Prior to the establishment of any driveway onto a county road, an access permit must be granted by the El Paso County Development Services Department.
- Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
- 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 special designed system prior to permit approval. All individual systems shall be designed by a Professional Engineer.
- Due to wildfire concerns, the applicants and subsequent homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through said office.

DSD Certificate - Director  
This Plat for "Wyatt - Hinnen Subdivision" was approved for recording by the El Paso County, Colorado, Development Services Director on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes or conditions shown hereon.

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 under Reception Number \_\_\_\_\_ of the records of El Paso County, Colorado.  
Chuck Broerman, Recorder

By: \_\_\_\_\_  
Deputy

Fee: \_\_\_\_\_  
Surcharge: \_\_\_\_\_

School fees: \_\_\_\_\_ Park fees: \_\_\_\_\_  
Drainage fees: \_\_\_\_\_ Bridge fees: \_\_\_\_\_

Prepared by the office of:  
Oliver E. Watts, Consulting Engineer, Inc.  
614 Elkton Drive  
Colorado springs, CO 80907  
(719) 593-0173 office  
Oliewatts@aol.com  
Celebrating 40 years in Business

Know all men by these presents  
That, Jeannette J. Wyatt and Jeanette J. Wyatt Revocable Living Trust U/A/D February 6, 2007, Jeanette J. Wyatt, Trustee and Susan E. Hinnen being the owners of the following described tracts of land, to wit:  
Wyatt:

That portion of Lot 88 in the Ute Pass Summer Homes Company Subdivision No. 1, described as follows:  
Commencing at the most Northerly corner of said Lot 88; thence Southwesterly on the Northwesternly line of said Lot 88 a distance of 60 feet to the point of beginning, of the tract to be described hereby; Thence angle left 103° 12'Southeasterly 77.48 feet; thence angle right 15° 10' Southeasterly 105.95 feet to a point on the Southeasterly line of said Lot 88 that is 60 feet Southwesterly thereon from the most Easterly corner of said Lot 88; thence South 45° 08' West on the line between Lots 88 and 92 a distance of 118 feet to the common corner of Lots 92 and 93; thence North 52° 18' West a distance of 181.8 feet to a point of curve on the Westerly line of said Lot 88; thence Northeasterly on the Northwesternly line of said Lot 88 a distance of 122.85 feet, more or less, to the point of beginning, County of El Paso, State of Colorado.

Hinnen:  
That portion of Lot 88, Ute Pass Summer Homes, El Paso County, Colorado, according to the plat thereof recorded in Plat Book D at Page 54 of the records of said county, described as follows:  
Commencing at the most Northerly corner of said Lot 88; Thence S45° 03'W along the Northwesternly line thereof, 60.00 feet; Thence S58° 35'17"E, 76.46 feet; Thence S44° 14'37"E, 105.89 feet to a point on the Southeasterly line of Lot 88 that bears S45° 08'W, 60.00 feet from the most Easterly corner of said lot; Thence S45° 08'W along said Southeasterly line, 118.00 feet to the Point of Beginning; Thence continue S45° 08'W along said Southeasterly line, 37.96 feet; Thence N52° 53'36"W, 69.39 feet; Thence N32° 38'09"W, 113.85 feet to a point on the Northwesternly line of said lot; thence S52° 18'57"E, 181.51 feet to the Point of Beginning.  
And containing 1.200 acres

Dedication:  
The above described owners have caused said tracts of land to be replatted into, lots, easements, and roads as shown on the replat and described herein, which replat is drawn to a fixed scale, as indicated thereon, and accurately sets the boundaries and dimensions of said tract, and the location of said tracts, lots, easements, and roads, which tract so platted shall be known and the "Wyatt - Hinnen Subdivision", in El Paso County, Colorado.

Certification:

I, Oliver E. Watts, a registered land surveyor in the State of Colorado, hereby certify that the accompany plat was surveyed and drawn under my direction and supervision and accurately shows the described tract of land and subdivision thereof, and that the requirements of title 38 of the Colorado revised statutes, 1979, as amended, have been met to the best of my knowledge and belief.

Oliver E. Watts Colorado PE-LS no. 9853  
For and on behalf of Oliver E. Watts, Consulting Engineer, Inc.

In witness whereof:

The aforesaid Jeannette J. Wyatt has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Jeannette J. Wyatt and Jeanette J. Wyatt Revocable Living Trust U/A/D February 6, 2007, Jeanette J. Wyatt, Trustee

State of Colorado )  
County of El Paso ) ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.  
By Jeannette J. Wyatt  
10406 W. Sombbrero Cir.  
Sun City, AZ 85373  
(719) 685-1505

My commission expires: April 9, 2022

Oliver E. Watts, Notary public

The aforesaid Susan E. Hinnen has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Susan E. Hinnen  
P.O. Box 416  
Cascade, CO 80809-0416  
(719) 684-9888

State of Colorado )  
County of El Paso ) ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.  
By Susan E. Hinnen

My commission expires: April 9, 2022

Oliver E. Watts, Notary public