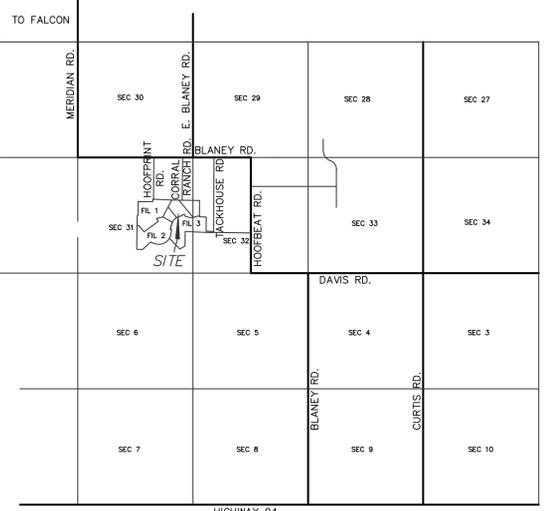
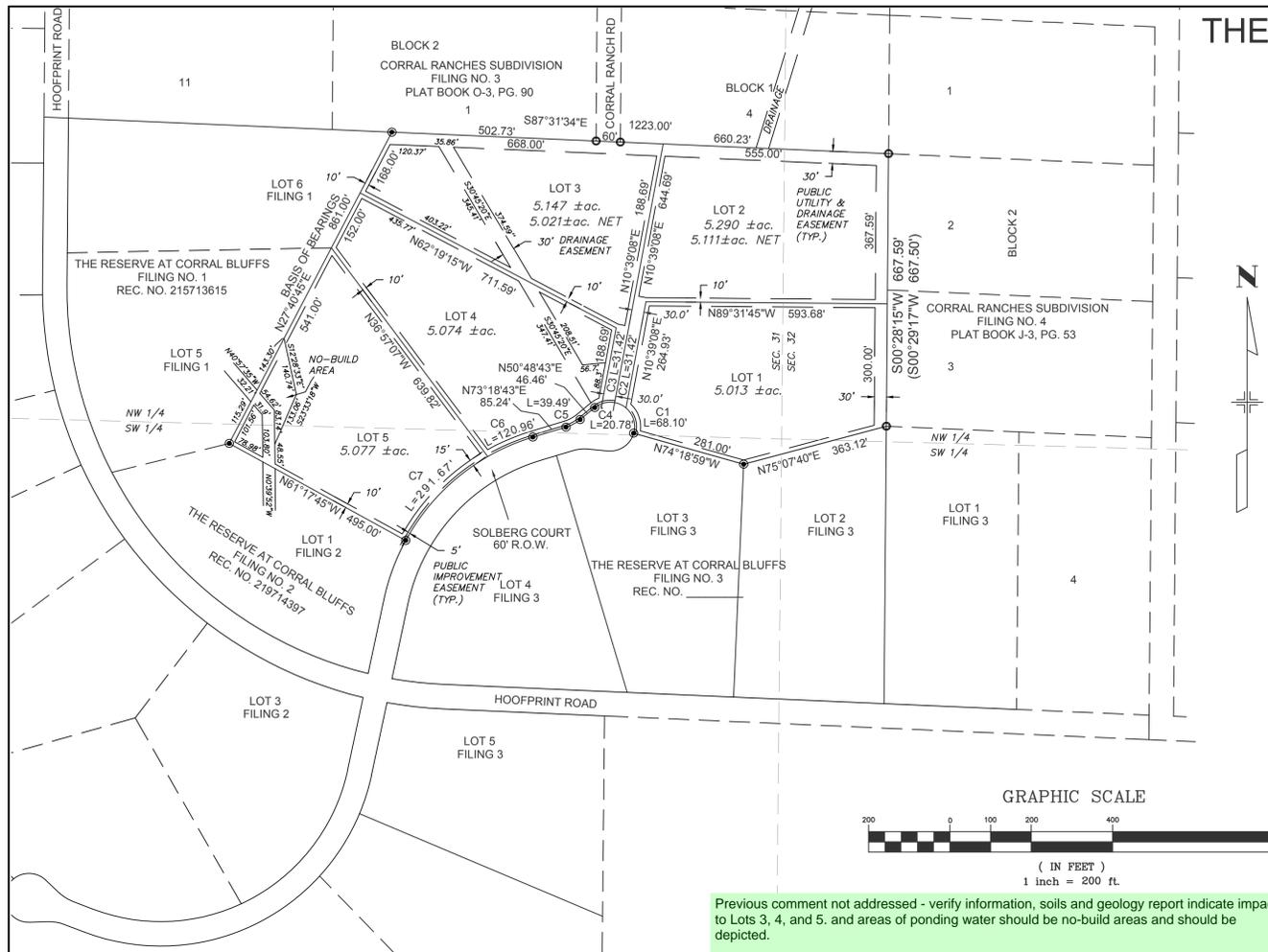


# THE RESERVE AT CORRAL BLUFFS FILING NO. 4

A VACATION AND REPLAT OF TRACT A, THE RESERVE OF CORRAL BLUFFS FILING NO. 3  
 A PORTION OF THE EAST HALF OF SECTION 31 AND WEST HALF OF SECTION 32  
 TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.  
 EL PASO COUNTY, COLORADO



### EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH; SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN (15) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES AND A FIVE (5) FOOT EASEMENT FOR PUBLIC IMPROVEMENTS ONLY; THE PLAT BOUNDARY IS HEREBY PLATTED WITH A THIRTY (30) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENT AREAS IS VESTED WITH THE PROPERTY OWNERS.

### NOTES:

- FOUND A 5/8" DIAMETER REBAR AND A 1-1/2" DIAMETER ALUMINUM CAP "LW PE & LS 2692" OR AS NOTED
- SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"

THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE EAST LINE OF THE FILING NO. 1, N27°40'45"E - 861.00' THE DIRECTION IS BASED ON THE RECORDED PLAT OF FILING NO. 1 AND THE LINE IS MONUMENTED AS SHOWN.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY, ORDER NO. SC55042931, DATED AUGUST 4, 2011.

DIMENSIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. DIMENSIONS SHOWN IN PARENTHESIS ARE THOSE DIMENSIONS OF RECORD THAT VARY FROM FIELD MEASUREMENTS.

UNITS OF MEASURE ARE U.S. SURVEY FEET.

CURVE	DELTA	RADIUS	LENGTH	DIRECTION	CHORD
C1	Δ=65°01'53"	60.00'	68.10'	N16°49'55"W	64.50'
C2	Δ=30°00'00"	60.00'	31.42'	N6°20'52"W	31.06'
C3	Δ=30°00'00"	60.00'	31.42'	N85°39'08"E	31.06'
C4	Δ=19°50'25"	60.00'	20.28'	N60°43'55"E	20.62'
C5	Δ=22°30'00"	100.55'	39.49'	N62°03'43"E	39.23'
C6	Δ=13°04'35"	530.00'	120.96'	N66°46'25"E	120.70'
C7	Δ=31°31'53"	530.00'	291.67'	N44°28'11"E	288.01'

"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."

### SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, 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, THAT THE LOTS AND EASEMENTS SHOWN EXIST AS SHOWN HEREON; THAT MATHEMATICAL CALCULATIONS AND THAT SAID PLAT HAS BEEN PREPARED IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF COLORADO DEALING WITH SURVEYS OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY, COLORADO.

\_\_\_\_\_, 2020.

KEVIN M. O'LEARY  
 COLORADO REGISTERED PLS #28658  
 FOR AND ON BEHALF OF  
 LWA LAND SURVEYING, INC.

### BE IT KNOWN BY THESE PRESENTS:

THAT CORRAL RANCHES DEVELOPMENT CO INC, HOWARD J. KUNSTLE, PRESIDENT IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, T13S, R64W OF THE 6th P.M., THE EAST HALF OF SECTION 31, T13S, R64W OF THE 6th P.M.; EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A, THE RESERVE AT CORRAL BLUFFS FILING 3, EL PASO COUNTY, COLORADO, CONTAINING 26.00 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, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE RESERVE AT CORRAL BLUFFS FILING NO. 4. ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS LAND USE ACTION ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THESE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE 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, 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 FOREMENTIONED CORRAL RANCHES DEVELOPMENT CO. INC., HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

CORRAL RANCHES DEVELOPMENT CO INC.  
 HOWARD J. KUNSTLE, PRESIDENT

### NOTARIAL:

STATE OF COLORADO) SS  
 COUNTY OF EL PASO) SS  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020 BY HOWARD J. KUNSTLE, PRESIDENT CORRAL RANCHES DEVELOPMENT CO. INC.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

### BOARD OF COUNTY COMMISSIONERS APPROVAL:

THIS PLAT FOR THE RESERVE AT CORRAL BLUFFS FILING NO. 4 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS 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 \_\_\_\_\_

\_\_\_\_\_, DIRECTOR PLANNING AND COMMUNITY DEVELOPMENT DATE \_\_\_\_\_

### RECORDING:

STATE OF COLORADO) SS  
 COUNTY OF EL PASO)  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020, AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.  
 CHUCK BROERMAN  
 COUNTY CLERK AND RECORDER  
 FEE: \_\_\_\_\_  
 SURCHARGE: \_\_\_\_\_  
 FEES: \_\_\_\_\_ FILE NO. SF-19-08  
 DRAINAGE FEES: \_\_\_\_\_  
 BRIDGE FEES: \_\_\_\_\_  
 SCHOOL FEES: \_\_\_\_\_  
 PARK FEES: \_\_\_\_\_

PREPARED BY  
**LWA LAND SURVEYING, INC.**

953 E. FILLMORE STREET  
 COLORADO SPRINGS, COLORADO 80907  
 Phone (719) 636-5179  
 RESERVE AT CB FIL 3.DWG  
 DECEMBER 26, 2019  
 PROJECT 11032  
 SHEET 1 OF 1