

ROWS HAVE
BEEN VACATED

A VACATION AND REPLAT OF A PORTION OF BLOCKS 23 AND 24, TOWN OF FALCON PLAT LOCATED IN A PORTION OF SECTION 7,
TOWNSHIP 13 SOUTH, RANGE 64 WEST, AND A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

SHEET 1 OF 1

LEGEND

Are you vacating
ROW or public
alleys?

- FOUND MONUMENT AS SHOWN
- SET NO.4 REBAR WITH 1" PLASTIC CAP
PLS 34583, FLUSH WITH GROUND
- (D) DEED DIMENSION
- (M) MEASURED DIMENSION

(12345) ADDRESS

Was this part of the
as platted?

is the boundary in the
correct place? Are
you vacating a portion
of the lots and row?

THIS IS A
VACATION AND
REPLAT...SO
YES THIS PLAT
VACATES LOTS

THIS LINE WAS
TO ILLUSTRATE
THE PROPOSED
PLAT
BOUNDARY-
REMOVED

ADDED

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 (use which are applicable) as shown
herein under the name and subdivision of

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
streets 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.

Owners/Mortgagee (Signature) _____
By: _____
Title _____
ATTN: ST. (if corporation) _____
Secretary/Treasurer _____
STATE OF COLORADO) ss
COUNTY OF _____)

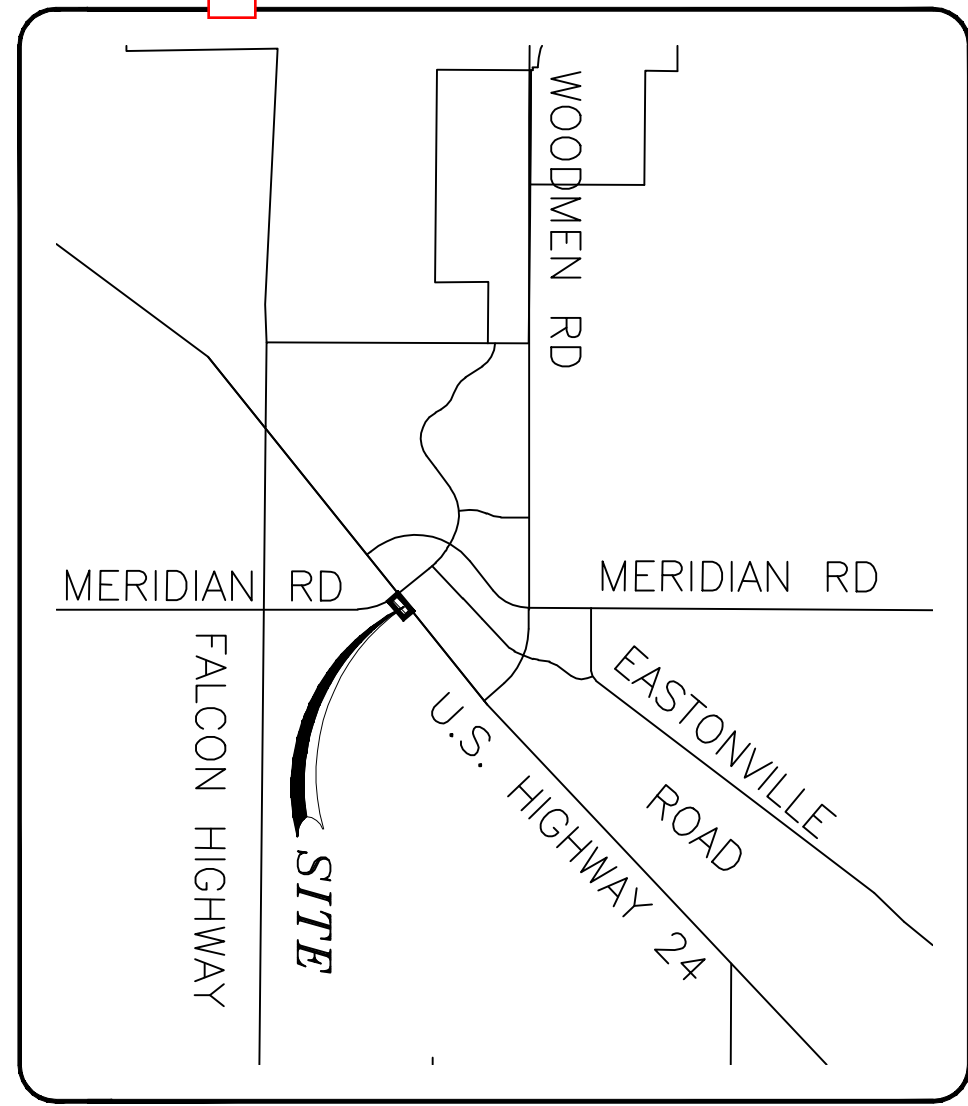
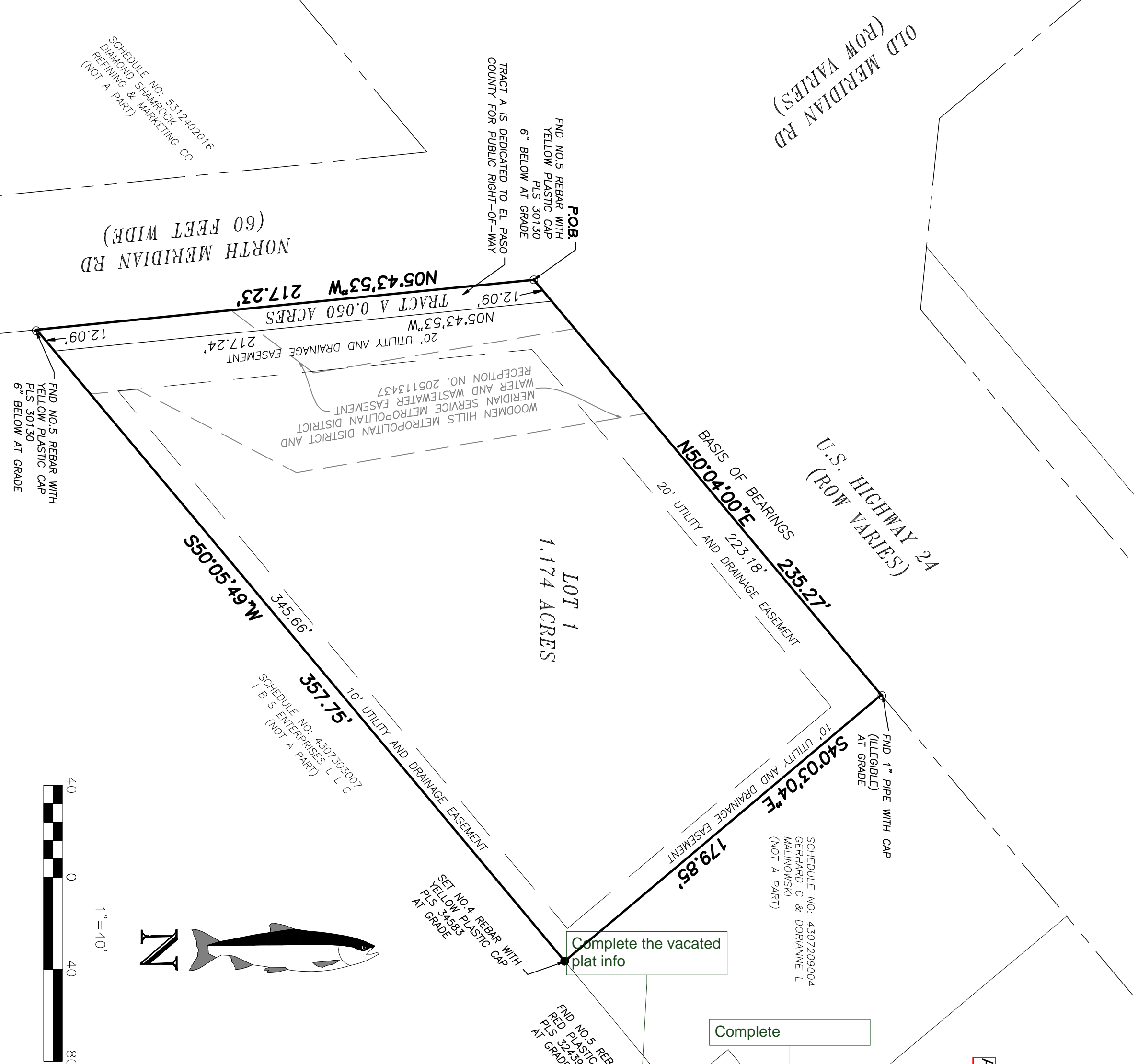
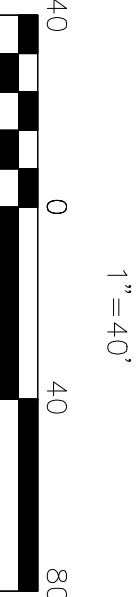
Acknowledged before me this _____ day of _____, 200, by _____

AS-PLATTED

NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 24 AS REFERENCED IN PARCEL DESCRIPTION RECORDED AT RECEPTION NO. 205156563, SAID LINE ASSUMED TO BEAR NS04°00'E FROM THE NORTHWESTERLY CORNER OF SAID PARCEL (A NO.5 REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 30130) TO THE NORTHWESTERLY CORNER OF SAID PARCEL (1" O.D. PIPE WITH CAP, STAMPING ILLIGIBLE).
- 2) WATER AND SEWER SERVICES SHALL BE PROVIDED BY WOODMEN HILLS METROPOLITAN DISTRICT, ELECTRIC SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, NATURAL GAS PROVIDED BY COLORADO SPRINGS UTILITIES.
- 3) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING DEPARTMENT: WATER AND WASTEWATER REPORTS, NATURAL FEATURES REPORT, SOILS AND GEOLOGICAL REPORT, FINAL DRAINAGE REPORT AND TRAFFIC IMPACT STUDY.
- 4) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- 5) NO DRAINWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- 6) EASEMENTS AND RIGHT-OF-WAYS WERE BASED ON TITLE COMMITMENT NO. 52338UTC, PROVIDED BY UNITED TITLE COMPANY LLC, AMENDMENT NO.3, DATED FEBRUARY 28, 2018.
- 7) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
- 8) TRACT OF LAND LIES IN ZONE X, WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YR FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 0804100575 F, DATED EFFECTIVE MARCH 17, 1997 AND AS AMENDED BY FEMA APPROVED LETTER OF MAP REVISION (LOMAR) CASE NUMBER 01-08-228P DATED MAY 14, 2002.
- 9) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE SURVEY SHALL REMAIN IN EFFECT UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, WATERWAYS OR LANDSCAPING THAT COULD IMPERE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 10) 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., FREDERICK'S MACKINAW JUMPING MOUSE).
- 11) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 12) THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY, THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 13) THERE WILL BE NO DIRECT ACCESS TO U.S. HIGHWAY 24.
- 14) ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND ARE EXPRESSED IN TERMS OF U.S. SURVEY FEET
- 15) EASEMENTS, UTILITY AND DRAINAGE EASEMENTS ARE AS SHOWN.
- 16) TRACT A IS HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC RIGHT-OF-WAY.
- 17) LOT 1
- TOTAL ACREAGE: 1.174 ACRES

AS-REPLATTED



ADDED

This plat for name of subdivision or plat was approved for filing by the El Paso County Colorado Board of County Commissioners on the _____ day of _____, 200, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements, list those applicable) are accepted, but the public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual.

Previous plat name in entirety is vacated and amended for the areas described by this plat 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 # _____

President, Board of County Commissioners
Date _____

COUNTY CERTIFICATION:

THIS PLAT REQUEST HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE BOARD RESOLUTION NO. _____, DATED _____, AND ALL APPLICABLE EL PASO COUNTY DEPARTMENTAL POLICIES AND ALL APPLICABLE EL PASO COUNTY DEPARTMENTAL PROCEDURES. THE PLAT AND ALL APPLICABLE EL PASO COUNTY DEPARTMENTAL PROCEDURES HAVE BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE BOARD RESOLUTION NO. _____, DATED _____, AND ALL APPLICABLE EL PASO COUNTY DEPARTMENTAL POLICIES AND ALL APPLICABLE EL PASO COUNTY DEPARTMENTAL PROCEDURES.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
DATE _____

SURVEYOR'S CERTIFICATION:

I, JAMES F. LENTZ, 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 THE SURVEY WAS MADE IN ACCORDANCE WITH THE COLORADO SURVEYING 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 _____, 200,.

JAMES F. LENTZ
PROFESSIONAL LAND SURVEYOR IN THE
STATE OF COLORADO, PLS NO. 34583
FOR AND ON BEHALF OF
RIDGELINE LAND SURVEYING, LLC.

ADDRESS
6965 MERIDIAN ROAD NORTH
PETER, CO 80831

DATE OF PREPARATION
OCTOBER 25, 2017
APRIL 20, 2018

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2018, AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

STINE SCHLEMER, EL PASO COUNTY CLERK AND RECORDER

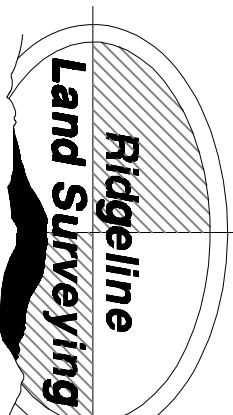
BY: _____ DEPUTY

FEES: _____
Delete Record No
Delete Fee & Pay Fee & Surcharge

PLAT FEE: _____
SCHOOL: _____
PARK: _____
BRIDGE: _____
DRAINAGE: _____

NOTE: 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 CERTIFICATION SHOWN HEREON.

POD FILE NO. SF-18-003



NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF COLORADO)
COUNTY OF EL PASO) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, BY DAVID LARGENT

BY: DAVID LARGENT

THE ABOVE OWNER HAVING CAUSED SAID PARCEL OF LAND TO BE PLATTED INTO LOTS AND EASEMENTS AND THE SAME BEING CORRECTLY PLATTED AND ENTERED, LARGENT SUBDIVISION, A SUBDIVISION IN EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF:
DAVID LARGENT HAS CAUSED THESE PRESENTS TO BE EXECUTED
THIS _____ DAY OF _____, 2018, BY DAVID LARGENT.

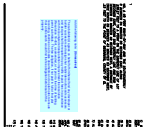
The subdividers(s) agrees on behalf of him/herself and any developer or holder successors and assigns to the subdividers and/or said successors with the appropriate fee to be paid to the appropriate governmental entity (Resolution 16-454), as amended at or prior to the time of building permit submittals. The fee obligation, if not paid in full at final plat recording, shall be on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

ADDED

ADDED

Markup Summary

5/1/2018 4:59:12 PM (1)

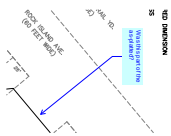


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Author: dsdlaforce
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Add the following note: (Unresolved)

The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns hat subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the countywide transportation improvement fee resolution (Resolution 16-454), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid in full at final plat recording, shall be on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

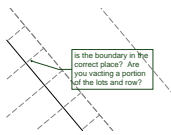
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Was this part of the as-platted?

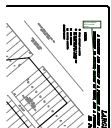
5/8/2018 11:04:13 AM (1)



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is the boundary in the correct place? Are you vacating a portion of the lots and row?

5/8/2018 11:04:30 AM (1)



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Are you vacating ROW or public alleys?

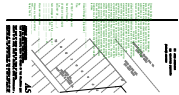
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Delete school and Park fees (Commercial Plats do not pay those fees)

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Date: 5/8/2018 11:53:13 AM
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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 (use which are applicable) as shown hereon under the name and subdivision of

_____. 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.

Owners/Mortgagee (Signature)

By:
Title:

ATTEST: (if corporation)

Secretary/Treasurer

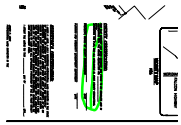
STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this _____ day of _____, 200__ by _____ as _____.

My commission expires _____

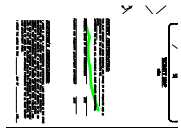
Witness my hand and official seal _____
Notary Public

5/8/2018 11:54:34 AM (1)



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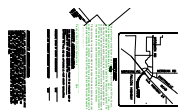
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Leave Director and add the above

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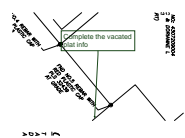


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This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but the public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual.

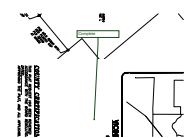
Previous plat name in entirety is vacated and amended for the areas described by this replat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____.

President, Board of County Commissioners
Date



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Complete the vacated plat info



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Complete