

Chuck Broerman
10/15/2021 11:29:14 AM
Doc \$0.00
Rec \$13.00

El Paso County, CO



1
Page 221714837

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
------------------	------	------

Reception Fee	Number of Pages	File Number
---------------	-----------------	-------------

Chaparral Hills Filing No. 1B
Name of Plat

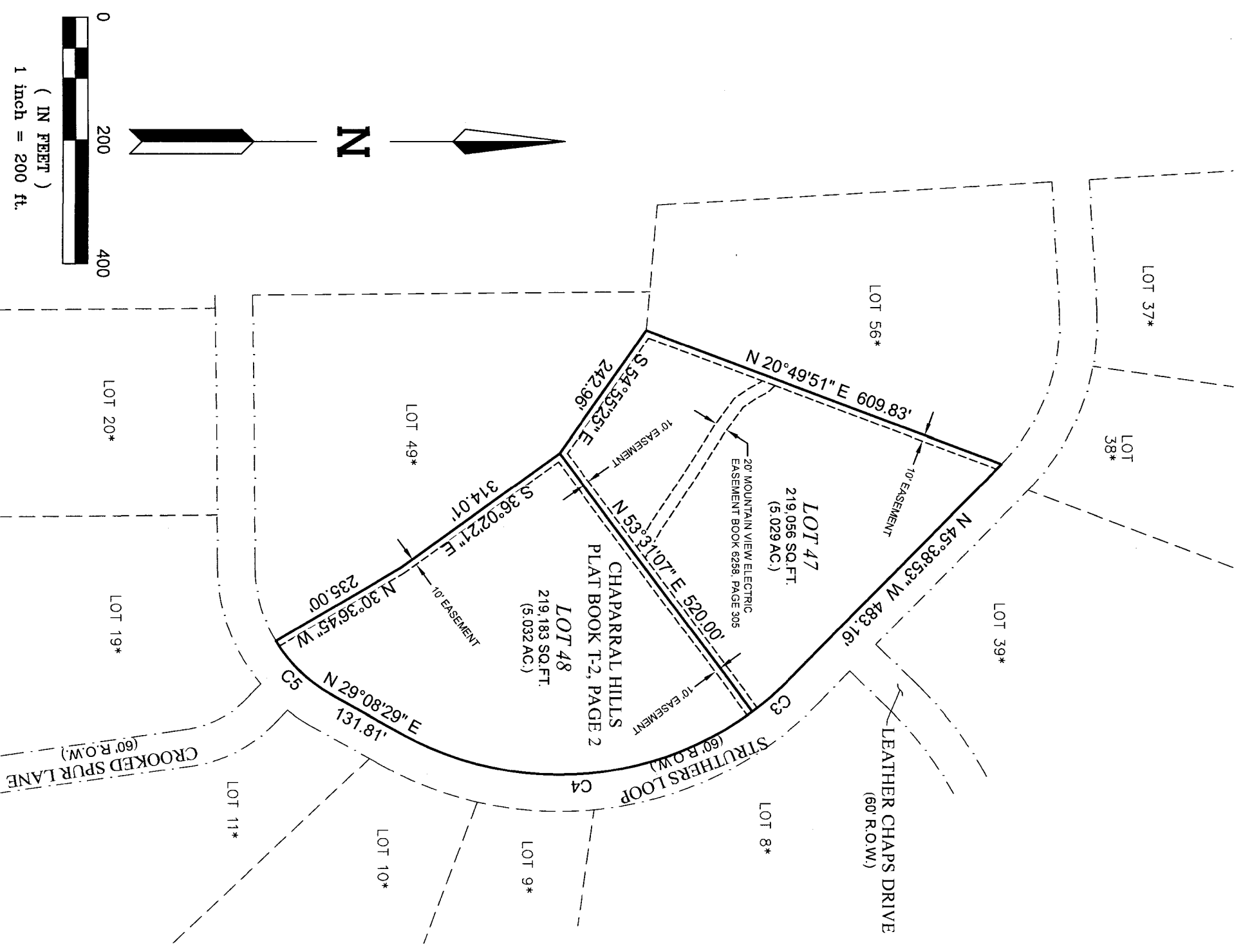
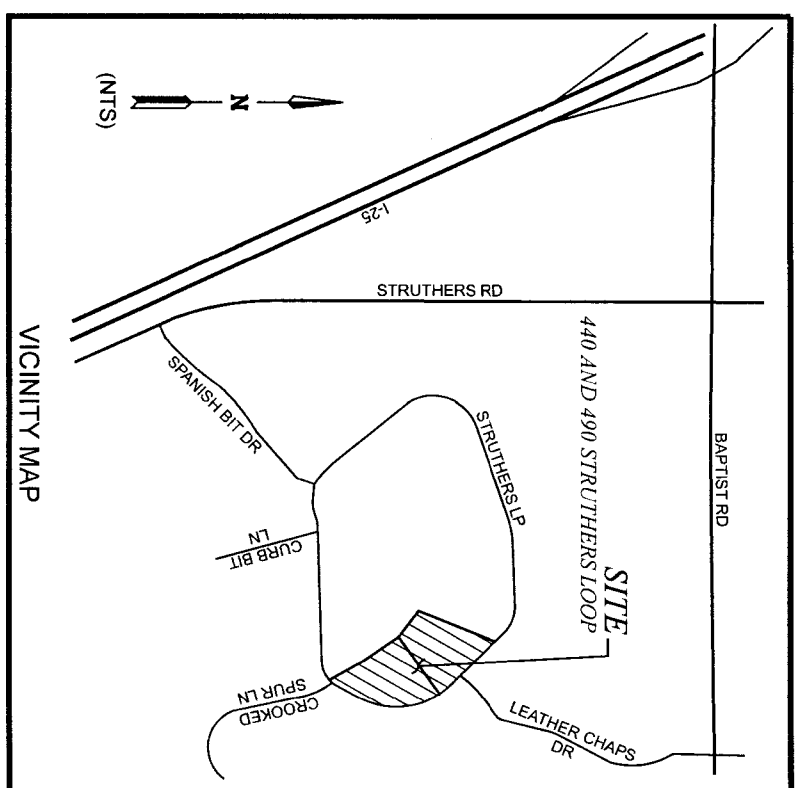
Philip D Sexton / Valerie J Sexton
Owner's Name

Subdivision

Condominium

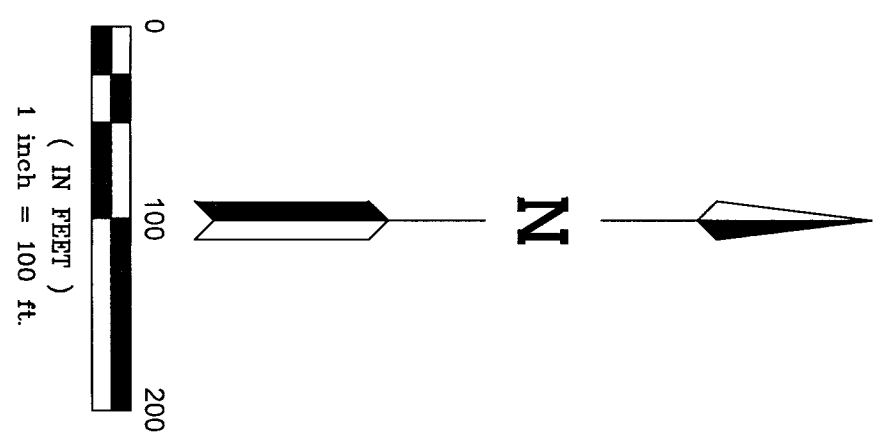
CHAPARRAL HILLS FILING NO. 1B
 A REPLAT OF LOT 47 AND LOT 48, CHAPARRAL HILLS, LOCATED IN THE
 NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
 COUNTY OF EL PASO, STATE OF COLORADO

14837



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C3	520.00'	63.19'	6°59'59"
C4	520.00'	595.58'	69°37'23"
C5	235.00'	124.05'	30°14'43"

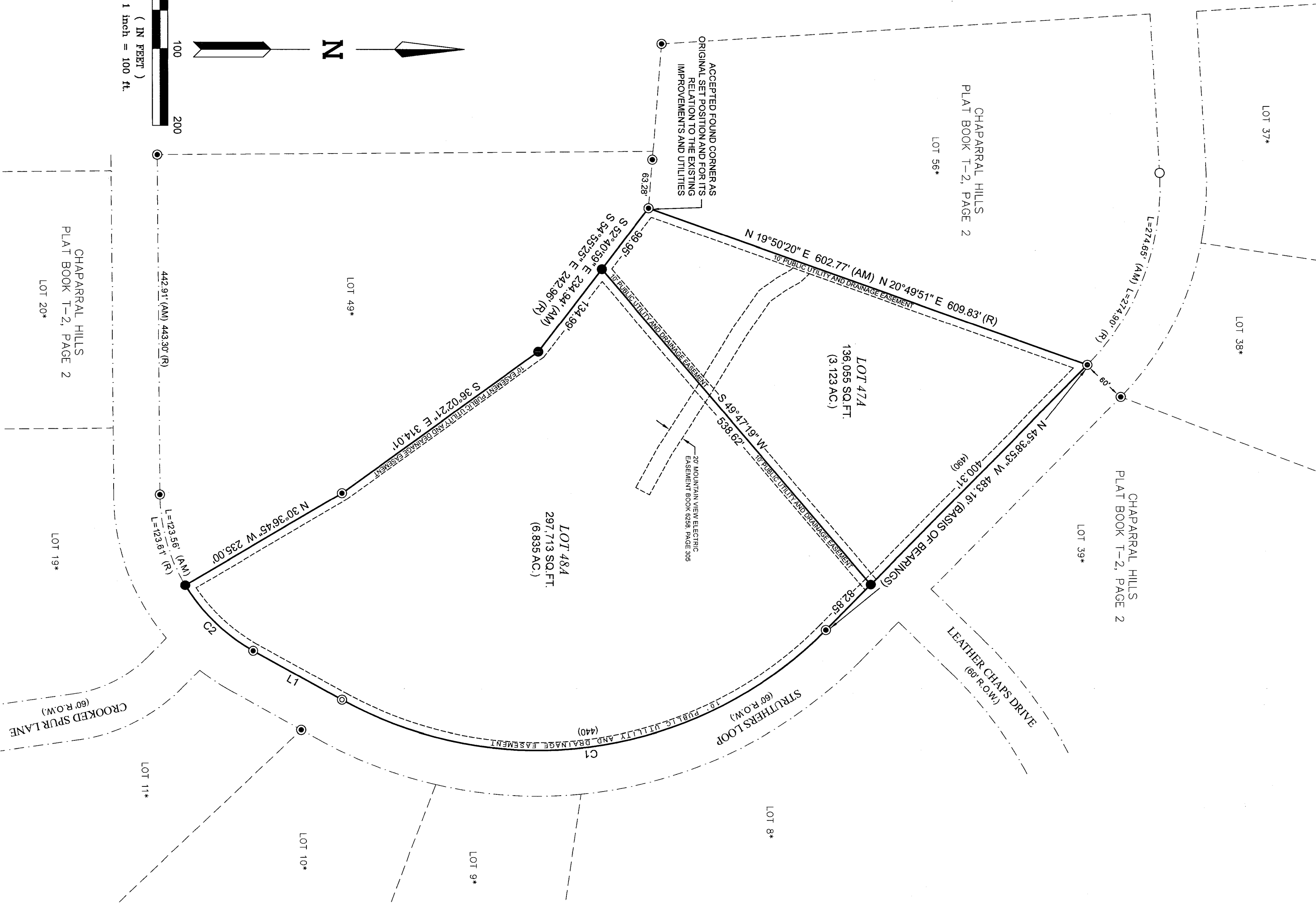
AS PLATTED



- LEGEND:**
- SET 9/8" X 1/8" REBAR WITH PLASTIC CAP #1'S 30106'
 - FOUND 1/2" REBAR WITH PLASTIC CAP #1'S 2372'
 - FOUND 1/2" REBAR
 - BOUNDARY LINE
 - EASEMENT LINE
 - RIGHT OF WAY LINE
 - ADJACENT LOT LINE
 - AS RECORDED
 - P - RECORDED INFORMATION
 - R.O.W. - RIGHT OF WAY
 - 50' FT. - SQUARE FEET
 - XXXX - ADDRESS

CURVE	PROG.	RADIUS	ARC LENGTH	DELTA ANGLE	CURVE BEARING	CURVE LENGTH
C1	AM	442.91'	443.30'	90°	S 44°49'25" E	443.30'
C2	AM	442.91'	443.30'	90°	S 44°49'25" E	443.30'
C3	AM	520.00'	63.19'	6°59'59"	S 52°40'58" E	63.19'
C4	AM	520.00'	595.58'	69°37'23"	S 54°49'25" E	595.58'
C5	AM	235.00'	124.05'	30°14'43"	S 34°08'22" E	124.05'
C6	AM	520.00'	63.19'	6°59'59"	S 52°40'58" E	63.19'
C7	AM	520.00'	595.58'	69°37'23"	S 54°49'25" E	595.58'
C8	AM	235.00'	124.05'	30°14'43"	S 34°08'22" E	124.05'
C9	AM	520.00'	63.19'	6°59'59"	S 52°40'58" E	63.19'
C10	AM	520.00'	595.58'	69°37'23"	S 54°49'25" E	595.58'
C11	AM	235.00'	124.05'	30°14'43"	S 34°08'22" E	124.05'
C12	AM	520.00'	63.19'	6°59'59"	S 52°40'58" E	63.19'
C13	AM	520.00'	595.58'	69°37'23"	S 54°49'25" E	595.58'
C14	AM	235.00'	124.05'	30°14'43"	S 34°08'22" E	124.05'
C15	AM	520.00'	63.19'	6°59'59"	S 52°40'58" E	63.19'
C16	AM	520.00'	595.58'	69°37'23"	S 54°49'25" E	595.58'
C17	AM	235.00'	124.05'	30°14'43"	S 34°08'22" E	124.05'
C18	AM	520.00'	63.19'	6°59'59"	S 52°40'58" E	63.19'
C19	AM	520.00'	595.58'	69°37'23"	S 54°49'25" E	595.58'
C20	AM	235.00'	124.05'	30°14'43"	S 34°08'22" E	124.05'

AS REPLATTED



- EASEMENTS:**
 EASEMENTS ARE GRANTED TO ALL SET 9/8" AND FOUND 1/2" REBAR WITH PLASTIC CAP #1'S AND FOUND 1/2" REBAR WITH PLASTIC CAP #1'S 30106' AND FOUND 1/2" REBAR WITH PLASTIC CAP #1'S 2372' FOR THE PERPETUAL RIGHT OF EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED UTILITIES.
- ENVIRONMENTAL STATEMENT:**
 DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEWS 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 ENHANCED SPECIES ACT. PARTICIPANT AS IT RELATES TO THE LISTED SPECIES (E.G. PINKLE'S MEGALOPUS JUMBO MUDPUP).
- FLOODPLAIN STATEMENT:**
 THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 094941C0287, EFFECTIVE DATE DECEMBER 7, 2018.
- NOTES:**
 1. DATE OF PREPARATION: FEBRUARY 09, 2021.
 2. THE BASIS OF BEARINGS IS THE NORTHEASTERY LINE OF LOT 47, BEING MONUMENTED AT THE NORTH END BY A FOUND 1/2" REBAR WITH PLASTIC CAP #1'S 2372' AND AT THE SOUTH END BY A FOUND 1/2" REBAR WITH PLASTIC CAP #1'S 2372'. SHOWN ON THE PLAT OF CHAPARRAL HILLS RECORDED IN PLAT BOOK T-2 RECORDS OF EL PASO COUNTY, TO BEAR S 48°38'55" E.
 3. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.
 4. THIS PLAT WAS CREATED USING A TITLE REPORT FROM COMMONWEALTH TITLE INSURANCE COMPANY, TITLE REPORT NO. H063344-110-DCTO, SSC, EFFECTIVE DATE FEBRUARY 28, 2021 AT 8:00 A.M.
 5. THE SUBDIVISION/AGREES ON BEHALF OF HIMSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE CITY OF EL PASO'S ORDINANCE NO. 18477 FOR ANY DEVELOPMENT THEREON FOR PROPOSED TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID, ATTEND 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.
 6. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PARTICIPANT AGREES THAT BEYOND THE BOUNDARIES OF THIS PLAT, PARTICIPANT SHALL BE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE. PARTICIPANT AGREES THAT THE FLOW ON RAINFALL SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
 7. NO DRIVEWAY ACCESS SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
 8. 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.
 9. 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.
 10. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF COLORADO.
 11. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
 12. THE ADDRESSES EXHIBITED ON THE PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
 13. **The El Paso Risk Based Building Exemptions approved is recorded at recording number 214837.**

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 6TH 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 = 9.859 ACRES MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF BENEFITS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, DIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS FOR PUBLIC UTILITIES, DRAINAGE AND ACCESS AS SHOWN HEREON UNDER THE NAME AND NUMBER OF CHAPARRAL HILLS, FILING NO. 1B, AS SHOWN HEREON, AND WE HEREBY DEDICATE TO PUBLIC USE AND SAID OWNER DOES HEREBY CONVEY 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 BY SAID OWNERS AND WE HEREBY AGREE TO ACCEPT AND MAINTAIN SAID IMPROVEMENTS AND TO MAINTAIN SAID IMPROVEMENTS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UNDERSIGNED SHOW HEREON ARE HEREBY DEBARRED FOR PUBLIC UTILITIES RESPONSIBLE FOR PROVIDING THE PERPETUAL RIGHT OF EGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED UTILITIES.

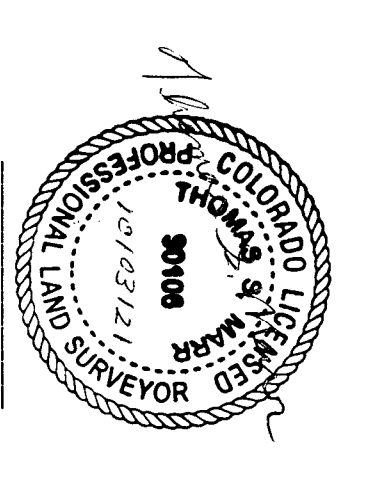
PHILIP D. SEXTON
 VALERIE J. SEXTON
 ENTI CREDIT UNION
 STATE OF COLORADO,
 COUNTY OF El Paso,
 COUNTY OF El Paso, SS

ACKNOWLEDGED BEFORE ME THIS 11th DAY OF February, 2021 BY
 David Kerkstra, AS Notary Public, My Commission Expires April 30, 2025.
 WITNESS MY HAND AND OFFICIAL SEAL:
 COUNTY APPROVAL:
 GARETT JOHN CARPENTER
 STATE OF COLORADO
 COUNTY OF EL PASO
 COUNTY COMMISSIONER
 MY COMMISSION EXPIRES APRIL 30, 2025

THIS PLAT FOR CHAPARRAL HILLS FILING NO. 1B WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON FEBRUARY 12, 2021 ON OF 2021.

PREVIOUS PLAT MADE 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 # 82458.
 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 THE INSTRUMENT COMPLIES 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.
 LATEST THE ABOVE ON THIS 31st DAY OF February, 2021



RECORDING:
 STATE OF COLORADO
 COUNTY OF EL PASO
 HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS 15th DAY OF February, 2021, AND IS BEING RECORDED AT RECEPTION NUMBER 214837 ON THE RECORDS OF EL PASO COUNTY.
 Chad Kistner, Deputy Clerk
 CHUCK BOERMAN
 EL PASO COUNTY CLERK AND RECORDER

MARR LAND SURVEYING
 506 Borley Ave B
 Colorado Springs, CO 80909
 Tel: (719) 650-8263
 tmarr@coloradolandsurveying.com

NO.	REVISIONS	BY	DATE

FINAL PLAT

Notes:
 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: 21-005
 Drawn By: TSM
 Checked By: TSM
 Date: 02-11-21
 Sheet: 1 of 1

PCD FILE NO. VR-21-003