

the utility easements are being adjusted. please be aware that the utility companies will need to approve of the relocation and will need to verify that there are no lines in these locations. please provide approval letter(s).

## SEXTON RANCH AT CHAPARRAL HILLS

A REPLAT OF LOT 47 AND LOT 48, CHAPARRAL HILLS, LOCATED IN THE  
NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO

Replat shall be consistent with the order of the original plat filing unless the land includes more than 1 plat name, and characterized by an alphabetic descriptor after the filing number, and shall reflect consistency with the order of the original filing.

Provide name of company and name of signee

**EASEMENTS:**  
UNLESS OTHERWISE INDICATED, ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES 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 OWNERS.

**ENVIRONMENTAL STATEMENT:**  
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).

**FLOODPLAIN STATEMENT:**  
THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 0804100287 G, EFFECTIVE DATE DECEMBER 7, 2018.

### NOTES:

- DATE OF PREPARATION FEBRUARY 09, 2021.
- THE BASIS OF BEARINGS IS THE NORTHEASTERLY LINE OF LOT 47, BEING MONUMENTED AT THE NORTH END BY A FOUND 1/2" REBAR WITH PLASTIC CAP "LS 2372" AND AT THE SOUTH END BY A FOUND 1/2" REBAR WITH PLASTIC CAP "PLS 2372". SHOWN ON THE PLAT OF CHAPARRAL HILLS RECORDED IN PLAT BOOK T-2 AT PAGE 2, RECORDS OF EL PASO COUNTY, TO BEAR S 45°38'53" E.
- UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.
- THIS PLAT WAS CREATED USING A TITLE REPORT FROM COMMON WEALTH LAND TITLE INSURANCE COMPANY, TITLE REPORT NO: HD635344-710-CTO-SSC, EFFECTIVE DATE: FEBRUARY 26, 2021 AT 8:00 A.M.
- 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. 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.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
- NO DRIVEWAY ACCESS SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL 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.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF COLORADO.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THE ADDRESSES EXHIBITED ON THE PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

### KNOW ALL MEN THESE PRESENTS:

THAT PHILIP D. AND VALERIE J. SEXTON BEING OWNERS OF THE FOLLOWING TRACTS OF LAND,

### TO WIT:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6 TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

LOT 47, CHAPARRAL HILLS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED IN PLAT BOOK T-2 AT PAGE 2, RECORDS OF EL PASO COUNTY.

AND

LOT 48, CHAPARRAL HILLS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED IN PLAT BOOK T-2 AT PAGE 2, RECORDS OF EL PASO COUNTY.

AREA = 9.958 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 LOTS, TRACTS, STREETS, AND EASEMENTS FOR PUBLIC UTILITIES, DRAINAGE AND ACCESS AS SHOWN UNDER THE NAME AND SUBDIVISION OF SEXTON RANCH. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE 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 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.

PHILIP D SEXTON VALERIE J. SEXTON

MORTGAGEE

ATTEST:

STATE OF COLORADO) SS.

COUNTY OF \_\_\_\_\_)

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 BY \_\_\_\_\_ AS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_ NOTARY PUBLIC

### COUNTY APPROVAL:

THIS PLAT FOR SEXTON RANCH 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.

PREVIOUS PLAT NAME IN ENTIRETY IS AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT AMENDMENT/LOT LINE ADJUSTMENT 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 # 824585.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

### SURVEYOR'S CERTIFICATION:

I, THOMAS S. MARR, 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 THE SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10000, 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.

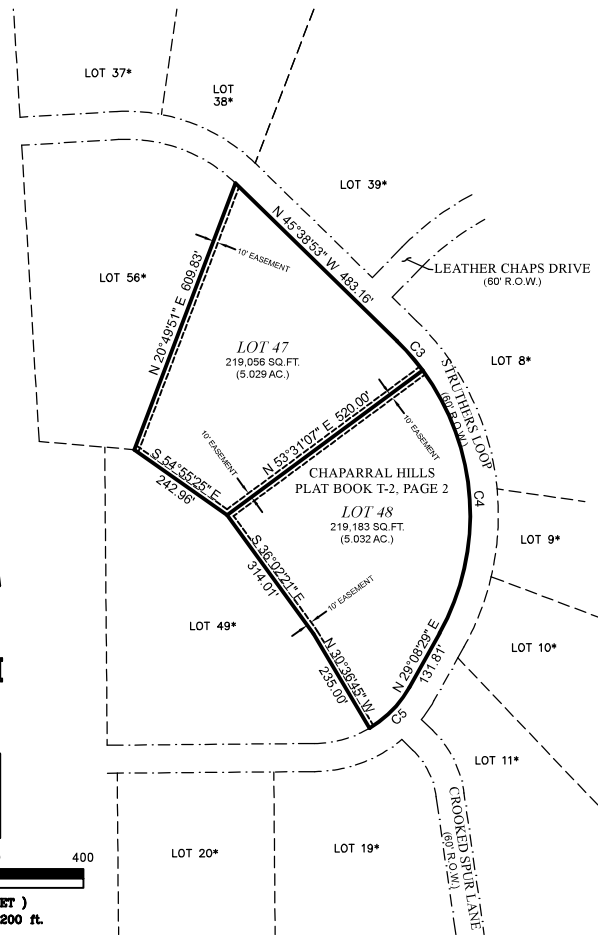
I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

THOMAS S. MARR  
COLORADO P.L.S. NO. 30106

### RECORDING:

STATE OF COLORADO  
COUNTY OF EL PASO  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY

CHUCK BOERMAN  
EL PASO COUNTY CLERK AND RECORDER



| CURVE | RADIUS  | ARC LENGTH | DELTA ANGLE |
|-------|---------|------------|-------------|
| C3    | 520.00' | 83.19'     | 9°09'59"    |
| C4    | 520.00' | 595.58'    | 85°37'23"   |
| C5    | 235.00' | 124.05'    | 30°14'43"   |

AS PLATTED

### LEGEND:

- SET 5/8" X 18" REBAR WITH PLASTIC CAP "PLS 30106"
- FOUND 1/2" REBAR WITH PLASTIC CAP "LS 2372"
- FOUND 1/2" REBAR

--- BOUNDARY LINE  
--- EASEMENT LINE  
--- RIGHT OF WAY LINE  
--- ADJACENT LOT LINE

AM - AS MEASURED  
R - RECORDED INFORMATION  
R.O.W. - RIGHT OF WAY  
SQ. FT. - SQUARE FEET  
AC. - ACRES  
\* NOT PART OF THIS SURVEY  
(XXX) - ADDRESS

| CURVE   | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---------|--------|------------|-------------|---------------|--------------|
| C1      | 520.00 | 078.93     | 17°48'27"   | N 08°15'45" W | 831.72       |
| C2 (AM) | 235.00 | 124.00     | 30°13'54"   | S 44°15'28" W | 122.56       |
| C2 (R)  | 235.00 | 124.06     | 30°14'43"   | S 44°15'50" W | 122.62       |

| LINE    | BEARING       | DISTANCE |
|---------|---------------|----------|
| L1 (AM) | N 29°08'29" E | 131.52'  |
| L1 (R)  | N 29°08'29" E | 131.81'  |

AS REPLATTED

## MARR LAND SURVEYING

506 Bonfoy Ave B  
Colorado Springs, CO 80909  
Tel: (719)660-8263  
tmarr@marrlandsurveying.com

| REVISIONS |             |    |      |
|-----------|-------------|----|------|
| NO.       | DESCRIPTION | BY | DATE |
|           |             |    |      |
|           |             |    |      |
|           |             |    |      |
|           |             |    |      |

FINAL PLAT

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.

PROJECT NO. 21-005  
Drawn By: TSM  
Checked By: TSM  
Date: 02-11-21  
Sheet: 2 of



PCD FILE NO. VR-21-003