

WHITE COTTAGE FARM FILING No. 1

A SUBDIVISION OF A PORTION OF THE WEST HALF OF SECTION 19,
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That Shawna Schotanus, being the owner of the following described tract of land to wit:

A portion of the West Half of Section 19, Township 11 South, Range 65 West of the 6th Principal Meridian, described as follows:

Beginning at a point on the west line of said Section 19 which lies 1664.53 feet southerly from the northwest corner thereof; thence continuing southerly on said west line for 1259.02 feet; thence angle left easterly 89 degrees 38 minutes 08 seconds for 1505.93 feet to a point on the west right of way line of a county road, known as Thompson Road; thence angle left northerly 90 degrees for 1259.00 feet, along said right of way; thence angle left westerly 90 degrees for 1513.27 feet to the point of beginning, County of El Paso, State of Colorado,

Excepting therefrom the parcel of land conveyed to Charles E. Hickey by Warranty Deed recorded December 18, 2002 at Reception No. 202224929, County of El Paso, State of Colorado.

Containing a calculated area of 349,749 square feet (8.029132 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 **WHITE COTTAGE FARM FILING No. 1**. 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.

Shawna Schotanus Date

STATE OF COLORADO }
COUNTY OF EL PASO } SS

Acknowledged before me this ____ day of _____, 20____ by Shawna Schotanus

My commission expires -----

Witness my hand and official seal _____
Notary Public

LIEN HOLDER SUBORDINATION CERTIFICATE:

The undersigned are all the mortgagees and lien holders of certain lands known herein as **WHITE COTTAGE FARM FILING No. 1** in the County of El Paso, State of Colorado, and hereby subordinate the subject lien to the terms, conditions and restrictions of this document.

COMPANY: Academy Mortgage Corporation
339 West 13490 South
Draper, UT 84020

Executed this ____ day of _____, 20____

Mortgagee(s) and lien holder(s)

NOTARIAL:

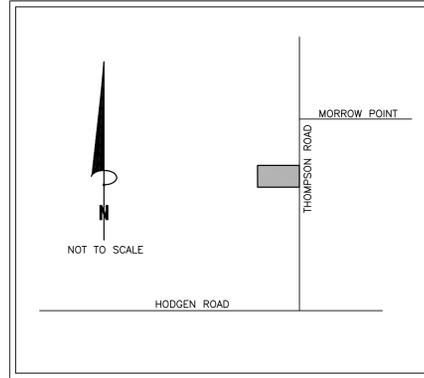
STATE OF _____ }
COUNTY OF _____ } SS

Acknowledged before me this ____ day of _____, 20____ by _____ as _____ for Academy Mortgage Corporation.

My commission expires -----

Witness my hand and official seal _____
Notary Public

VICINITY MAP



BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for **WHITE COTTAGE FARM FILING No. 1** was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes or conditions specified hereon. The dedications of land to the public (easements) are accepted.

Chair, Board of County Commissioners

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

Planning and Community Development Director

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 compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code, to the best of my knowledge, information and belief.

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

I attest the above on this ____ day of _____, 2021.

Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying and Mapping, LLC

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at ____ o'clock ____M., this ____ day of _____, 20____, A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

CHUCK BROERMAN, RECORDER

BY: _____
Deputy

SURCHARGE: _____

FEES: _____

NOTES:

- 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, File No. SR55096008 with an effective date of 05/03/2021 at 5:30 P.M.
- Basis of bearings is the south line of the property, monumented as shown and assumed to bear South 89 degrees 58 minutes 12 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 08041C0305 G, 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.
- Mailboxes shall be installed in accordance with all El Paso County Planning and Community Development 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. 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 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.
- No driveway shall be established unless an access permit has been granted by El Paso County Planning and Community Development.
- Easements are shown hereon. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- Individual wells are the responsibility of each property owner. Permits for individual domestic wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.
- Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases, the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install and maintain.
- Environmental: 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).
- Water in the Denver Basin Aquifers is allocated based on a 100 year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300 year aquifer life, which is based on an allocation approach. Applicants, the Home Owners Association, and all future owners in the subdivision should be aware that the economic life of a water supply is based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers, and applicants and their successors and assigns, including individual lot owners in the subdivision and the HOA, may be required to acquire, develop, and incorporate alternative renewable water sources in a permanent water supply plan that provides future generation with water supply.
- At the time of approval of this project, this property is located within the Black Forest Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code.
- Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.
- The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns 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.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 sale of the property.
- The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the El Paso County Planning and Community Development Department: Water Resources Report; Geology and Soils Report; Fire Protection Report.

PCD FILE No. MS-21007

REVISIONS:	
1	10/13/21 County comments.

PROJECT No. 20288
MAY 19, 2021
SHEET 1 OF 2

WHITE COTTAGE FARM FILING No. 1

A SUBDIVISION OF A PORTION OF THE WEST HALF OF SECTION 19,
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

UNPLATTED
OWNERS: CHARLES & JOAN HICKEY TRUST
NOT A PART OF THIS SUBDIVISION
PARCEL No. 51190-00-005

SET 18" LONG #5 REBAR WITH
1 1/4" ORANGE PLASTIC CAP
MARKED "CSAM, LLC PLS
32439", FLUSH WITH GROUND

#4 REBAR WITH WHITE PLASTIC
CAP MARKED WITH PLS
#11624, 1.3 BELOW GROUND

S 89°59'45" E 822.99

20' PUBLIC UTILITY & DRAINAGE EASEMENT

LOT 1
(349,749 SQUARE FEET)
(8.02913 ACRES)

N 0°10'54" W 425.50

20' PUBLIC UTILITY & DRAINAGE EASEMENT

(16890 & 16910)

20' PUBLIC UTILITY & DRAINAGE EASEMENT

S 0°02'17" E 425.01

THOMPSON ROAD
(60 FOOT RIGHT-OF-WAY)

SET 18" LONG #5 REBAR WITH
1 1/4" ORANGE PLASTIC CAP
MARKED "CSAM, LLC PLS
32439", FLUSH WITH GROUND

20' PUBLIC UTILITY & DRAINAGE EASEMENT

S 89°58'12" W 821.92

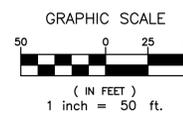
#5 REBAR, 0.7
BELOW GROUND

MOUNTAIN SHADOW RANCH/SECOND PHASE (REC. No. 200072526)

LOT 1
OWNERS: STEVEN & KIMBERLY SCHNEIDER
NOT A PART OF THIS SUBDIVISION
PARCEL No. 51190-04-001

LOT 3
OWNERS: DALE & STEPHANIE McGEHEE
NOT A PART OF THIS SUBDIVISION
PARCEL No. 51190-04-002

R= DENOTES RECORD DISTANCE



REVISIONS:	
1	10/13/21 County comments.

PCD FILE No. MS-21007

PROJECT No. 20288
MAY 19, 2021
SHEET 2 OF 2

NW COR., SEC 19
FOUND 3/4" IRON PIPE, UPGRADED WITH A
PROPERLY MARKED 2 1/2" ALUMINUM CAP
ON A 3/4" X 30" REBAR. TOP OF
MONUMENT IS 0.2 ABOVE GROUND

S 0°21'51" E 1664.53

P.O.C.

S 0°21'51" E 2649.88

R=S 0°21'51" E 1759.00

W 1/4 COR., SEC 19
FOUND 3 1/4" ALUMINUM CAP MARKED
WITH PLS 27270. TOP OF MONUMENT IS
0.7 ABOVE GROUND

S 0°45'28" E 282.41

P.O.B.
#4 REBAR, 0.6
BELOW GROUND

683.40

N 89°58'12" E 1505.32 (R=1505.93)