

KNOW ALL MEN BY THESE PRESENTS:

That BBP-740, LLC, a Colorado limited liability company, being the owner of the following described tract of land to wit:

That portion of the East Half of Lot 5 in Aker's Acres Subdivision No. 1, El Paso County, Colorado described as follows:

- Commencing at the southeast corner of said Lot 5; thence North 89 Degrees 37 Minutes 59 Seconds East, along the south line of said Lot 5 a distance of 50.36 feet to the point of beginning at the southwest corner of a parcel of land described in a document recorded at Reception Number 210051876;
- thence North 89 Degrees 37 Minutes 59 Seconds East, continuing along said south line 578.14 feet to the southwest corner of said East Half;
  - thence North 0 degrees 22 minutes 01 second East along the west line of said East Half 337.04 feet to the northwest corner thereof;
  - thence South 89 degrees 37 minutes 59 seconds East along the north line of said Lot 5 a distance of 551.66 feet to the northwest corner of said parcel described at Reception Number 210051876;
  - thence South 29 degrees 41 minutes 39 seconds East along the west line of said parcel 52.26 feet;
  - thence South 0 degrees 18 minutes 21 seconds West, continuing along said west line 291.81 feet to the point of beginning.

Containing a calculated area of 194,206 square feet (4.4584 acres), more or less.

OWNERS CERTIFICATION:

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 a lot and easements as shown hereon under the name and subdivision of **MOUNTAIN STATES PIPE AND SUPPLY**. The utility easements shown hereon are hereby dedicated for 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.

Elizabeth L. Carroll, Manager of BBP-740, LLC, a Colorado limited liability company Date \_\_\_\_\_

STATE OF COLORADO } SS  
COUNTY OF EL PASO }

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020 by Elizabeth L. Carroll as Manager of BBP-740, LLC

My commission expires \_\_\_\_\_

Witness my hand and official seal \_\_\_\_\_  
Notary Public

LIEN HOLDER:

\_\_\_\_\_, has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2019, A.D.

By: \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_

NOTARIAL:

STATE OF COLORADO } SS  
COUNTY OF EL PASO }

The above and aforementioned was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_

Witness my hand and seal \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

My Commission expires \_\_\_\_\_

For Replats requiring BoCC action:

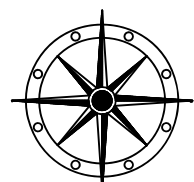
This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but the public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Previous plat name in entirety is vacated and amended for the areas described by this replat 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, Reception # \_\_\_\_\_.

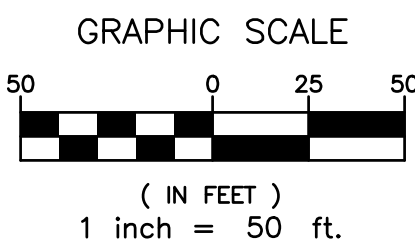
Chair, Board of County Commissioners Date \_\_\_\_\_

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes or conditions specified hereon.

Planning and Community Development Director



COMPASS SURVEYING & MAPPING, LLC  
721 SOUTH 23RD STREET, SUITE B  
COLORADO SPRINGS, CO 80904  
719-354-4120  
WWW.CSAMLLC.COM



# MOUNTAIN STATES PIPE AND SUPPLY

A REPLAT OF A PORTION OF THE EAST HALF OF LOT 5 IN AKER'S ACRES SUBDIVISION NO. 1 LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

A VACATION AND REPLAT

Please label Point of Commencement and Point of Beginning

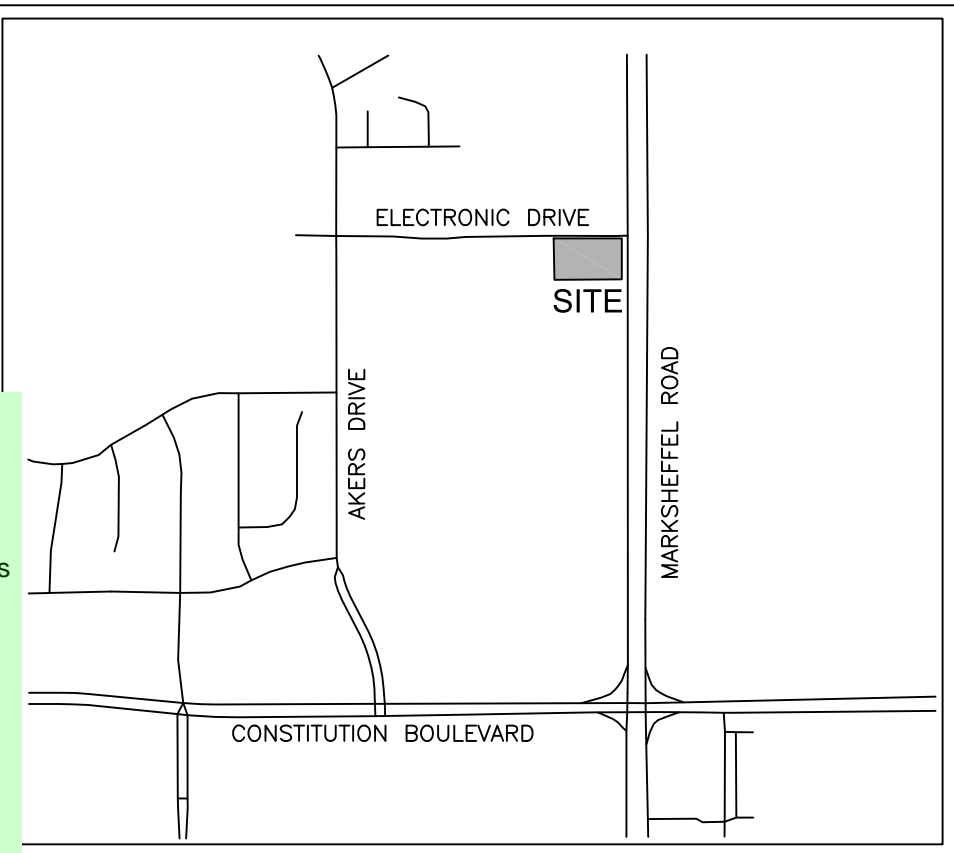
Please verify bearing in the call from the POC to POB.

In call #1, bearing quadrants do not match drawing.

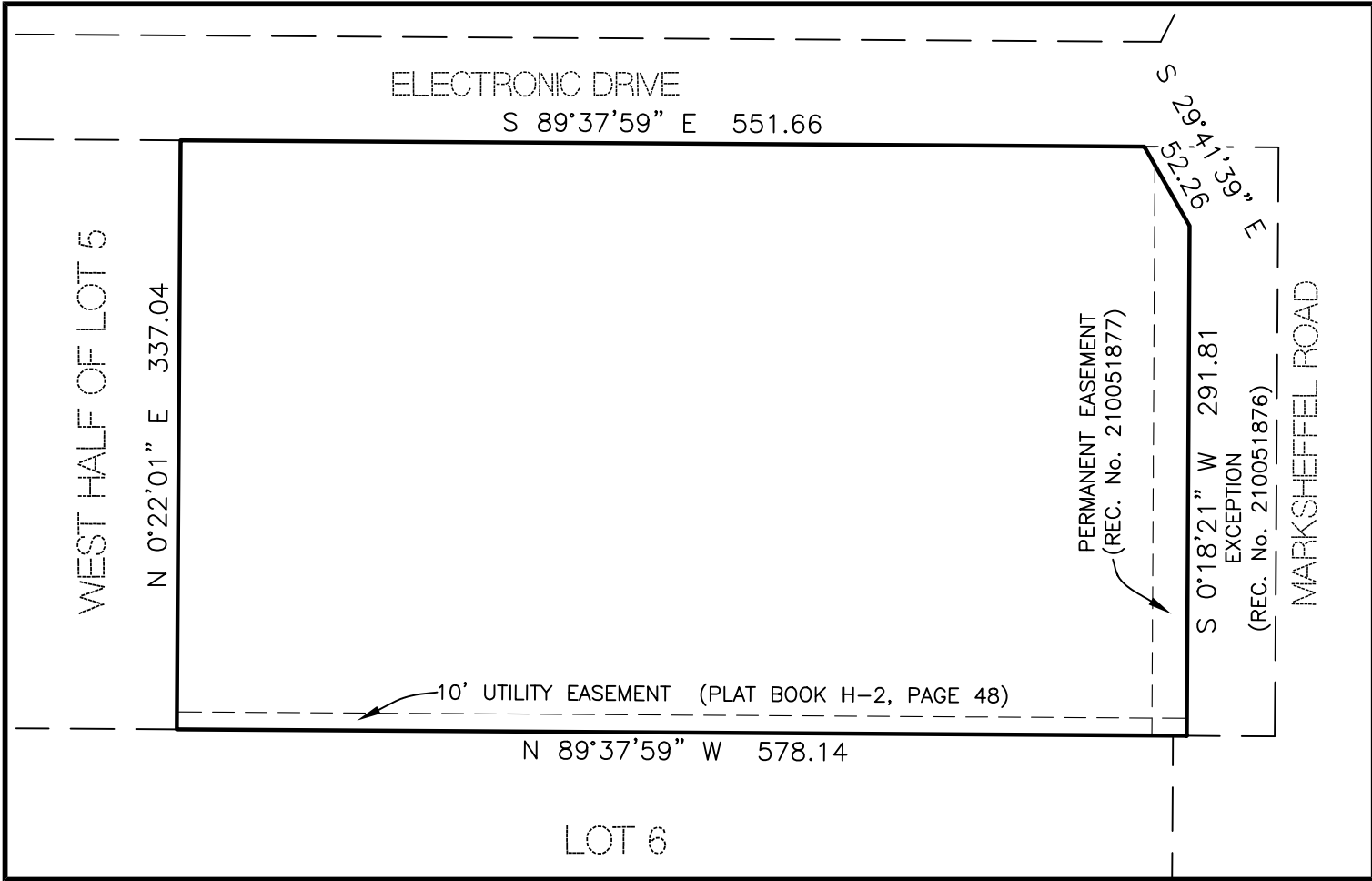
Where the Property is Located in the Airport Overlay Zone  
**NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT:** This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. (Use when this plat is to provide the notice)  
All property within this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No. \_\_\_\_\_ of the records of the El Paso County Clerk and Recorder. (Use when the Notice has previously been recorded)  
All property within this subdivision is subject to an Avigation Easement as recorded at Reception No. \_\_\_\_\_ of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing avigation easement as reflected in the title policy)

**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.

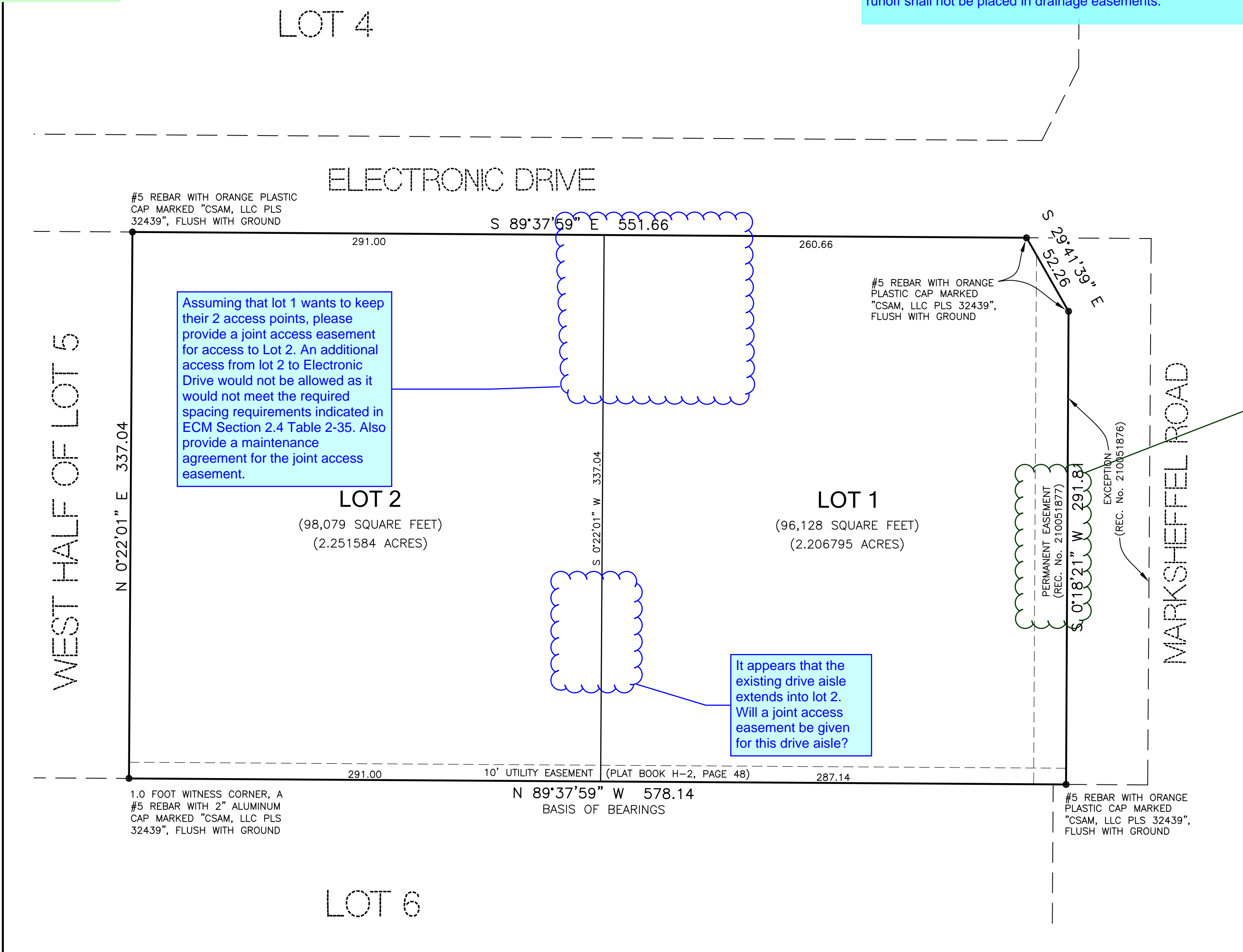
## VICINITY MAP



## AS PLATTED



## AS REPLATTED



Assuming that lot 1 wants to keep their 2 access points, please provide a joint access easement for access to Lot 2. An additional access from lot 2 to Electronic Drive would not be allowed as it would not meet the required spacing requirements indicated in ECM Section 2.4 Table 2-35. Also provide a maintenance agreement for the joint access easement.

It appears that the existing drive aisle extends into lot 2. Will a joint access easement be given for this drive aisle?

Please revise to state the following:  
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.

NOTES:

- Denotes found monument, marked as noted
  - (R) Denotes record distance.
  - (1263) Denotes street address.
- This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance prepared by Land Title Guarantee Company, Order No. SC55069164-7 with an effective date of 05/19/2018 at 7:30 A.M.
- Basis of bearings is the south line of the property, monumented as shown and assumed to bear North 89 degrees 37 minutes 59 seconds West.
- This property is located within Zone X (areas determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 08041C0756G, effective date, December 7, 2018.
- 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.
- The linear units used in this drawing are U.S. Survey feet.
- Water is to be provided by the Cherokee Metropolitan District.
- Sewage treatment is the responsibility of the property owner. The El Paso County Department of Health and Environment must approve each system and in some areas and in some cases the Department may require an engineer designed system prior to permit approval.
- Unless otherwise indicated, all side, front and rear lot lines are hereby platted with a 10 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owner.
- Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- All property owners are responsible for maintaining proper storm water drainage in and through their property. Structures, fences, materials or landscaping that could impede the flow or runoff shall not be placed in drainage ways.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- The approval of this replat vacates all prior plats for the area described by this replat.
- No driveway shall be established unless an access permit has been granted by El Paso County ~~Development Services~~.

Please delete the crossed out text.

Please add the following note:  
There shall be no direct lot access to Marksheffel Road.

SURVEYOR'S CERTIFICATION:

I, Mark S. Johannes, 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 survey shown hereon, 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.

This certification is neither a warranty nor guarantee, either expressed or implied.

I attest the above on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

Mark S. Johannes  
Colorado Professional Land Surveyor  
For and on behalf of Compass Surveying and Mapping, LLC

RECORDING:

STATE OF COLORADO } SS  
COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record in my office at \_\_\_\_\_ o'clock

\_\_\_\_\_.M., this \_\_\_\_\_ day of \_\_\_\_\_, 2020, A.D., and is duly recorded

under Reception No. \_\_\_\_\_ of the records of El Paso County,

Colorado.

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_  
Deputy

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

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

VR204

PCD FILE No. \_\_\_\_\_

| REVISIONS: |  |
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PROJECT No. 19196  
DECEMBER 18, 2019  
SHEET 1 OF 1