

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.

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).

Enviromental statement added. TSM

When adjusting the common lot line between 2 lots, the original lot numbers followed by the letter "A" shall be used to number the new lots (e.g., when realigning the common lot line between lots 7 and 8, the new lots should be numbered 7A and 8A).

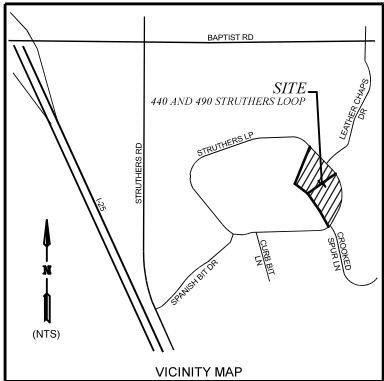
Lot numbers changed to 47A and 48A. TSM

## SEXTON RANCH

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

Replat names shall be consistent with the name 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.

Replat name revised. TSM



The preference is that all signature blocks be on the right side of the plat

Signature blocks moved . TSM

### 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 = 9.958 ACRES MORE OR LESS.

### OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEE(S), TRUSTEES OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS HEREIN DESCRIBED, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, AND ALIENS FOR PUBLIC UTILITIES, DRAINAGE AND ACCESS AS SHOWN HEREON 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

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 NO. \_\_\_\_\_

fill in the blank

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_

### 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.

### 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: H0635344-710-C70-S5C, EFFECTIVE DATE: FEBRUARY 26, 2021 AT 8:00 A.M.
- FLOODPLAIN STATEMENT:  
THE PROPERTIES ARE LOCATED IN A ZONE X, (AREA OF MINIMAL FLOOD HAZARD), PER FEMA MAP NUMBER 08041C0287 G, REVISED DECEMBER 7, 2018.

### NOTES CONT'D:

- 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. 18-471), 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 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.

### 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

If the property is served by a well, then we will need the following note to be added to the plat:

See note 9. TSM

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.

Add " PCD File No. VR-21-003".

Added. TSM

Please revise note 10 to reflect verbiage below:

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. Soils and Geology conditions on site require that all (or certain lots) On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. (Note: this note used in special cases only when requested by the Health Department or pursuant to a condition of approval)

Note revised. TSM

Edit note 5 to reflect verbiage below:

This property is not located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number \_\_\_\_\_, effective date \_\_\_\_ (modification when LOMR has been approved) and as amended by the FEMA approved Letter of Map Revision (LOMR) case number \_\_\_\_\_ dated \_\_\_\_\_.

Flood Plain Statement changed. TSM

A statement by the land surveyor explaining the basis of bearing. Assumed bearings shall not be used. The existing monuments that define the reference line shall be included on the exemption plat. One of the following methods of establishing a basis of bearing shall be used: (1) solar or polaris observation - the date of the observation and the method used shall be included in the basis of bearing note; or (2) GPS observations on the monuments at each end of the reference line. (Note: The observations shall be of sufficient time to ensure an accurate bearing. The methodology and length of the observation session shall be included in the basis of bearing note).

Basis of bearings is shown in Note 2. TSM

IRVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
(AM)	820.00	83.21	9°10'06"	N 41°04'35" W	83.12
(R)	820.00	83.12	9°08'59"	N 43°03'53" W	83.10
(AM)	820.00	885.72	89°38'21"	S 03°40'42" E	883.88
(R)	820.00	885.87	89°37'23"	S 02°40'12" E	883.55
(AM)	235.00	124.05	80°13'54"	S 44°15'26" W	122.85
(R)	235.00	124.06	80°14'43"	S 44°15'50" W	122.82

IE	BEARING	DISTANCE
(AM)	N 28°08'29" E	131.82
(R)	N 28°08'29" E	131.81

AS REPLATTED

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: 1 of

