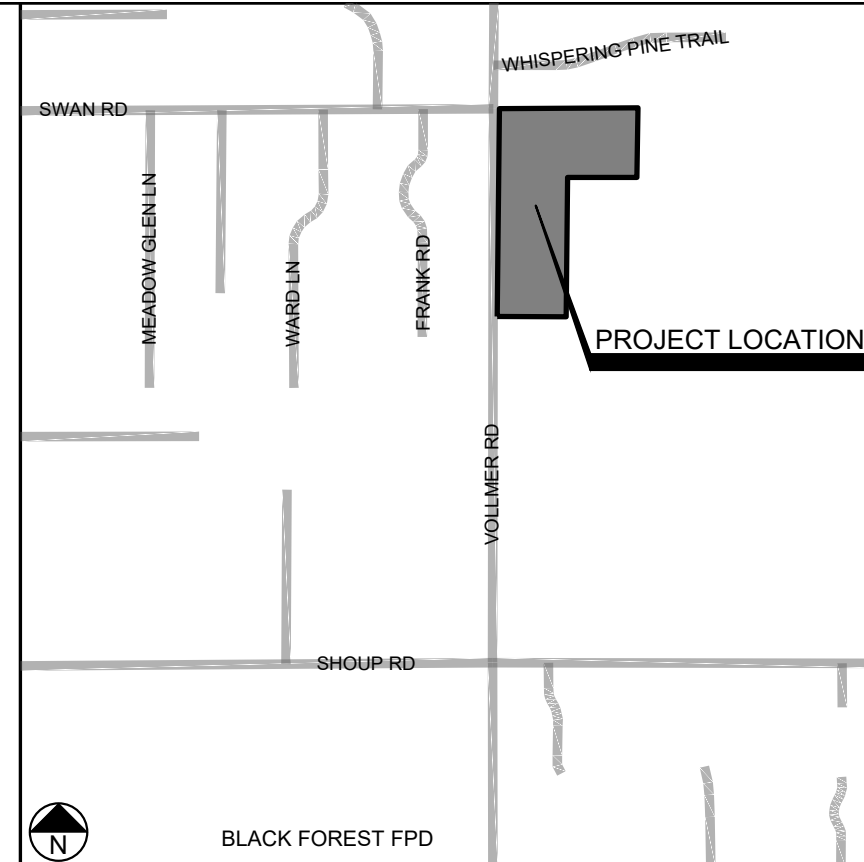


SEDONA SUN ACRES FILING NO. 1

IN THE NORTHWEST QUARTER OF SECTION 10, T12S, R65W, 6TH P.M.

EL PASO COUNTY, COLORADO

See highlighted text on page 2. Since no public improvements are being constructed or dedicated, and there is no SIA, highlighted text can be removed.



VICINITY MAP
(NOT TO SCALE)

DENSITY AND DIMENSIONAL STANDARDS FOR RESIDENTIAL DISTRICT RR-5						
ZONING DISTRICT	AREA	WIDTH (AT FRONT SETBACK LINE)	FRONT	REAR	SIDE	MAXIMUM LOT COVERAGE
RR-5	5 ACRES (1.2)	200 FT	25 FT	25 FT	25 FT	25%

TOTAL ACREAGE:
 LOT 1 = 19.2 ACRES
 LOT 2 = 9.0 ACRES
 LOT 3 = 9.5 ACRES
DEDICATION: 0.9 ACRES
 TOTAL = 38.6 ACRES

FEES:
 PARK FEE: \$934.00
 BRIDGE FEE: \$1,410.00
 DRAINAGE FEE: \$5,350.53

OWNER:
 DANIEL S. ABEYTA AND JENNIFER A. ABEYTA
 13251 VOLLMER ROAD
 COLORADO SPRINGS, CO 80908
 719-531-5000

SERVICE PROVIDERS:
 BLACK FOREST FIRE PROTECTION DISTRICT
 MOUNTAIN VIEW ELECTRIC ASSOC.
 BLACK HILLS ENERGY
 EL PASO CO. TELEPHONE
 INDIVIDUAL SEWAGE DISPOSAL SYSTEMS
 DOMESTIC WELLS

There are no drainage and bridge fees as the site is not within a fee basin.

Leave these blank and they will be filled in when the plat is recorded.

TITLE NOTES: Any notes under "title notes" section that are not from the title commitment should be moved to the regular note subsection

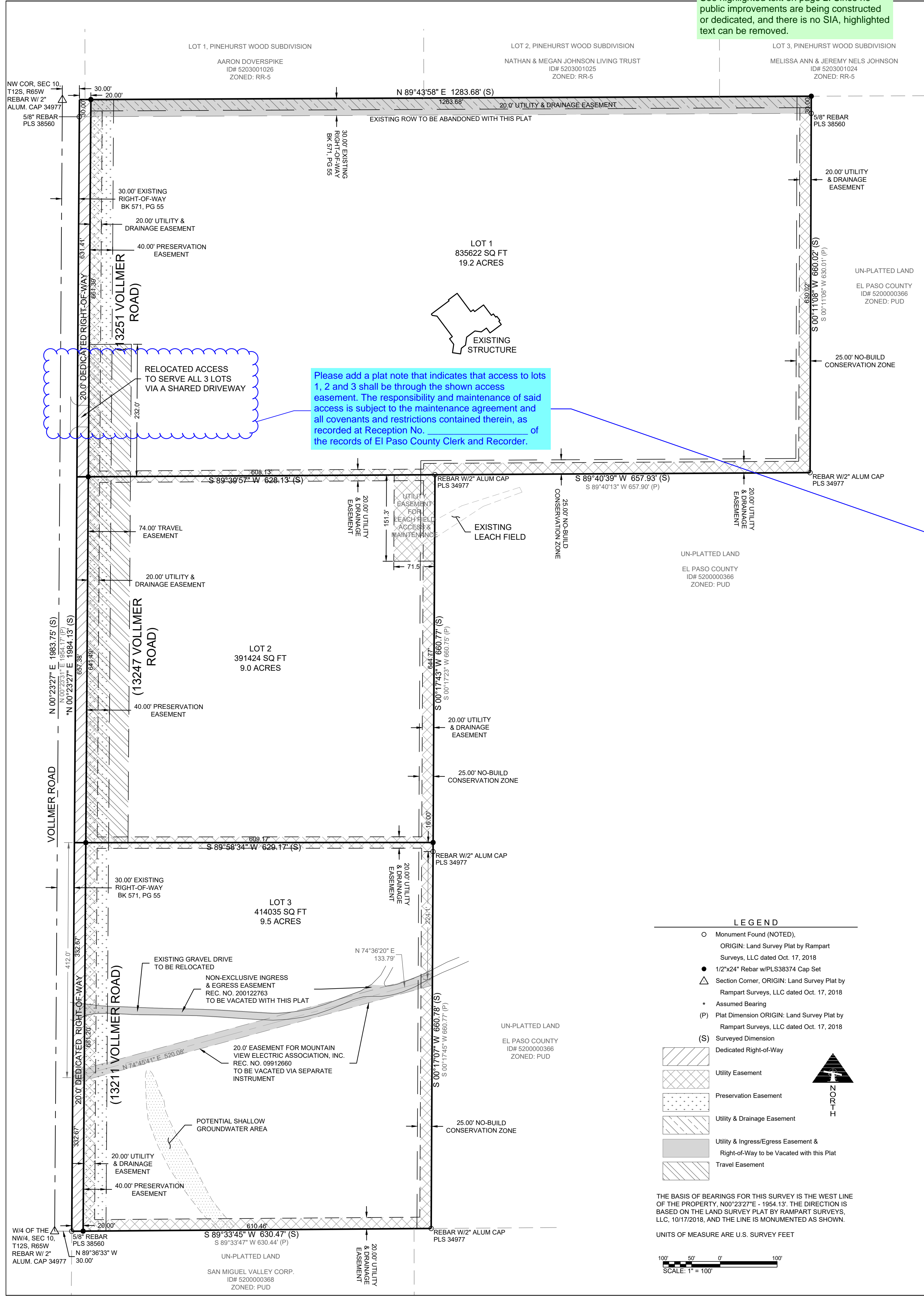
RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY WFG NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 20-206795, EFFECTIVE DATE JUNE 1, 2020 AT 8:00 AM.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SMH CONSULTANTS OR TIM SLOAN.

- EXCEPTIONS:**
- THROUGH 7, NOT EXAMINED AS PART OF THIS SURVEY.
 - ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC BY REASON OF THE RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS DATED JUNE 20, 1917 AND RECORDED THE SAME DAY IN BOOK 571 AT PAGE 55, PROVIDING THAT ALL SECTION LINES, TOWNSHIP LINES, AND RANGE LINES ON THE PUBLIC DOMAIN IN EL PASO COUNTY ARE DECLARED PUBLIC HIGHWAYS OF THE WIDTH OF 60 FEET, BEING 30 FEET ON EACH SIDE OF SAID SECTION LINES, TOWNSHIP LINES, AND RANGE LINES, PROVIDED HOWEVER THAT THE BOARD MAY, FROM TIME TO TIME AS THE OCCASION ARISES, BY RESOLUTION DECLARE IT NECESSARY TO DEVELOP AND IMPROVE SAID HIGHWAYS WHEN IN THEIR JUDGMENT IT SHALL BE NECESSARY AND EXPEDIENT.
 - THE RIGHT OR PROPRIETOR OR A VEIN OR LODE TO EXTRACT OR REMOVE HIS ORE SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES THEREBY GRANTED AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 17, 1909 IN BOOK 25 AT PAGE 412 AND AUGUST 3, 1891 IN BOOK 36 AT PAGE 170, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN.
 - RIGHT OF WAY FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN PATENT RECORDED APRIL 17, 1909 IN BOOK 25 AT PAGE 412, THE EXACT COURSE OF SAID RIGHT-OF-WAY IS NOT SET FORTH THEREIN.
 - AN EASEMENT FOR TELEPHONE AND TELEGRAPH LINES AND INCIDENTAL PURPOSES GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY THE INSTRUMENT RECORDED MAY 20, 1927 IN BOOK 103 AT PAGE 363 AND DECEMBER 11, 1937 IN BOOK 122 AT PAGE 573, THE EXACT COURSE OF SAID EASEMENT IS NOT SET FORTH THEREIN.
 - AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND OTHER MINERALS AS RESERVED BY FRANK W. HARRINGTON IN INSTRUMENT RECORDED MARCH 4, 1953 IN BOOK 147 AT PAGE 14, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
 - RIGHT OF WAY ACROSS SUBJECT PROPERTY AS RESERVED IN DEED RECORDED JANUARY 14, 1966 IN BOOK 2113 AT PAGE 745.
 - RIGHTS TO ENTER UPON SUBJECT PROPERTY FOR THE REPAIR AND MAINTENANCE OF DITCHES AND HEADGATES AS RESERVED IN INSTRUMENT RECORDED JANUARY 24, 1968 IN BOOK 199 AT PAGE 178.
 - COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED AUGUST 15, 1973 AT BOOK 2613 AT PAGE 749.
 - NOTE: VARIAN UNDER PROTECTIVE COVENANTS RECORDED JANUARY 14, 1977 IN BOOK 2889 AT PAGE 43, 16. THE EFFECT, IF ANY OF THE INCLUSION OF THE SUBJECT PROPERTY WITHIN THE BLACK FOREST VOLUNTEER FIRE PROTECTION DISTRICT AS DISCLOSED BY DECREE RECORDED AUGUST 21, 1975 IN BOOK 2772 AT PAGE 121.
 - TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN NOTICE PURSUANT TO COLORADO STATUTES CONCERNING UNDERGROUND FACILITIES FOR MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. RECORDED MAY 9, 1983 IN BOOK 3718 AT PAGE 812.
 - COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, SET FORTH IN THE INSTRUMENT RECORDED NOVEMBER 14, 1985 IN BOOK 5089 AT PAGE 132, PROVISIONS REGARDING RACE, COLOR, CREED, AND NATIONAL ORIGIN, IF ANY, ARE DELETED.
 - AN EASEMENT FOR ELECTRICAL, TELEPHONE AND/OR TELEGRAPH LINES AND INCIDENTAL PURPOSES GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. BY THE INSTRUMENT RECORDED AUGUST 6, 1999 AT RECEPTION NO. 9912660.
 - PERMANENT, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AS RESERVED BY ARKANSAS-PLATTE AND GULF PARTNERSHIP IN DEED RECORDED OCTOBER 10, 2000 AT RECEPTION NO. 200122763.
 - TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN COLORADO GROUND WATER COMMISSION FINDS AND ORDER IN THE UPPER BLACK SQUIRREL CREEK RECORDED MARCH 8, 2007 AS RECEPTION NO. 208032050 AND AT RECEPTION NO. 208032051 AND AT RECEPTION NO. 208032052 AND AT RECEPTION NO. 208032053 AND RECORDED APRIL 13, 2020 AT RECEPTION NO. 220049996.
 - TERMS, CONDITIONS AND RESTRICTIONS CONTAINED IN ACCESS AND MAINTENANCE AGREEMENT TO BE RECORDED.
 - 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. 16-454) 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.

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 CERTIFICATION SHOWN HEREON.

Please revise to 19-471



LEGEND

- Monument Found (NOTED).
- ORIGIN: Land Survey Plat by Rampart Surveys, LLC dated Oct. 17, 2018
- 1/2"x24" Rebar w/PLS38374 Cap Set
- ▲ Section Corner, ORIGIN: Land Survey Plat by Rampart Surveys, LLC dated Oct. 17, 2018
- Assumed Bearing
- (P) Plat Dimension ORIGIN: Land Survey Plat by Rampart Surveys, LLC dated Oct. 17, 2018
- (S) Surveyed Dimension
- Dedicated Right-of-Way
- Utility Easement
- Preservation Easement
- Utility & Drainage Easement
- Utility & Ingress/Egress Easement & Right-of-Way to be Vacated with this Plat
- Travel Easement

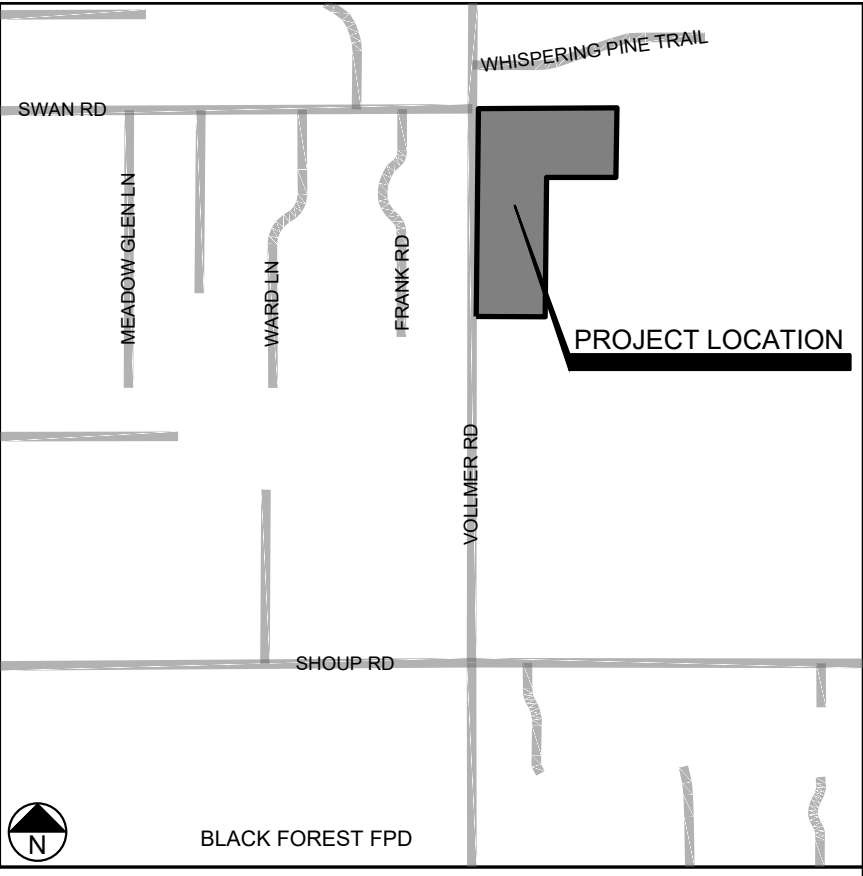
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE PROPERTY, N00°23'27"E - 1954.13'. THE DIRECTION IS BASED ON THE LAND SURVEY PLAT BY RAMPART SURVEYS, LLC, 10/17/2018, AND THE LINE IS MONUMENTED AS SHOWN.

UNITS OF MEASURE ARE U.S. SURVEY FEET
 SCALE: 1" = 100'

Please add a plat note that indicates that access to lots 1, 2 and 3 shall be through the shown access easement. The responsibility and maintenance of said access is subject to the maintenance agreement and all covenants and restrictions contained therein, as recorded at Reception No. _____ of the records of El Paso County Clerk and Recorder.

RELOCATED ACCESS TO SERVE ALL 3 LOTS VIA A SHARED DRIVEWAY

SEDONA SUN ACRES FILING NO. 1
IN THE NORTHWEST QUARTER OF SECTION 10, T12S, R65W, 6TH P.M.
EL PASO COUNTY, COLORADO



VICINITY MAP
(NOT TO SCALE)

BE IT KNOWN BY THESE PRESENTS:

DANIEL S. ABEYTA AND JENNIFER A. ABEYTA AND _____, AS _____ OF FIRSTBANK ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, TOGETHER WITH THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER EXCEPT THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 10, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THE NORTHERLY AND WESTERLY 30 FEET FOR PUBLIC ROAD RIGHT-OF-WAY AS RECORDED JUNE 20, 1917 AT BOOK 571 AT PAGE 55 OF THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO.

CONTAINING 37.70 ACRES, MORE OR LESS.

DEDICATION:

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 LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "SEDONA SUN ACRES FILING NO. 1" **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.

IN WITNESS WHEREOF:

THE AFOREMENTIONED _____, AS _____ OF FIRST BANK, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20__ A.D.

FIRST BANK

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ A.D. BY _____, AS _____ OF FIRSTBANK

WITNESS MY HAND AND SEAL _____
MY COMMISSION EXPIRES _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR SEDONA SUN ACRES 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 SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, TRACTS, AND EASEMENTS ARE ACCEPTED, BUT 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 **AND THE SUBDIVISION IMPROVEMENTS AGREEMENT**

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATION:

THIS PLAT FOR "SEDONA SUN ACRES FILING NO. 1" 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.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR DATE

RECORDINGS:

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 AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN FEE: _____
BY: _____ COUNTY CLERK AND RECORDER SURCHARGE: _____

DEDICATION:

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 LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "SEDONA SUN ACRES FILING NO. 1" **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.

IN WITNESS WHEREOF:

THE AFOREMENTIONED DANIEL S. ABEYTA AND JENNIFER A. ABEYTA, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20__ A.D.

DANIEL S. ABEYTA JENNIFER A. ABEYTA

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ A.D. BY DANIEL S. ABEYTA AND JENNIFER A. ABEYTA

WITNESS MY HAND AND SEAL _____
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION:

I, TIM SLOAN, 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 11TH DAY OF DECEMBER, 2019, 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 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 _____, 20__ .

TIM SLOAN
COLORADO REGISTERED PLS #38374
FOR AND ON BEHALF OF SMH CONSULTANTS, PA.



SMH
CONSULTANTS
Civil Engineering • Land Surveying • Landscape Architecture
www.smhconsultants.com
Manhattan, KS - HQ P: (785) 776-0541 • Dodge City, KS P: (620) 255-1952
Overland Park, KS P: (913) 444-9615 • Colorado Springs, CO P: (719) 465-2145
Drawn By: ASJ Project #1908CS4030 DD #TDS78 PCD FILE # MS203
NOVEMBER 2020