

CHAPARRAL HEIGHTS-MINOR SUBDIVISION PLAT

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 28 AND THE NORTHWEST ONE-QUARTER OF SECTION 33,
TOWNSHIP 11 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

NOTES

1. THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH BY THIS SURVEYOR TO DETERMINE:
 - A) OWNERSHIP OF THIS TRACT OR VENTURATION OF THE DESCRIPTION SHOWN;
 - B) THE POSSIBLE DISMEMBERMENTS OF THIS TRACT OR ADJACENT TRACTS;
 - C) EASEMENTS AND RIGHTS-OF-WAY RECORDS, BUT RELIES ENTIRELY UPON TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY ORDER NUMBER SH95091796-2, HAVING AN EFFECTIVE DATE OF 12/14/2021 AT 5:00 P.M.
 - D) AN ATTORNEY SHOULD BE CONSULTED TO THOROUGHLY REVIEW SAID TITLE COMMITMENT INCLUDING ALL ITEMS IN SCHEDULE B AS TO CONTENT AND THEIR POSSIBLE EFFECT UPON THIS PROPERTY.
2. A TITLE REPORT ISSUED BY LAND TITLE GUARANTEE COMPANY ORDER NUMBER SH95091796-2, HAVING AN EFFECTIVE DATE OF 12/14/2021 AT 5:00 P.M., HAS BEEN REVIEWED AS IT RELATES TO THE SUBJECT PROPERTY. THE FOLLOWING EXCEPTIONS IN SCHEDULE B-1I ARE NOTED AND SHOWN IF APPLICABLE HEREON.

RESERVATION OF AN UNDIVIDED $\frac{1}{2}$ INTEREST IN AND TO ALL OIL, GAS, AND OTHER MINERALS UNDERLYING SUBJECT PROPERTY TO THE GRANTOR AND HIS HEIRS, SUCCESSORS OR ASSIGNS AS RESERVED IN WARRANTY DEED RECORDED OCTOBER 7, 1971 IN BOOK 2441 AT PAGE 295.

BLANKET IN NATURE, NO PLOTTABLE ITEMS.

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF PEYTON RANCHES RECORDED JUNE 26, 1972 UNDER RECEPTION NO. 866700, PLOTTABLE ITEMS SHOWN HEREON.

Revise title block to state: "A replat of Lot 62, Peyton Ranches." Remove "minor subdivision plat."

NOTES (CONT.)

20. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THIS MINOR SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGY AND WASTEWATER TREATMENT SYSTEM EVALUATION; TREATMENT AND ENHANCED SPECIES ANALYSIS REPORT; WATER RESOURCE; WELLS AND FEE BOREHOLE FAT-FREE PRODUCTION; AND DRAINAGE REPORT.
21. 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, IF APPLICABLE, SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED.
22. 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.
23. THE AGREES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
24. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
25. UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
26. THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER, SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEE SHALL BE REQUIRED TO PAY PRACTICABLE IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-4-171), OR ANY AMENDMENTS THERE TO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE THE SALE OF THE PROPERTY.
27. LOT 1 WILL HAVE DIRECT ACCESS TO EAST CHAPARRAL LOOP. LOTS 2 AND 3 WILL HAVE ACCESS VIA NEWLY CREATED 50' ACCESS EASEMENTS AS SHOWN HEREON.
28. UNLESS OTHERWISE NOTED, ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

Missing front easements. May be beneficial to state that the front and rear of the lots are also the subdivision boundary.

The name of the subdivision shall be "Peyton Ranches Filing No. 1B" since this is a replat of Peyton Ranches.

Include a reception number for the access maintenance agreement.

Remove approval block - PCD Director signature line should be placed below BOCC signature line.

3. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S), AND/OR ENTITY(IES) NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON(S) AND/OR ENTITY(IES) WITHOUT AN EXPRESS RESTATEMENT BY THE SURVEYOR NAMING SAID PERSON(S) AND/OR ENTITY(IES).
4. THE SURVEYOR'S STATEMENT DOES NOT IMPLY ANY EXPRESS WARRANTY OR GUARANTEE. IT IMPLIES THE SURVEY WAS PERFORMED ACCORDING TO THE NORMAL STANDARD OF CARE FOR PRACTICING SURVEYORS IN THIS AREA.
5. ACCORDING TO COLORADO LAW, YOU MUST CONCEAL ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH A DEFECT. IN NO EVENT, ANY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
6. THE BOUNDARY AREA OF THIS TRACT OF LAND AS FIELD SURVEYED AND BOUNDARIED HEREON IS 776.239 SQ. FEET OR 17.82 ACRES MORE OR LESS. IT IS SUBJECT TO ADJUSTMENT CREATED BY ACCEPTABLE SURVEY TOLERANCES.
7. THE SURVEY WAS MADE ON THE GROUND ON NOVEMBER 19, 2021.
8. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
9. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE DESCRIBED PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE DESCRIBED PROPERTY.
10. THE CURRENT ZONING IS DEFINED AS RR-5, AS SHOWN ON CURRENT EL PASO COUNTY DOCUMENTS AND PROPERTY REPORT.
11. THERE IS NO VISIBLE EVIDENCE OF SITE USE AS A DUMP, SWMP, LANDFILL, WATERWAYS OR WETLANDS.
12. FLOOD NOTE: BY GRAPHIC PLOTTING, THIS PROPERTY LIES WITHIN ZONE X AND IS FREE OF ANY 500 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD FREE CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 375 OF 1300, MAP NO. 0804103976G, HAVING A REVISION DATE OF DECEMBER 7, 2018.
13. BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A BEARING OF N 89°55'30" W, AS SHOWN ON PEYTON RANCHES FINAL PLAT, RECORDED IN THE OFFICIAL RECORDS OF EL PASO COUNTY, COLORADO, COMMENTED AT THE SOUTHEAST CORNER WITH A 2.5" ALUMINUM CAP STAMPED ILLIGIBLE WITH LS 25955, AND AT THE SOUTHWEST CORNER WITH A 2.5" ILLIGIBLE BRASS CAP IN RANGE BOX.
14. THE PARCELED ADDRESS OF THIS SITE IS 15435 E. CHAPARRAL LOOP, PEYTON, CO 80631. AS STATED IN PARISHED TITLE COMMITMENT.
15. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMIT 7 A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.
16. THE LOCATION OF THE EXISTING FENCES OR OTHER SIMILAR FEATURES DEMONSTRATING LINES OF POSSESSION IN THE VICINITY OF THE PERIMETER OF THIS TRACT, AS THE PERIMETER HAS BEEN ESTABLISHED BY THIS DESCRIPTION, MAY INDICATE OWNERSHIP ACQUIRED OR LOST THROUGH THE METHOD OF ADVERSE POSSESSION OR BY OTHER UNWRITTEN MEANS. AN ATTORNEY SHOULD BE CONSULTED REGARDING THIS MATTER.
17. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES, THE DEPARTMENT MAY REQUIRE SPECIALLY DESIGNED SYSTEMS PHIN TO APPROVAL.
18. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE WATER ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
19. ALL STRUCTURAL FOUNDATIONS AND SEPTIC SYSTEMS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO. REFER TO NOTE 20.

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 28 AND THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

20. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THIS MINOR SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGY AND WASTEWATER TREATMENT SYSTEM EVALUATION; TREATMENT AND ENHANCED SPECIES ANALYSIS REPORT; WATER RESOURCE; WELLS AND FEE BOREHOLE FAT-FREE PRODUCTION; AND DRAINAGE REPORT.
21. 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, IF APPLICABLE, SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED.
22. 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.
23. THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
24. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
25. UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
26. THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER, SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEE SHALL BE REQUIRED TO PAY PRACTICABLE IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-4-171), OR ANY AMENDMENTS THERE TO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE THE SALE OF THE PROPERTY.
27. LOT 1 WILL HAVE DIRECT ACCESS TO EAST CHAPARRAL LOOP. LOTS 2 AND 3 WILL HAVE ACCESS VIA NEWLY CREATED 50' ACCESS EASEMENTS AS SHOWN HEREON.
28. UNLESS OTHERWISE NOTED, ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

KNOW ALL PEOPLE BY THESE PRESENTS:
THAT MICHAEL CARTMELL BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

PEYTON RANCHES,
COUNTY OF EL PASO,
STATE OF COLORADO,
RECEPTION NO. 866700

NEW LOT DESCRIPTION:
A PARCEL OF LAND IN THE SOUTHWEST ONE-QUARTER OF SECTION 28 AND NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 62, PEYTON RANCHES, FROM WHENCE THE SOUTHWEST CORNER OF SECTION 33, T 11 S, R 63 W, 6TH P. M., BEARS S 28°34'31" W A DISTANCE OF 5175.50 FEET; THENCE S 88°59'38" W ALONG THE SOUTHERLY LINE OF SAID LOT 62 PEYTON RANCHES A DISTANCE OF 1186.29 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE N 12°57'19" W ALONG THE WESTERLY LINE OF SAID LOT 62 PEYTON RANCHES A DISTANCE OF 95.38'; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 62 PEYTON RANCHES ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 24°11'22", RADIUS OF 670.00' FEET, ARC LENGTH OF 262.86' AND CHORD BEARING OF N 00°51'38" W; THENCE N 11°14'03" E A DISTANCE OF 205.38' FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 12°05'41", RADIUS OF 8830.35' FEET, ARC LENGTH OF 64.10' FEET AND A CHORD BEARING OF N 08°43'18" E; THENCE N 88°30'35" E ALONG THE NORTHERLY LINE OF SAID LOT 62 PEYTON RANCHES A DISTANCE OF 381.98' FEET; THENCE S 01°00'22" E A DISTANCE OF 641.17' FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 62 PEYTON RANCHES; THENCE S 88°59'38" E ALONG THE SOUTHERLY LINE OF SAID LOT 62 PEYTON RANCHES A DISTANCE OF 417.30' FEET TO THE POINT OF BEGINNING. CONTAINING 6.2791 ACRES, MORE OR LESS.

LOT 2 DESCRIPTION:
A PARCEL OF LAND IN THE SOUTHWEST ONE-QUARTER OF SECTION 28 AND NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 62, PEYTON RANCHES, FROM WHENCE THE SOUTHWEST CORNER OF SECTION 33, T 11 S, R 63 W, 6TH P. M., BEARS S 28°34'31" W A DISTANCE OF 5175.50 FEET; THENCE S 88°59'38" W ALONG THE SOUTHERLY LINE OF SAID LOT 62 PEYTON RANCHES A DISTANCE OF 776.98' FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE N 01°00'22" W A DISTANCE OF 641.17' FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 62 PEYTON RANCHES; THENCE N 88°30'35" E ALONG THE NORTH LINE OF SAID LOT 62 PEYTON RANCHES; THENCE N 88°30'35" E ALONG THE NORTH LINE OF SAID LOT 62 PEYTON RANCHES; THENCE S 28°53'41" E, A DISTANCE OF 285.27' FEET; THENCE S 84°03'18" W A DISTANCE OF 86.43' FEET; THENCE S 12°57'10" E A DISTANCE OF 393.17' FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 62 PEYTON RANCHES; THENCE S 88°59'38" W ALONG THE SOUTHERLY LINE OF SAID LOT 62 PEYTON RANCHES A DISTANCE OF 491.27' FEET TO THE POINT OF BEGINNING. CONTAINING 6.5282 ACRES, MORE OR LESS.

LOT 3 DESCRIPTION:
A PARCEL OF LAND IN THE SOUTHWEST ONE-QUARTER OF SECTION 28 AND NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 62, PEYTON RANCHES, FROM WHENCE THE SOUTHWEST CORNER OF SECTION 33, T 11 S, R 63 W, 6TH P. M., BEARS S 28°34'31" W A DISTANCE OF 5175.50 FEET; THENCE S 88°59'38" W ALONG THE SOUTHERLY LINE OF SAID LOT 62 PEYTON RANCHES A DISTANCE OF 287.71' FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE N 12°57'10" W A DISTANCE OF 393.17' FEET; THENCE N 84°03'18" E A DISTANCE OF 86.43' FEET; THENCE N 28°53'41" W A DISTANCE OF 285.27' FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 62 PEYTON RANCHES; THENCE N 88°30'35" E ALONG THE NORTH LINE OF SAID LOT 62 PEYTON RANCHES A DISTANCE OF 417.59' FEET; THENCE S 01°27'57" E ALONG THE EAST LINE OF SAID LOT 62 PEYTON RANCHES A DISTANCE OF 42.90' FEET; THENCE S 00°51'55" E CONTINUING ALONG THE EAST LINE OF SAID LOT 62 PEYTON RANCHES A DISTANCE OF 604.87' FEET TO THE SOUTHERLY LINE OF SAID LOT 62 PEYTON RANCHES; THENCE S 88°59'38" W ALONG THE SOUTHERLY LINE OF SAID LOT 62 PEYTON RANCHES TO THE POINT OF BEGINNING. CONTAINING 5.0084 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, SUBDIVIDED, AND PLATTED SAID LANDS INTO 3 LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME "**CHAPARRAL HEIGHTS MINOR SUBDIVISION PLAT**", EL PASO COUNTY, STATE OF COLORADO. 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.

BY: MICHAEL CARTMELL
NOTORIAL STATE OF COLORADO } ss
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____, BY MICHAEL CARTMELL.
MY COMMISSION EXPIRES: _____
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC: _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "**CHAPARRAL HEIGHTS, MINOR SUBDIVISION PLAT**" BOARD OF COUNTY COMMISSIONERS CERTIFICATE FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFICALLY INCLUDED IN THE RESOLUTION OF APPROVAL.

COUNTY APPROVAL

THIS MINOR SUBDIVISION PLAT FOR "**CHAPARRAL HEIGHTS, MINOR SUBDIVISION PLAT**" IS HEREBY ACCEPTED AND 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
DAIMEL R. TRULLILLO
COLORADO REGISTERED LAND SURVEYOR PLS NO. 38520
FOR AND ON BEHALF OF THE AZION GROUP, INC.

SURVEYORS STATEMENT

I, DANIEL R. TRULLILLO, A LAND SURVEYOR, (surveyor's name, a duly registered Professional Land Surveyor in the State of Colorado, that based upon SAID GRANTED TITLE and the plat and the records and books of records as shown by ME TO EXIST ON OR ACROSS THE A (diagonal line of survey) and the records and books as shown FURTHER CERTIFY THAT I HAVE SURVEYED (diagonal line of survey) and that said plat has SHOWN SAID PROPERTY AND THAT ALL (diagonal line of survey) has been prepared in full compliance with all applicable laws of the State of Colorado dealing COMPLETELY WITH SECTION 38-51-106, (Plas County Land Development Code).

I ATTEST THE ABOVE ON THE _____ DAY OF _____, 20____.
I attest the above on this _____ day of _____, 20____.
Surveyor's Name, (Signature) _____ Date _____
Colorado registered PLS # _____

CLERK AND RECORDERS CERTIFICATE
RECEPTION NO. _____
I HEREBY CERTIFY THAT COUNTY OF EL PASO (County name) (diagonal line of survey) was filed in my office on _____ day of _____, 20____, and was recorded at _____ of the records of El Paso County.

AT _____ El Paso County Clerk and Recorder

NAME, address and telephone number of the owner of record located in the lower right hand corner.
Date of preparation, date of survey (if applicable), north arrow, written and graphic scale located in the lower right hand corner of each sheet.
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 for drafting revisions located in the lower right hand corner, and



THE AZION GROUP, INC.
348 DEERING PLACE
SUITE 200
DENVER, CO 80218
DAN@THEAZIONGROUP.COM

PROJECT: 15435 E. CHAPARRAL LOOP
SHEET 2 OF 2
COUNTY: EL PASO, CO
DATE: 12/09/2021

Add a scale to this map or write "not to scale"

Please add PCD File No. VR 225

**CHAPARRAL HEIGHTS
MINOR SUBDIVISION PLAT**
LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 28 AND
THE NORTHWEST ONE-QUARTER OF SECTION 33,
TOWNSHIP 11 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO.

LOT 63
PEYTON RANCHES
OWNER: VIRGIL L. SCHAAAL

LOT 62
PEYTON RANCHES
17.82 AC.
(OVERALL)

LOT 2
6.5282 AC.

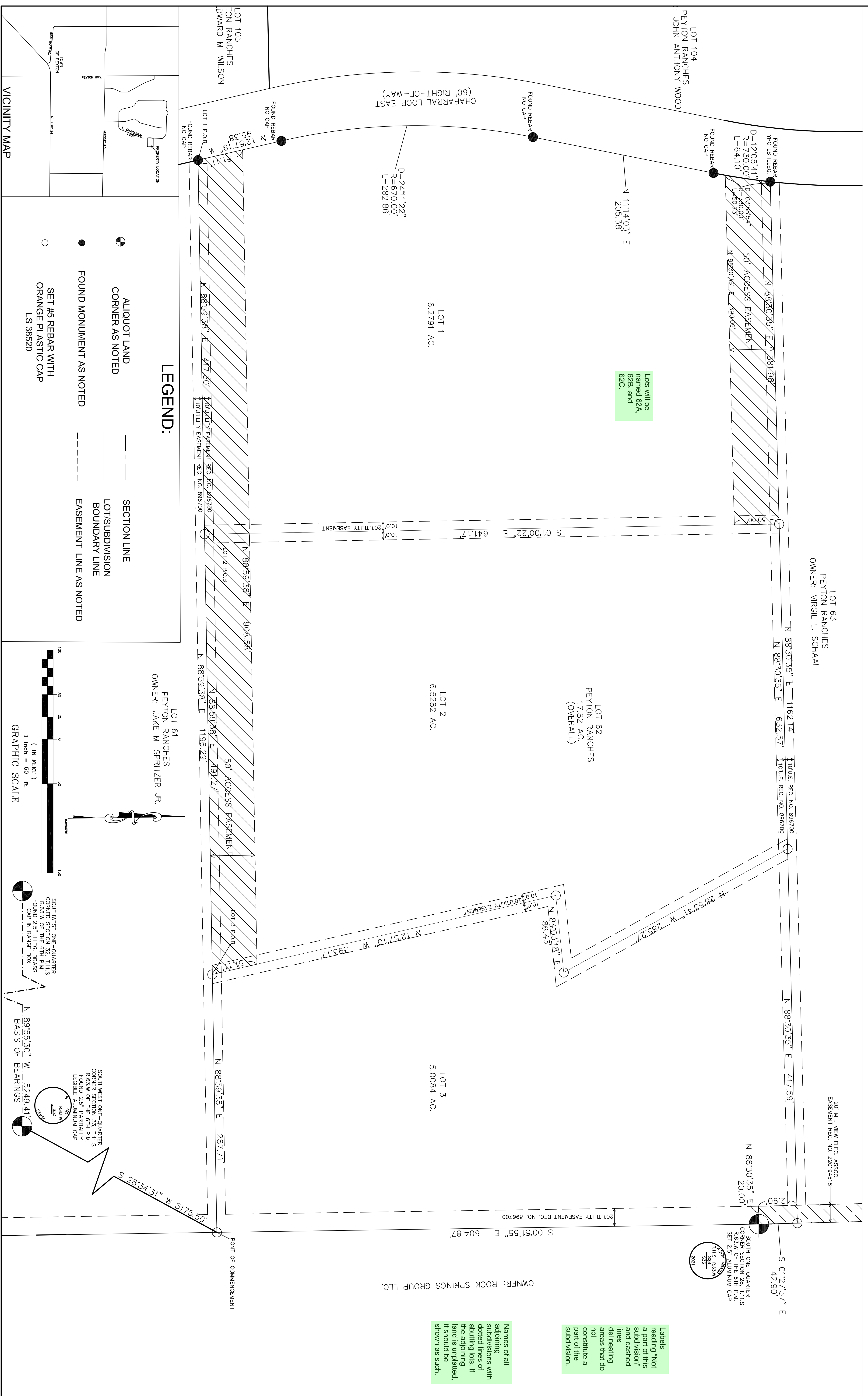
LOT 3
5.0084 AC.

LOT 1
6.2791 AC.

Lots will be
named 62A,
62B, and
62C.

Names of all
adjoining
subdivisions with
dotted lines of
adjoining lots. If
the adjoining
land is unplat-
ed, it should be
shown as such.

Labels
reading "Not
a part of this
subdivision"
and dashed
lines
delineating
areas that do
not
constitute a
part of the
subdivision.



OWNER: ROCK SPRINGS GROUP LLC.

SOUTH-ONE-QUARTER
CORNER SECTION 33
R.63 W. OF THE 6TH P.M.
SET 2.5" ALUMINUM CAP

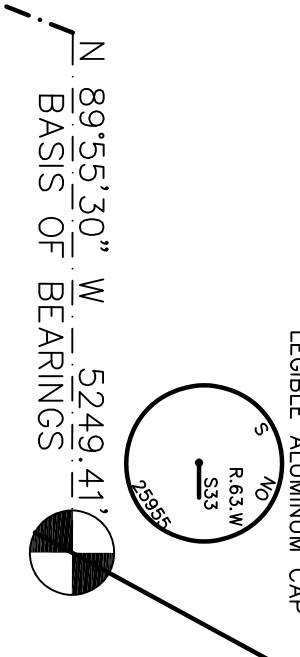
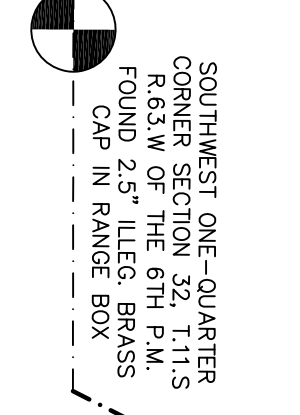
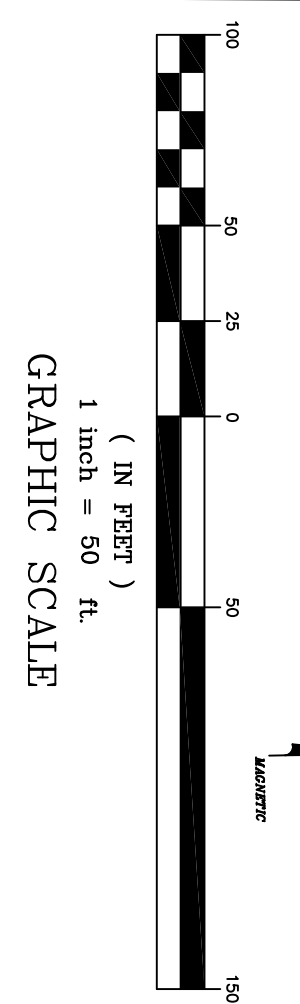
20' MT. VIEW ELEC. ASSOC.
EASEMENT REC. NO. 220194918

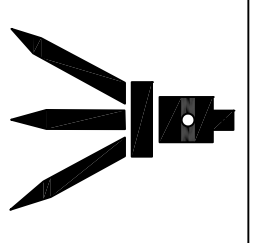
SOUTH-ONE-QUARTER
CORNER SECTION 32
R.63 W. OF THE 6TH P.M.
SET 2.5" ALUMINUM CAP

LOT 61
PEYTON RANCHES
OWNER: JAKE M. SPRITZER JR.

LEGEND:

- ALIQUOT LAND CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET #5 REBAR WITH ORANGE PLASTIC CAP LS 38520
- SECTION LINE
- LOT/SUBDIVISION BOUNDARY LINE
- EASEMENT LINE AS NOTED



<p>PROJECT: 15435 E. CHAPARRAL LOOP</p> <p>SHEET 2 OF 2</p> <p>COUNTY: EL PASO, CO</p> <p>DATE: 12/09/2021</p>	 <p>THE AZION GROUP, INC.</p> <p>340 DEERING PLACE SUITE 200 DALLAS, TEXAS 75245 DAN@THEAZIONGROUP.COM</p>
--	--