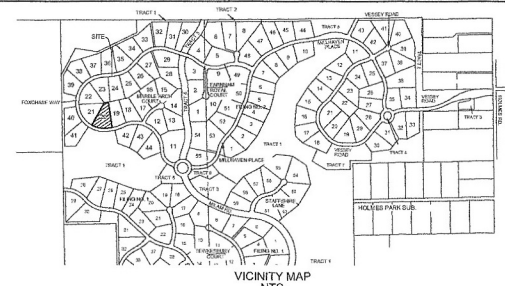


**CATHEDRAL PINES SUBDIVISION FILING NO. 3C**

AN AMENDMENT TO LOT 20, CATHEDRAL PINES FILING NO. 3  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,  
 TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
 EL PASO COUNTY, COLORADO



**VICINITY MAP**  
 NTS

BE IT KNOWN BY THESE PRESENTS:  
 THAT JOSEPH S. AND GENIEVE M. MATCHETTE ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND,  
 TO WIT:  
 LOT 20, CATHEDRAL PINES FILING NO. 3, EL PASO COUNTY, COLORADO ACCORDING TO THE SUBDIVISION PLAT  
 THEREOF RECORDED UNDER RECEPTION NO. 200112388 OF THE EL PASO COUNTY RECORDS.

**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 AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF  
 CATHEDRAL PINES FILING NO. 3C. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, COMMUNICATION SYSTEMS AND  
 OTHER PURPOSES AS SHOWN HEREON. THE ENTIRE RESPONSIBILITY 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 AFORESAIDED JOSEPH S. AND GENIEVE M. MATCHETTE HAS EXECUTED THIS  
 INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

JOSEPH S. MATCHETTE \_\_\_\_\_  
 GENIEVE M. MATCHETTE \_\_\_\_\_

Department name: Planning & Community Development

**NOTARIAL:**  
 STATE OF COLORADO) SS  
 COUNTY OF EL PASO)  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017 BY  
 JOSEPH S. AND GENIEVE M. MATCHETTE  
 MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**EASEMENTS:**  
 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 ONLY. WITH  
 THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNERS. NO-BUILD EASEMENTS, AS SHOWN,  
 NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS. FENCES  
 SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE WALES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE  
 EASEMENTS BEING VESTED WITH THE PROPERTY OWNERS.

**DSO DIRECTOR CERTIFICATE:**  
 THIS PLAT FOR CATHEDRAL PINES FILING NO. 3C AMENDED WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO DEVELOPMENT SERVICES  
 DEPARTMENT DIRECTOR ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON. LOT 20, CATHEDRAL PINES  
 FILING NO. 3 IS AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT AND ARE 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. 200712390.

DEVELOPMENT SERVICES DEPARTMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**  
 I, KEVIN M. O'LEARY, A JULY 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 1/10,000, 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 \_\_\_\_\_, 2017.

KEVIN M. O'LEARY \_\_\_\_\_ DATE \_\_\_\_\_  
 COLORADO REGISTERED PLS #29688

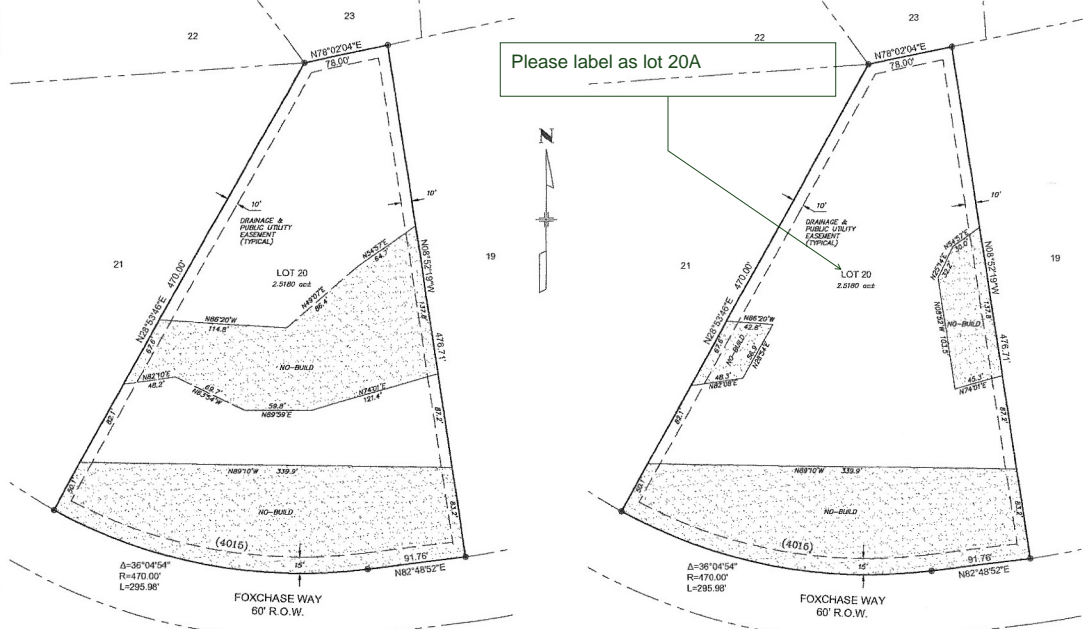
Add PCD file no: VR-17-008

**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 \_\_\_\_ P.M., THIS  
 DAY OF \_\_\_\_\_, 2017, AND IS BEING RECORDED AT RECEPTION NO. \_\_\_\_\_  
 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER  
 BY: \_\_\_\_\_ DEPUTY  
 FEE: \_\_\_\_\_  
 SURCHARGE: \_\_\_\_\_

PREPARED BY  
**LWA LAND SURVEYING, INC.**  
 801 E. FILLMORE STREET  
 COLORADO SPRINGS, COLORADO 80907  
 Phone (719) 638-3179  
 CP-FILING-3-REP-AT LOT 20  
 AUGUST 2, 2017  
 SHEET 1 OF 1

Please label as lot 20A



AS-PLATTED

AS-REPLATTED

● FOUND A 5/8" DIAMETER REBAR WITH A 1-1/2" DIAMETER ALUMINUM CAP 1/4" W.A. PLS 28658"

7. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
8. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
9. THIS LOT IS SUBJECT TO THE WATER DECREE AND STIPULATIONS SET FORTH ON THE CATHEDRAL PINES FILING NO. 3 PLAT.
10. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE. HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS, THE HOMEOWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AS MAY BE NEEDED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
11. THIS PROPERTY IS INCLUDED WITHIN THE CATHEDRAL PINES METROPOLITAN DISTRICT AND IS SUBJECT TO THE TAXES, FEES AND REQUIREMENTS OF THAT DISTRICT.
12. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE CATHEDRAL PINES HOMEOWNERS ASSOCIATION, INC. IS RECORDED AT RECEPTION NO. 20501735 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.
13. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE SUBMITTED AND APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
14. DUE TO WILDFIRE CONCERNS, THE APPLICANTS AND SUBSEQUENT HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE. HOMEOWNERS SHOULD ALSO REFER TO THE WILDFIRE MITIGATION PLAN AS AN ASSISTANCE GUIDE.

**NOTES:**

1. STRUCTURAL FOUNDATIONS ON LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
2. THE INDIVIDUAL WELLS IS THE RESPONSIBILITY OF THE 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.
3. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
4. THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: SOIL AND GEOLOGY STUDY DRAINAGE REPORT, WATER RESOURCES REPORT, WILDFIRE MITIGATION REPORT AND EROSION CONTROL.
5. ALL DEVELOPMENT WITHIN THE CATHEDRAL PINES SUBDIVISION SHALL COMPLY WITH THE DEVELOPMENT GUIDE AS RECORDED AT RECEPTION NO. 20501725, DEVELOPMENT PLANS RECORDED AT REG. NO. 205011726 AND REG. NO. 205009124 OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
6. ADDRESSES SHOWN ARE PROVIDED BY OTHERS AND SUBJECT TO CHANGE.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMPLY WITH ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER 90 DAYS AFTER THE DATE OF THE SURVEY. IF NO DEFECT IS DISCOVERED WITHIN 90 DAYS AFTER THE DATE OF THE SURVEY, THE SURVEY IS CONSIDERED CORRECT FOR TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.