

# SANFORD SUBDIVISION FILING NO. 4 AN AMENDED PLAT OF LOTS 2 AND 3, SANFORD SUBDIVISION FILING NO. 3

14075

A portion of the Southwest One-quarter (SW1/4) of Section 24  
Township 12 South (T12S), Range 66 West (R66W) of the 6TH P.M.  
County of El Paso, State of Colorado

**KNOW ALL MEN BY THESE PRESENTS:**  
That Theresa A. Watson and Louis M. Sanford, being the owners of the described tracts of land, to wit:

**LAND DESCRIPTION:**  
A tract of land located in a portion of the Southwest One-quarter (SW1/4) of Section 24, Township 12 South (T12S), Range 66 West (R66W) of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:  
An Amended Plat of Lots 2 and 3, Sanford Subdivision Filing No. 3 as recorded under Reception No. 20339585 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado. Said tract contains 17.057 acres (743,613 sq. ft.) 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 lots and easements as shown hereon under the name and caption of SANFORD SUBDIVISION FILING NO. 4. All public improvements so planned are hereby dedicated to public use and said owner does hereby covenant and agree that the applicant public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for 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 utility and communication systems and other purposes as shown hereon. The applicant is responsible for providing the services for which the easements are established. The applicant grants the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of facilities:

Theresa A. Watson      Louis M. Sanford  
Theresa A. Watson (Owner Lot 2)      Louis M. Sanford (Owner Lot 3)

**NOTARIAL:**  
STATE OF COLORADO )  
COUNTY OF EL PASO ) SS  
I, the undersigned, a Notary Public in and for the State of Colorado, do hereby certify that the foregoing instrument was acknowledged before me this 2nd day of January, 2018 A.D., by Theresa A. Watson.  
Witness my Hand and Seal this 2nd day of January, 2018 A.D. at the City and County of El Paso, Colorado.

**NOTARIAL:**  
STATE OF COLORADO )  
COUNTY OF EL PASO ) SS  
I, the undersigned, a Notary Public in and for the State of Colorado, do hereby certify that the foregoing instrument was acknowledged before me this 2nd day of January, 2018 A.D., by Louis M. Sanford.  
Witness my Hand and Seal this 2nd day of January, 2018 A.D. at the City and County of El Paso, Colorado.

**BASIS OF BEARINGS STATEMENT:**  
The bearings of this plat are based upon the North line of Lot 2, Sanford Subdivision Filing No. 3 as recorded under Reception No. 20339585 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado, being monumented at the Northwest corner of said Lot 2 by a found yellow cap & rebar marked 'LS 27270' and at the Northeast corner of said Lot 2 by a found yellow cap & rebar marked 'LS 27270'. Said line bears N89°13'58"E, a distance of 548.57 feet, measured (548.57 feet point).

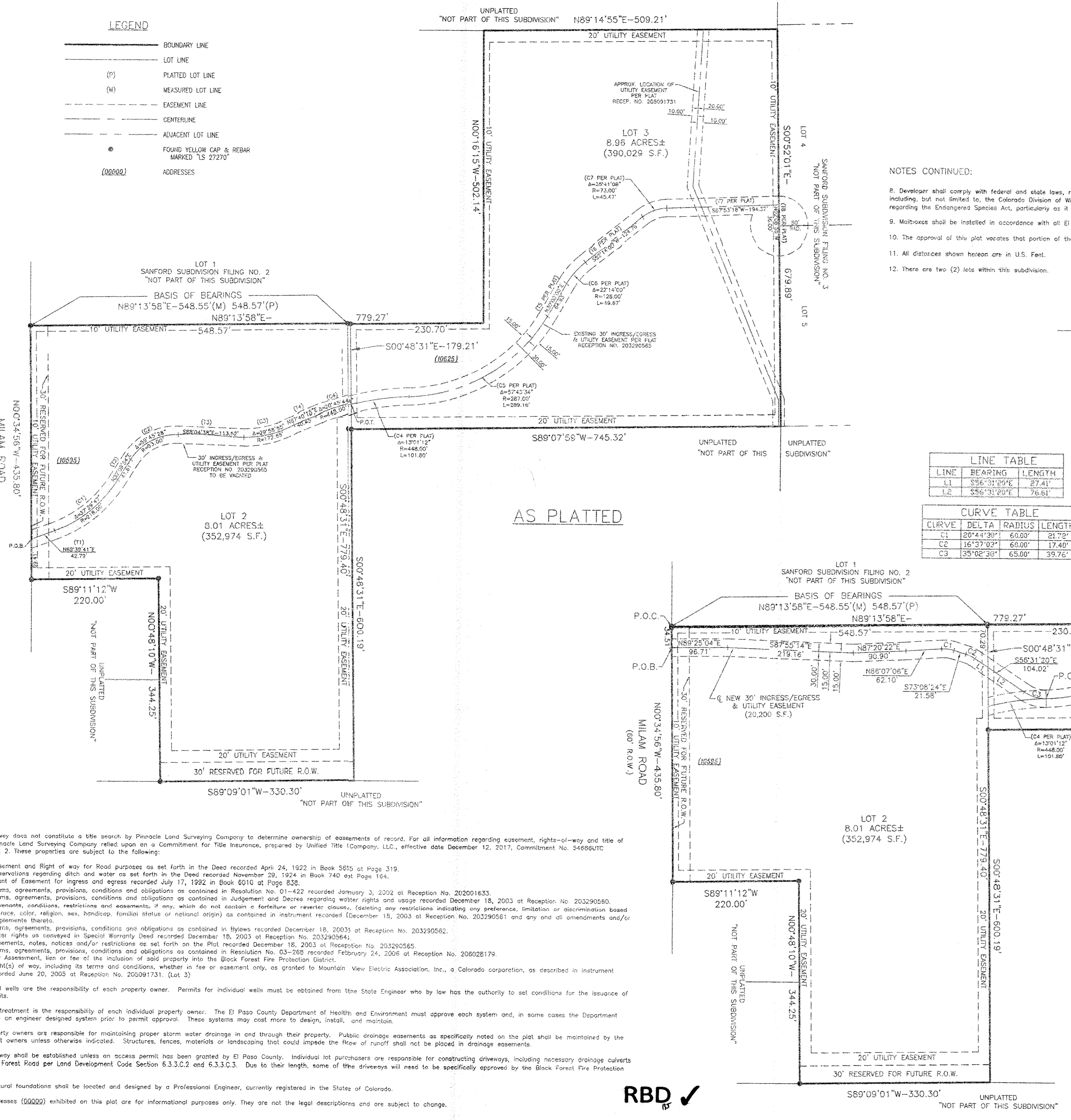
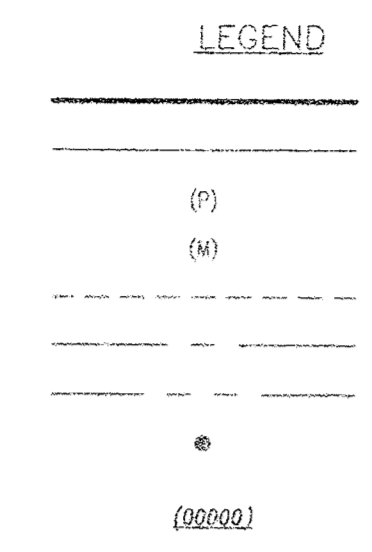
**APPROVALS:**  
This plat for SANFORD SUBDIVISION FILING NO. 4 was approved for filing by the El Paso County, Colorado Planning and Community Development Director on the 20th day of January, 2018, subject to any notes or conditions specified hereon.  
Previous plat name in entirety is amended for the areas described by this location and Replat 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 under Reception No. 20339585.

Director, Drag Design, Planning and Community Development

**RECORDING:**  
STATE OF COLORADO )  
COUNTY OF EL PASO ) SS  
I hereby certify that this instrument was filed for record in my office at 11:40 a.m. on the 10th day of January, 2018 A.D., and is duly recorded at Reception No. 20339585 in the records of El Paso County, Colorado.

SURCHARGE - 10¢      CHUCK BRODERMAN, Recorder  
FEE - 3¢      Jennifer Neale

SCHOOL FEE - DISTRICT#      N/A  
PARK FEES:      REGIONAL      N/A  
                              NEIGHBORHOOD      N/A  
DRAINAGE BASIN:      N/A  
DRAINAGE FEE:      N/A  
BRIDGE FEE:      N/A

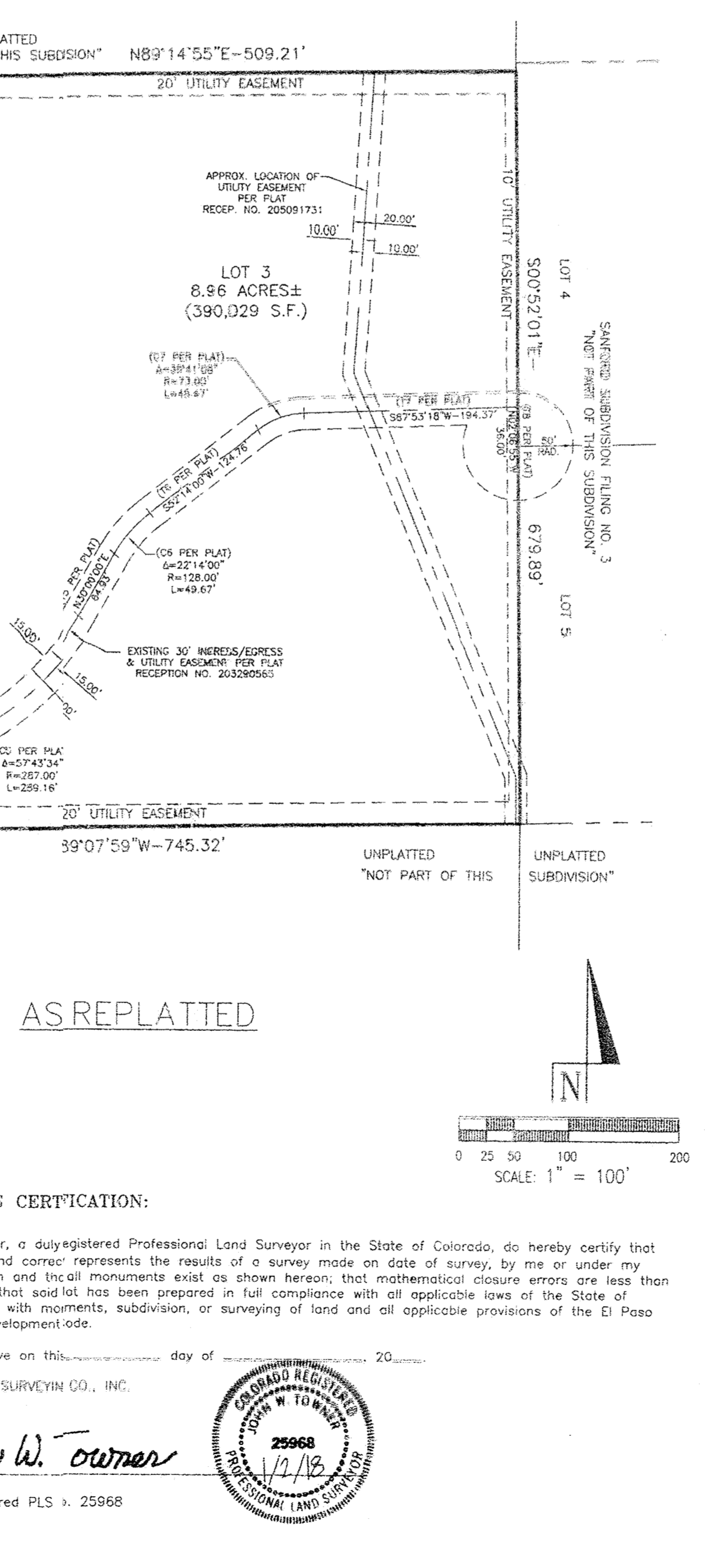


**LINE TABLE**

LINE	BEARING	LENGTH
L1	S89°13'58"E	548.57
L2	S89°13'58"E	74.41
L3	S89°13'58"E	74.41

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	89°14'01"	65.00'	29.76'
C2	16°32'02"	66.00'	17.40'
C3	15°02'20"	65.00'	39.76'



**NOTES CONTINUED:**

- Developer shall comply with federal and state laws, regulations, ordinances, rules of 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 least grebe (S. Prairie's Meadow Jumping Mouse).
- Utilities shall be installed in accordance with El Paso County Department of Transportation and United States Postal Service regulations.
- The approval of this plat vacates that portion of the 30' ingress/egress and utility easement as shown hereon.
- All distances shown hereon are in U.S. Feet.
- There are two (2) lots within this subdivision.

**SURVEYOR'S CERTIFICATION:**  
I, John W. Towner, 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 date of 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 \_\_\_\_\_, 20\_\_.

PINNACLE LAND SURVEYING CO., INC.  
John W. Towner, Colorado registered PLS 1, 25968

PINNACLE LAND SURVEYING COMPANY, INC.  
121 COUNTY ROAD 5, DIVIDE, CO 687-7360

**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.

DSD FILE NO.  
SANFORD SUBDIVISION FILING NO. 4  
DRAWN BY: MWM      CHECKED BY: J.W.T.      DATE: 01/02/18  
JOB NO.: 1706500      DWG.: 17064802-AP.DWG      SHEET 1 OF 1