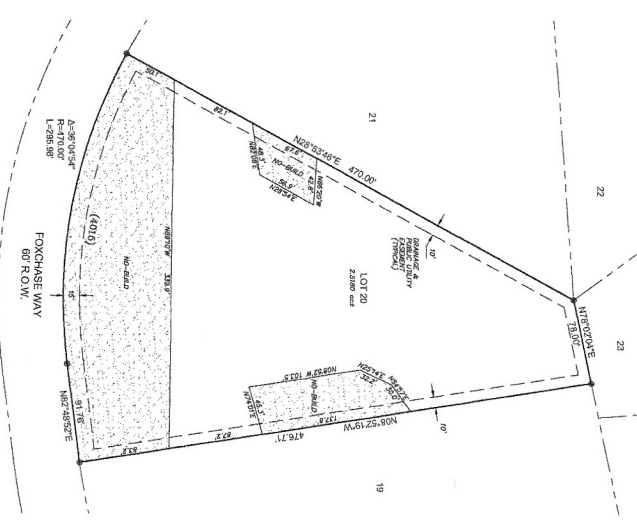
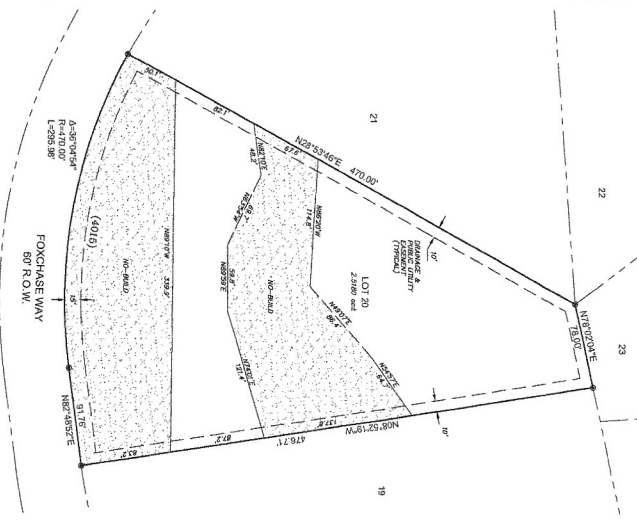


**CATHEDRAL PINES SUBDIVISION FILING NO. 3C**

AN AMENDMENT TO LOT 20, CATHEDRAL PINES FILING NO. 3  
 TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
 EL PASO COUNTY, COLORADO



**NOTES:**  
 1. FOUNDATION EXISTENCE IN THIS SUBDIVISION SHALL BE DETERMINED BY COLORADO REGISTERED PROFESSIONAL ENGINEERS. THE RESPONSIBILITY OF THE PROPERTY OWNER FOR THE ACCURACY OF THE INFORMATION OBTAINED FROM THE STATE DOCUMENT WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.  
 2. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL HEALTH DEPARTMENT AND FIRE DEPARTMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL HEALTH DEPARTMENT AND FIRE DEPARTMENT.  
 3. ALL DEVELOPMENT WITHIN THE CATHEDRAL PINES SUBDIVISION SHALL COMPLY WITH THE DEVELOPMENT GUIDE AS APPROVED BY THE EL PASO COUNTY PLANNING AND ZONING DEPARTMENT. THE DEVELOPMENT GUIDE IS AVAILABLE FOR REVIEW AT THE EL PASO COUNTY PLANNING AND ZONING DEPARTMENT.  
 4. ADDRESSES SHOWN ARE PROVIDED BY OTHERS AND SUBJECT TO CHANGE.

7. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND AROUND THEIR PROPERTY.  
 8. THE LOT IS SUBJECT TO THE WATER EGRESS AND STIPULATIONS SET FORTH ON THE CATHEDRAL PINES PLAT NO. 3 PLAT.  
 9. TO WAIVER IN THE DEVELOPMENT AGREEMENTS IS ALLOWED BASED ON A 90 YEAR ACQUISITION, HOWEVER, FOR YEAR ACQUISITION, APPLICANTS, THE HOMEOWNERS ASSOCIATION, AND ALL OTHER OWNERS IN THE DEVELOPMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL HEALTH DEPARTMENT AND FIRE DEPARTMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL HEALTH DEPARTMENT AND FIRE DEPARTMENT.  
 10. THE DEVELOPMENT AGREEMENTS SHALL BE SUBJECT TO THE WATER EGRESS AND STIPULATIONS SET FORTH ON THE CATHEDRAL PINES PLAT NO. 3 PLAT.  
 11. THE DEVELOPMENT AGREEMENTS SHALL BE SUBJECT TO THE WATER EGRESS AND STIPULATIONS SET FORTH ON THE CATHEDRAL PINES PLAT NO. 3 PLAT.  
 12. THE DEVELOPMENT AGREEMENTS SHALL BE SUBJECT TO THE WATER EGRESS AND STIPULATIONS SET FORTH ON THE CATHEDRAL PINES PLAT NO. 3 PLAT.  
 13. THE DEVELOPMENT AGREEMENTS SHALL BE SUBJECT TO THE WATER EGRESS AND STIPULATIONS SET FORTH ON THE CATHEDRAL PINES PLAT NO. 3 PLAT.  
 14. DUE TO WATERSHED CONCERNS, THE APPLICANTS AND SUBSEQUENT HOMEOWNERS ARE ENCOURAGED TO CONSIDER WATERSHED FRIENDLY PRACTICES AND RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND THE EL PASO COUNTY PLANNING AND ZONING DEPARTMENT.  
 15. THE DEVELOPMENT AGREEMENTS SHALL BE SUBJECT TO THE WATER EGRESS AND STIPULATIONS SET FORTH ON THE CATHEDRAL PINES PLAT NO. 3 PLAT.  
 16. THE DEVELOPMENT AGREEMENTS SHALL BE SUBJECT TO THE WATER EGRESS AND STIPULATIONS SET FORTH ON THE CATHEDRAL PINES PLAT NO. 3 PLAT.  
 17. THE DEVELOPMENT AGREEMENTS SHALL BE SUBJECT TO THE WATER EGRESS AND STIPULATIONS SET FORTH ON THE CATHEDRAL PINES PLAT NO. 3 PLAT.  
 18. THE DEVELOPMENT AGREEMENTS SHALL BE SUBJECT TO THE WATER EGRESS AND STIPULATIONS SET FORTH ON THE CATHEDRAL PINES PLAT NO. 3 PLAT.  
 19. THE DEVELOPMENT AGREEMENTS SHALL BE SUBJECT TO THE WATER EGRESS AND STIPULATIONS SET FORTH ON THE CATHEDRAL PINES PLAT NO. 3 PLAT.  
 20. THE DEVELOPMENT AGREEMENTS SHALL BE SUBJECT TO THE WATER EGRESS AND STIPULATIONS SET FORTH ON THE CATHEDRAL PINES PLAT NO. 3 PLAT.



**BE IT KNOWN BY THESE PRESENTS:**  
 THAT JOSEPH S. MANCINETTE AND THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND  
 LOT 20, CATHEDRAL PINES PLAT NO. 3, EL PASO COUNTY, COLORADO ACCORDING TO THE SUBDIVISION PLAT  
 THEREON, HAVE HEREBY REDEVELOPED, AS SHOWN ON THE EL PASO COUNTY RECORDS.

**OWNERS CERTIFICATE:**  
 WE, THE UNDERSIGNED, JOSEPH S. MANCINETTE, AS OWNER, HEREBY CERTIFY THAT THE LAND DESCRIBED  
 HEREIN HAVE BEEN PLATED AND SUBDIVIDED INTO LOTS AND EASEMENTS AS SHOWN AND SUBDIVISION OF  
 THE LAND DESCRIBED HEREIN IS SHOWN ON THE EL PASO COUNTY RECORDS. THE LAND DESCRIBED  
 HEREIN IS SHOWN ON THE EL PASO COUNTY RECORDS. THE LAND DESCRIBED HEREIN IS SHOWN ON THE  
 EL PASO COUNTY RECORDS. THE LAND DESCRIBED HEREIN IS SHOWN ON THE EL PASO COUNTY RECORDS.  
**IN WITNESS WHEREOF:**  
 THE ABOVE SIGNED JOSEPH S. MANCINETTE AND GENEVIEVE M. MANCINETTE HAVE EXECUTED THIS  
 INSTRUMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

JOSEPH S. MANCINETTE  
 GENEVIEVE M. MANCINETTE  
**NOTARIAL:**  
 I, \_\_\_\_\_, A Notary Public in and for the State of Colorado, do hereby certify that the foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017 by  
 JOSEPH S. MANCINETTE and GENEVIEVE M. MANCINETTE.  
 MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**EASEMENTS:**  
 THERE ARE NO EASEMENTS, RIGHTS OR INTERESTS IN THE LAND DESCRIBED HEREIN, OTHER THAN THOSE SHOWN ON THE EL PASO COUNTY RECORDS. THE LAND DESCRIBED  
 HEREIN IS SHOWN ON THE EL PASO COUNTY RECORDS. THE LAND DESCRIBED HEREIN IS SHOWN ON THE  
 EL PASO COUNTY RECORDS. THE LAND DESCRIBED HEREIN IS SHOWN ON THE EL PASO COUNTY RECORDS.  
**DSD DIRECTOR CERTIFICATE:**  
 I, \_\_\_\_\_, Director of the Department of Planning and Zoning, do hereby certify that the  
 subdivision shown on the attached plat complies with the provisions of the Colorado Subdivision  
 Act, C.R.S. 38-12-101, and that the same has been properly recorded in the office of the El Paso County  
 Clerk and Recorder. RECEPTION NO. 20171230.

**SURVEYOR'S CERTIFICATION:**  
 I, \_\_\_\_\_, a Professional Engineer in the State of Colorado, do hereby certify that the  
 plat and accompanying exhibits represent the results of a survey made on the date of the survey by me  
 or under my direct supervision and that the same are true and correct. THE SURVEY WAS MADE ON THE  
 DATE OF \_\_\_\_\_, 2017. I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

**RECORDING:**  
 I HEREBY CERTIFY THAT THIS INSTRUMENT HAS BEEN RECORDED AT MY OFFICE IN \_\_\_\_\_, COLORADO, ON THIS  
 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017. I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.  
 \_\_\_\_\_  
 COUNTY CLERK AND RECORDER  
 EL PASO COUNTY, COLORADO

WITNESSED BY:  
**LWA LAND SURVEYING, INC.**  
 505 E. ALAMO STREET  
 SUITE 100  
 EL PASO, CO 79901  
 PHONE (917) 828-3175  
 FAX (917) 828-3175