

PEYTON RANCHES FILING NO. 1B
A REPLAT OF LOT 62 PEYTON RANCHES

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.

15055

NOTES

1. THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH BY THIS SURVEYOR TO DETERMINE:
- A) OWNERSHIP OF THIS TRACT OR VERIFICATION OF THE DESCRIPTION SHOWN;
B) THE POSSIBLE DISCREPANCIES OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS;
C) EASEMENTS AND RIGHTS-OF-WAY RECORD; BUT RELIES ENTIRELY UPON TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY ORDER NUMBER SR55091796-2, 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 SR55091796-2, 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-II ARE NOTED AND SHOWN IF APPLICABLE HEREON.

RESERVATION OF AN UNDIVIDED $\frac{1}{4}$ 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. 896700. PLOTTABLE ITEMS SHOWN HEREON.

RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED JUNE 29, 1972, IN BOOK 2501 AT PAGE 889 AND AS AMENDED IN INSTRUMENT RECORDED SEPTEMBER 10, 1976, IN BOOK 2859 AT PAGE 127. BLANKET IN NATURE, NO PLOTTABLE ITEMS.

CONSENT TO EASEMENT FOR MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION RECORDED JULY 27, 1972 IN BOOK 2509 AT PAGE 67, AND RECORDED JULY 27, 1972 IN BOOK 2509 AT PAGE 69, AND RECORDED JULY 27, 1972 IN BOOK 2509 AT PAGE 71. EXACT LOCATION OF EASEMENTS ARE INDEFINITE.

THE EFFECT OF GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED JANUARY 20, 1995, IN BOOK 6593 AT PAGE 989. NO PLOTTABLE ITEMS FOR THIS SURVEY.

THE EFFECT OF MINERAL DEED RECORDED NOVEMBER 26, 2002 UNDER RECEPTION NO. 202209925. CORRECTIVE MINERAL DEED RECORDED JANUARY 22, 2004 AT RECEPTION NO. 2040124212. CORRECTED MINERAL, ROYALTY AND OVERRIDING ROYALTY CONVEYANCE RECORDED AUGUST 1, 2011 UNDER RECEPTION NO. 211073800, MINERAL, ROYALTY AND OVERRIDING ROYALTY CONVEYANCE RECORDED DECEMBER 19, 2011 UNDER RECEPTION NO. 211125619. NO PLOTTABLE ITEMS FOR THIS SURVEY.

TERMS, CONDITIONS, AND PROVISIONS OF GRANT OF RIGHT OF WAY RECORDED DECEMBER 01, 2020 AT RECEPTION NO. 220194518. SHOWN HEREON.

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 COMMENCE ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH A 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 CERTIFICATE SHOWN HEREON.
6. THE BOUNDARY AREA OF THIS TRACT OF LAND AS FIELD SURVEYED AND PORTRAYED 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, SUMP, 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. 08041C0375G, 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. MONUMENTED AT THE SOUTHEAST CORNER WITH A 2.5" ALUMINUM CAP STAMPED ILLEGIBLE WITH LS 25955, AND AT THE SOUTHWEST CORNER WITH A 2.5" ILLEGIBLE BRASS CAP IN RANGE BOX.
14. THE WORD 'CERTIFY' AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
15. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.
16. THE LOCATION OF THE EXISTING FENCES OR OTHER SIMILAR FEATURES DENOTING LINES OF POSSESSION IN THE VICINITY OF THE PERIMETER OF THIS TRACT, AS THE PERMETER 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 PRIOR 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.

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; THREATENED AND ENDANGERED SPECIES ANALYSIS REPORT; WATER RESOURCE; FIRE PROTECTION; 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 ADDRESSES 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. MAILBOXES 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 ASSIGN SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), 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 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, RECORDED UNDER RECEPTION NO. 222147801.
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. FOR THIS REPLAT, THE FRONT AND REAR LOT LINES ARE THE EXTERIOR OF THE SUBDIVISION BOUNDARY. 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:
LOT 62,
PEYTON RANCHES,
COUNTY OF EL PASO,
STATE OF COLORADO.
RECEPTION NO. 896700

NEW LOT DESCRIPTIONS:

LOT 1 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 1196.29' 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 282.86' 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 730.00' FEET, ARC LENGTH OF 64.10' FEET AND A CHORD BEARING OF N 08°43'16" 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" W 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 778.98' 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 A DISTANCE OF 632.57' FEET; 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 A DISTANCE OF 287.71' FEET 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 'PEYTON RANCHES FILING NO. 1B', 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 }
COUNTY OF EL PASO }^{SS}

ACKNOWLEDGED BEFORE ME ON THIS 30th DAY OF Nov.,
2022, BY MICHAEL CARTMELL.

MY COMMISSION EXPIRES: Aug. 23, 2026.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC: Miranda Beaman

MIRANDA BENSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2022403144
MY COMMISSION EXPIRES AUGUST 23, 2026

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR 'PEYTON RANCHES FILING NO. 1B' WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE 1st DAY OF November, 2022 SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL.

Stan L. VanderWeil 12/06/22
CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

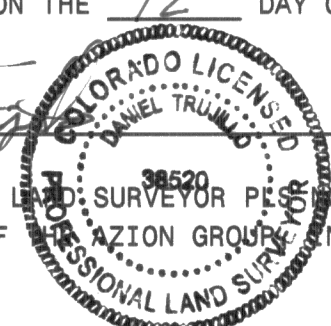
Van M... 11-30-2022
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR DATE

SURVEYORS STATEMENT

I DANIEL R. TRUJILLO, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON NOVEMBER 21, 2021, 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 THE 12th DAY OF November, 2022

Daniel R. Trujillo
DANIEL R. TRUJILLO
COLORADO REGISTERED SURVEYOR P.C.D. 38520
FOR AND ON BEHALF OF PEYTON RANCHES DEVELOPMENT GROUP, INC.



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO
COUNTY OF EL PASO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE THIS 8 DAY OF December, 2022, AND WAS RECORDED AT RECEPTION NUMBER 222715055 OF THE RECORDS EL PASO COUNTY, COLORADO.

Kathryn Connolly
EL PASO COUNTY CLERK AND RECORDER

Fee \$20.00
Surcharge \$3.00

FEES

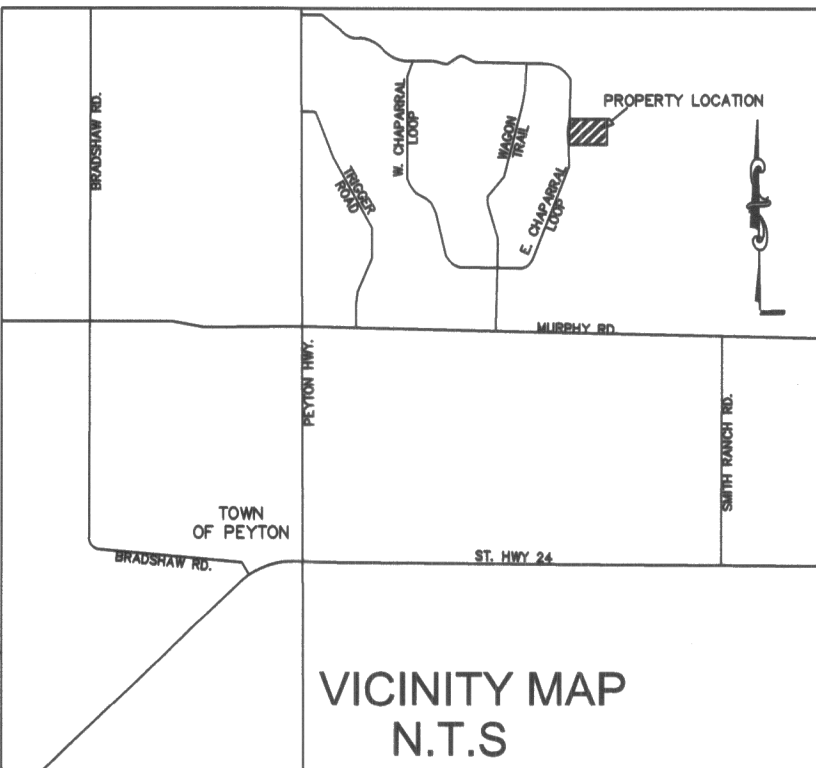
PARKS: NEIGHBORHOOD

REGEN 2 - \$1,380.00

SCHOOL DISTRICT 23 - \$370.00

PCD FILE NO. VR-225

VICINITY MAP
N.T.S



OWNER: MICHAEL CARTMELL
4927 AUSTIN BLUFFS PKWY.
SUITE #200
COLORADO SPRINGS, CO
80918
719-235-6797

SHEET 2 OF 2

COUNTY:
EL PASO, CO

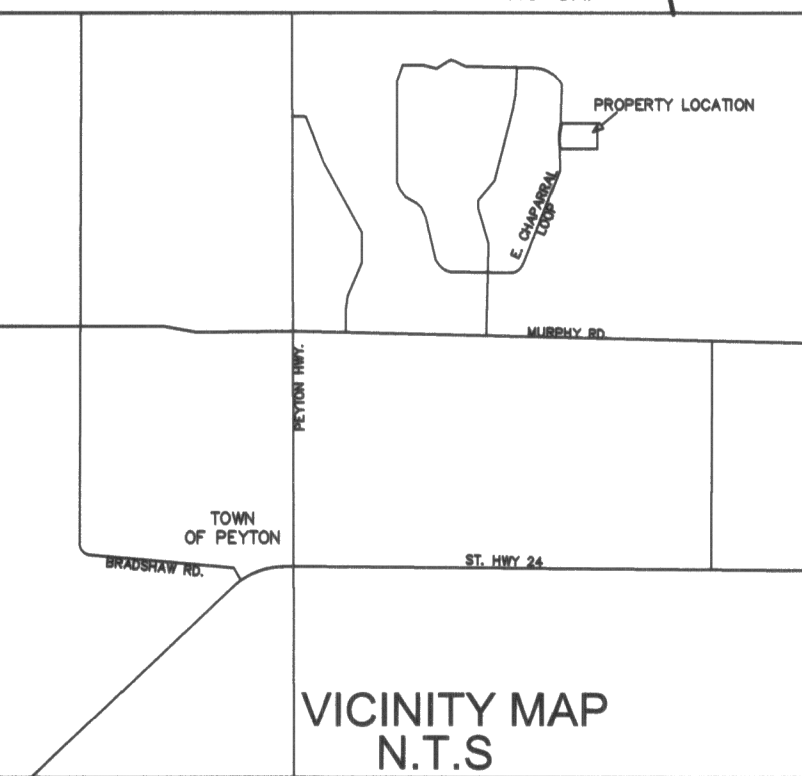
DATE OF PREPARATION:
12/09/2021
05/10/2022
06/30/2022

DATE OF SUBMISSION:



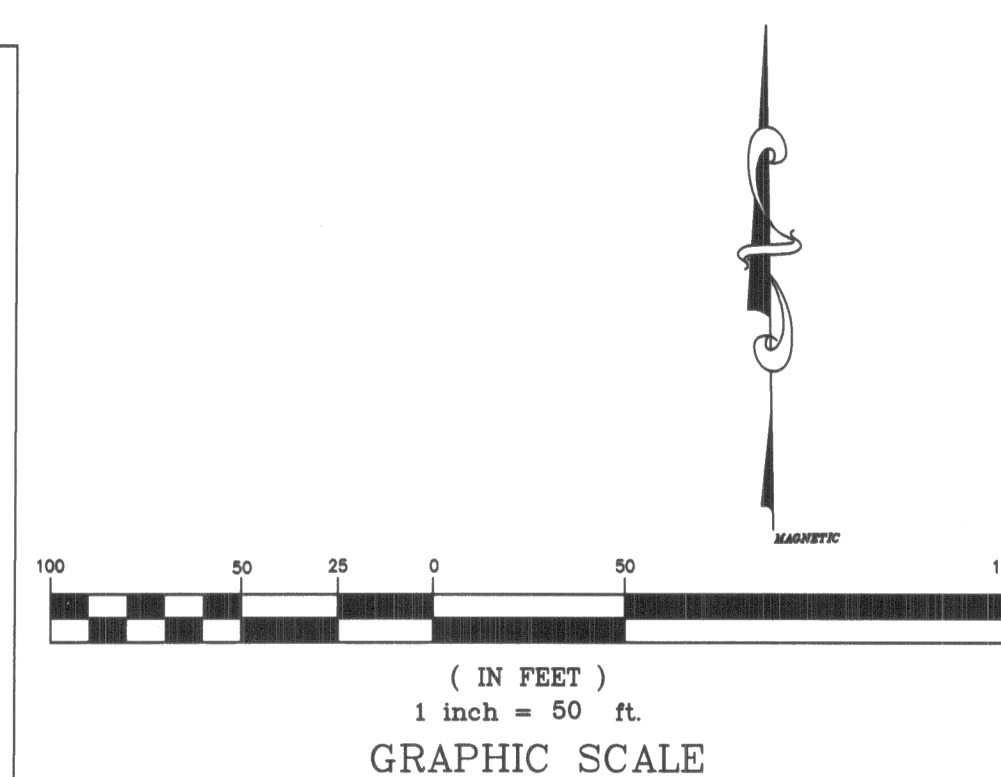
PEYTON RANCHES FILING NO. 1B
A REPLAT OF LOT 62 PEYTON RANCHES
LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 28 AND
THE NORTHWEST ONE-QUARTER OF SECTION 33,
TOWNSHIP 11 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO.

15055



LEGEND:

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



SOUTHWEST ONE-QUARTER CORNER SECTION 32, T.11.S. R.63.W. OF THE 6TH P.M. FOUND 2.5" ILLEG. BRASS CAP IN RANGE BOX

SOUTHWEST ONE-QUARTER CORNER SECTION 33, T.11.S. R.63.W. OF THE 6TH P.M. FOUND 2.5" PARTIALLY LEGIBLE ALUMINUM CAP

N 89°55'30" W 5249.41' BASIS OF BEARINGS

OWNER: MICHAEL CARTMELL
4927 AUSTIN BLUFFS PKWY.
SUITE #200
COLORADO SPRINGS, CO
80918
719-235-6797

SHEET 2 OF 2

COUNTY:
EL PASO, CO

DATE OF PREPARATION:
12/09/2021
05/10/2022
06/30/2022

DATE OF SUBMISSION:

