

953 E. Fillmore Street  
Colorado Springs, CO 80907  
719-636-5179  
719-636-5199 fax

CATHEDRAL PINES FILING NO. 3C  
SURVEYOR'S STATEMENT

The purpose of this Statement is to clarify the purpose of the Amendment to Lot 20 of Cathedral Pines Filing No. 3. The Amendment is to change the location of the no-build area based on the 30 percent slope requirement.

The approval of the original Filing of this subdivision required that any areas of 30 percent or greater slopes were defined as no-build areas on the plat. This required these no-build areas to be hard labeled, that is, defined by specifically located lines on the plat, i.e. bearing and distance. Please note this was not a requirement of Filings 1 and 2.

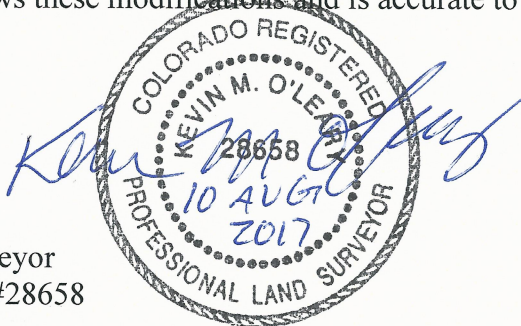
The original mapping for the project was produced by aerial photogrammetry with two foot contour interval accuracy. The County requirement is that any area containing approximate 30 percent slope or greater is a designated no-build area. Therefore, based on the original mapping, the areas that may contain these slopes were identified and labeled as no-build areas on the Final Plat of Filing 3, regardless of individual circumstances.

The topographic characteristics that define this lot are of a ridge top running northeast-southwest near the center of the lot with a gentle slope running northerly and a steeper slope running southerly from the top of the ridge. After conducting a detailed topographic survey of the northerly no-build area, the area of the steeper slope south of the ridge, it has been determined that there is a very limited area of slope greater than 30 percent. The placement and grading of a build area would remove these limited areas and thereby eliminate the no-build area. The no-build area adjacent to the lot lines will remain, so that the existing slope will remain.

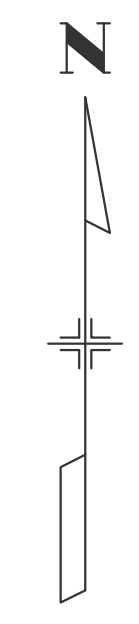
The home builder will submit an engineered Siteplan showing the new construction and grading associated therewith that removes the no-build area.

The Amended Plat shows these modifications and is accurate to the best of my knowledge and belief.

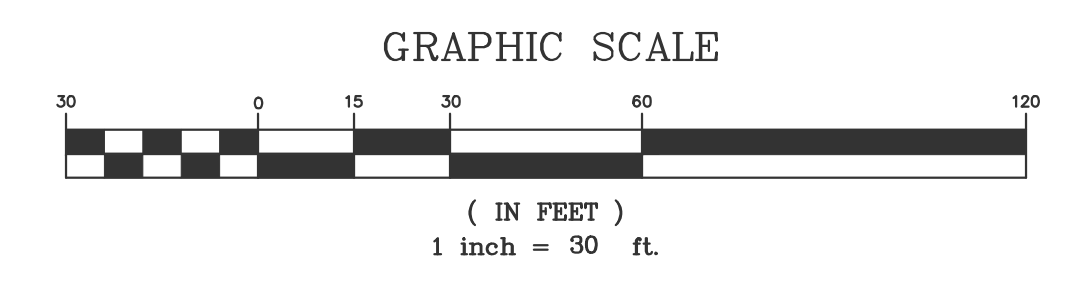
Kevin M. O'Leary  
Professional Land Surveyor  
Colorado Registration #28658



This does not follow the vacation replat template. Please review our website for several examples:  
<https://epcdevplanreview.com/Public/SearchResults?PName=cathedral%20pines&Prefix=VR&Year=0&Class=110&SubClasses=0>



Does not specify area to be removed. Does not follow vacation replat template



REVISIONS:

LWA LAND SURVEYING, INC.  
 953 E. FILLMORE STREET  
 COLORADO SPRINGS, CO 80907  
 TELEPHONE (719) 636-5179 FAX (719) 636-5199

DWG: 4015 FOXCHASE  
 SCALE 1"=30'  
 DATE 8/2/17  
 DRAWN BY: KMO  
 CHECKED BY: THK  
 PROJECT NO. 17028  
 SHEET 1 OF 1

TOPOGRAPHIC SURVEY  
 LOT 20  
 CATHEDRAL PINES FILING NO. 3  
 4015 FOXCHASE WAY