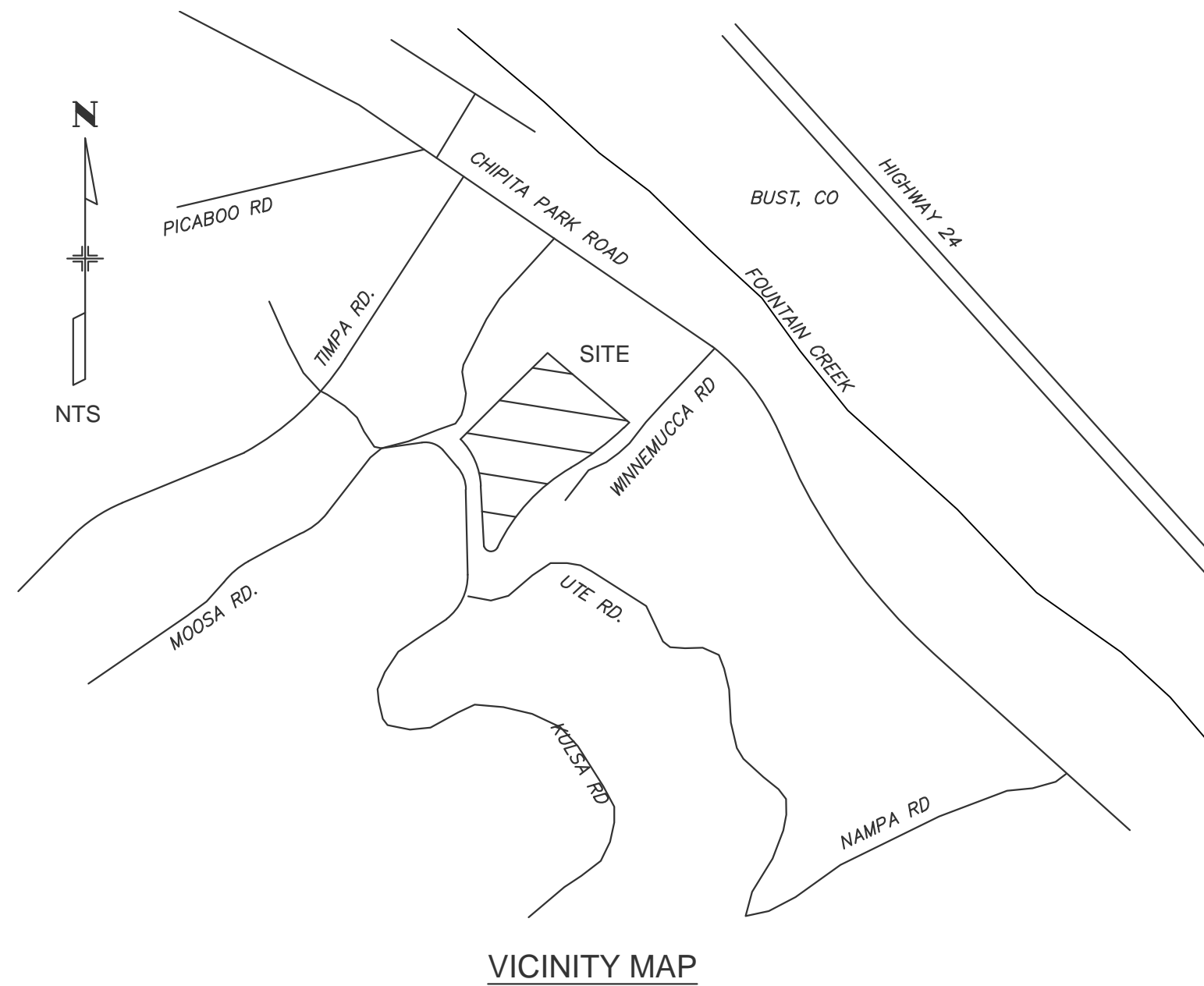
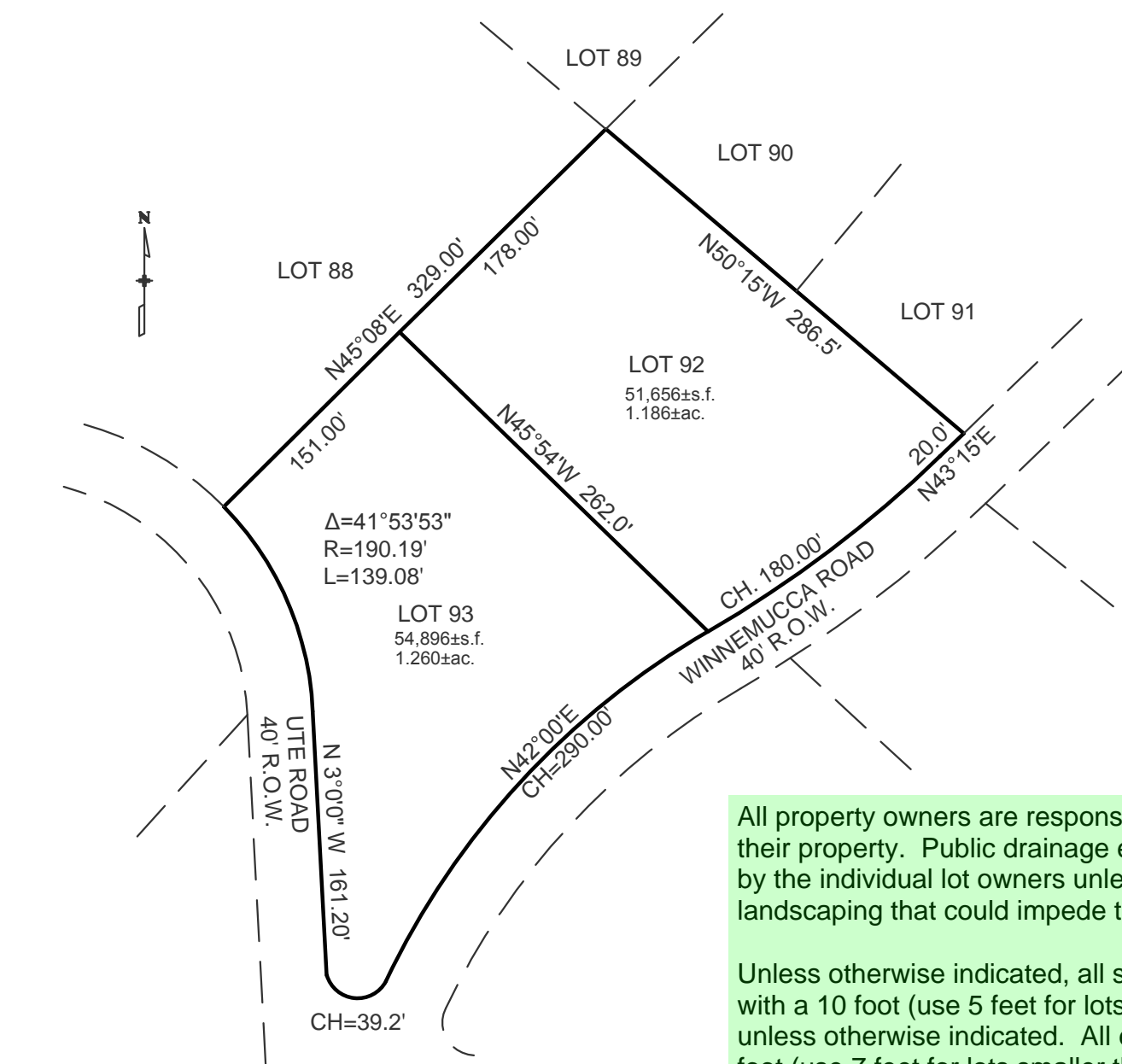


# UTE PASS SUMMER HOMES COMPANY SUB. NO. 1A

A VACATION AND REPLAT OF LOTS 92 AND 93  
 UTE PASS SUMMER HOMES COMPANY SUB. NO. 1  
 A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF  
 SECTION 15, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE 6TH P.M.  
 EL PASO COUNTY, COLORADO



VICINITY MAP



AS PLATTED

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.

Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

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).

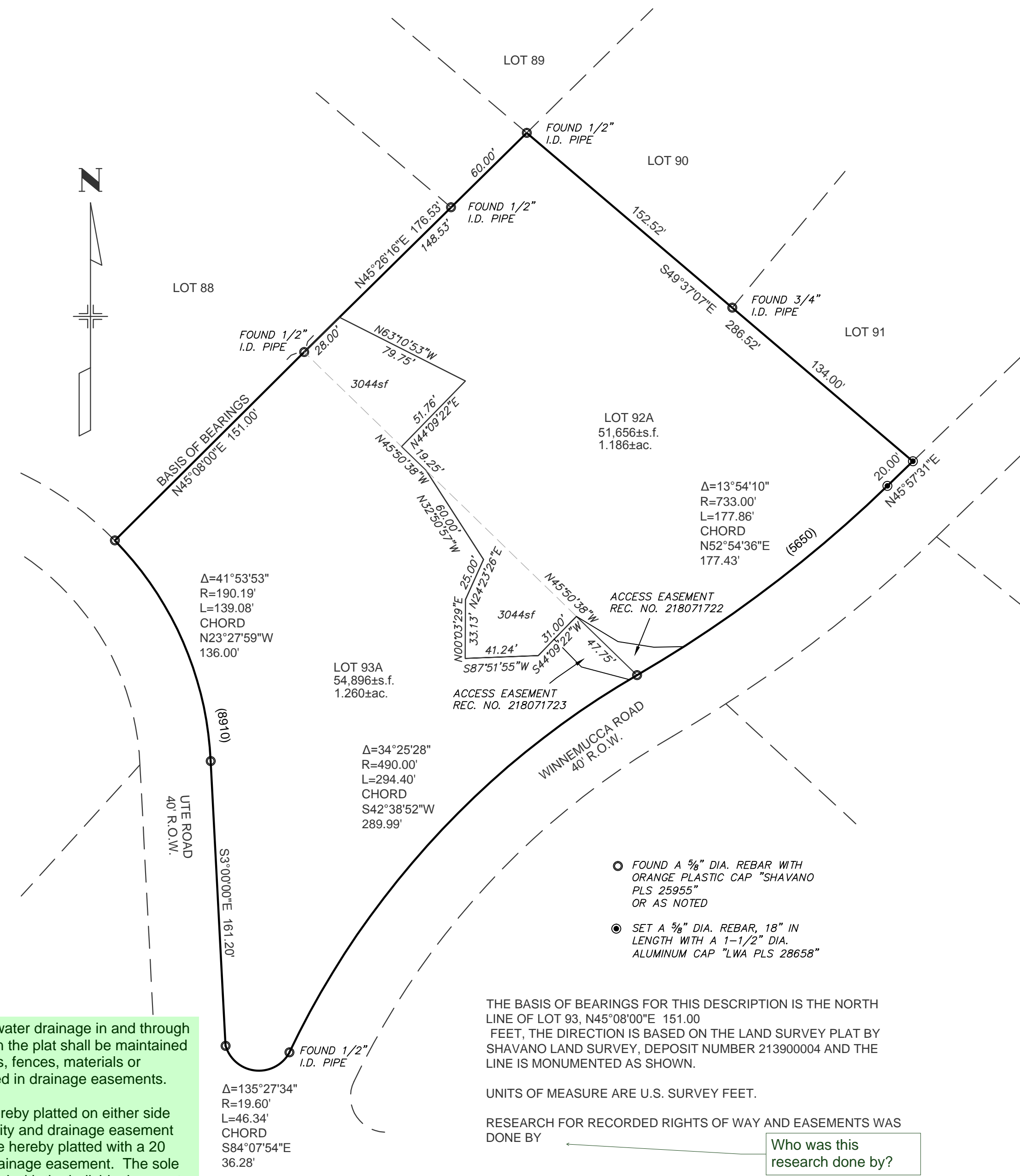
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

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.

## NOTES:

1. THE OWNERS WISH TO ADJUST THE LOT LINE TO BETTER FIT EXISTING IMPROVEMENTS
2. STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
3. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
4. THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THIS PROPERTY.
5. THE PROPERTY LIES WITHIN ZONE X, AREAS OUTSIDE OF THE 500 YEAR FLOODPLAIN, PER THE FEMA FLOOD INSURANCE RATE MAP 08041CO490F, DATED MARCH 17, 1997.
6. THIS SUBDIVISION CONTAINS 2 LOTS.
7. STORMWATER DRAINAGE - 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 IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
7. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
8. EASEMENTS - AS SHOWN.



AS AMENDED

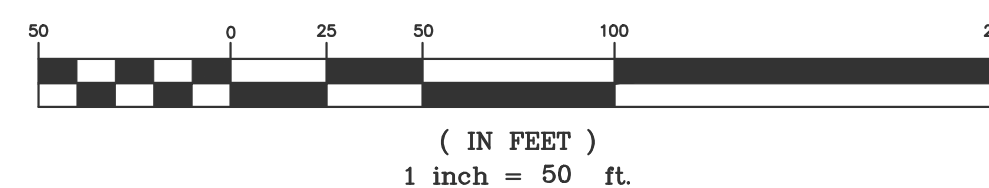
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF LOT 93, N45°08'00"E 151.00 FEET. THE DIRECTION IS BASED ON THE LAND SURVEY PLAT BY SHAVANO LAND SURVEY, DEPOSIT NUMBER 213900004 AND THE LINE IS MONUMENTED AS SHOWN.

UNITS OF MEASURE ARE U.S. SURVEY FEET.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY \_\_\_\_\_

Who was this research done by?

GRAPHIC SCALE



## SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, 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 THE DATE OF THE SURVEY, 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 \_\_\_\_\_, 2018.

KEVIN M. O'LEARY  
 COLORADO REGISTERED PLS #28658  
 FOR AND ON BEHALF OF  
 LWA LAND SURVEYING, INC.

DATE

## BE IT KNOWN BY THESE PRESENTS:

THAT DONALD J. AND EILEEN F. ZYTKA; ROBERT E. AND KYLA RAE WALSTAD ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LOTS 92 AND 93, UTE PASS SUMMER HOMES COMPANY SUBDIVISION FILING NO. 1, EL PASO COUNTY, COLORADO ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK O AT PAGES 54 AND 55 OF THE EL PASO COUNTY RECORDS.

THE DESCRIBED TRACT CONTAINS 2.446 ACRES, MORE OR LESS.

## OWNERS CERTIFICATE:

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 AND REPLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF LOT 92 AND 93, UTE PASS SUMMER HOMES COMPANY SUB. NO. 1 AMENDED PLAT. 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 THE 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, 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.

BY: \_\_\_\_\_  
 DONALD J. ZYTKA

BY: \_\_\_\_\_  
 EILEEN F. ZYTKA

BY: \_\_\_\_\_  
 ROBERT E. WALSTAD

BY: \_\_\_\_\_  
 KYLA RAE WALSTAD

## NOTARIAL:

STATE OF COLORADO) SS  
 COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018 BY DONALD J. ZYTKA AND EILEEN F. ZYTKA.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

## NOTARIAL:

STATE OF COLORADO) SS  
 COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018 BY ROBERT E. AND KYLA RAE WALSTAD.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

Ute Pass Summer  
 Homes Company  
 Sub. No. 1A

## COUNTY PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR LOT 92 AND 93, UTE PASS SUMMER HOMES COMPANY SUB. NO. 1 AMENDED PLAT WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR ON THIS \_\_\_ DAY OF \_\_\_\_\_ 2018, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON. LOTS 92 AND 93, UTE PASS SUMMER HOMES COMPANY SUB. NO. 1 ARE HEREBY AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT AND IS 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 O, PAGES 54 AND 55.

DIRECTOR, COUNTY PLANNING AND COMMUNITY DEVELOPMENT

## RECORDING:

STATE OF COLORADO) SS  
 COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018, AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

BY: \_\_\_\_\_  
 COUNTY CLERK AND RECORDER

FEE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

## FEES:

DRAINAGE FEES: \_\_\_\_\_

BRIDGE FEES: \_\_\_\_\_

SCHOOL FEES: \_\_\_\_\_

PARK FEES: \_\_\_\_\_

VR 18-07

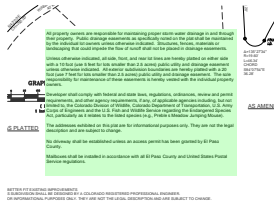
PREPARED BY  
**LWA LAND SURVEYING, INC.**

953 E. FILLMORE STREET  
 COLORADO SPRINGS, COLORADO 80907  
 Phone (719) 636-5179

ZYTKA.dwg  
 JULY 18, 2018  
 PROJECT 16015  
 SHEET 1 OF 1

# Markup Summary

dskendall (3)



**Subject:** Text Box  
**Page Label:** 1  
**Author:** dskendall  
**Date:** 8/29/2018 3:42:26 PM  
**Color:** ■

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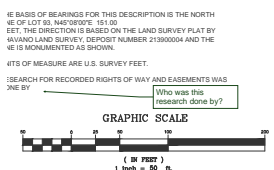
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**Subject:** Callout  
**Page Label:** 1  
**Author:** dskendall  
**Date:** 8/29/2018 3:42:55 PM  
**Color:** ■

Who was this research done by?

\_\_\_\_ DAY OF \_\_\_\_\_ 2018 BY ROBERT E. AND KYLA RAE

NOTARY PUBLIC

Ute Pass Summer  
Homes Company  
Sub. No. 1A

NOTARY PUBLIC DIRECTOR CERTIFICATE:

THE ABOVE DESCRIBED PLAT WAS APPROVED FOR FILING BY THE EL PASO COUNTY CLERK AND RECORDER, PLAT BOOK D, PAGE \_\_\_\_\_, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, SUBJECT TO ANY CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND AGAINST THE INTERESTS OF THE SUMMER HOMES COMPANY SUB. NO. 1 ARE HEREBY AMENDED BY THIS INSTRUMENT.

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdkendall  
**Date:** 8/29/2018 3:45:18 PM  
**Color:** █

Ute Pass Summer Homes Company Sub.  
No. 1A