

HADDEN HEIGHTS NO. 2 A VACATION AND REPLAT OF A PORTION OF LOT 18, HADDEN HEIGHTS

A portion of the Southeast One-quarter (SE1/4) of Section 13
Township 13 South (T13S), Range 65 West (R65W) of the 6TH P.M.
County of El Paso, State of Colorado

KNOW ALL MEN BY THESE PRESENTS:

That Jose A. Contreras and Mary W. Contreras, being the owners of the described tracts of land, to wit:

LAND DESCRIPTION:

A tract of land located in a portion of the Southeast One-quarter (SE1/4) of Section 13, Township 13 South (T13S), Range 65 West (R65W) of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

A vacation and replat of a portion of Lot 18, Hadden Heights, recorded under Reception No. 04040 as described in Warranty Deed, recorded under Reception No. 0014739202, all in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado.

Said tract contains 5.105 acres (222,395 sq.ft.) 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 and easements as shown herein under the name and subdivision of HADDEN HEIGHTS NO. 2. All public improvements as shown herein 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 approved by the Board of Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of public utility and communication systems and other purposes as shown herein. The entire responsibility for providing maintenance and repair of the public improvements, including the replacement of utility lines and related facilities from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Jose A. Contreras (Owner East Half Lot 18) Mary W. Contreras (Owner East Half Lot 18)

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, A.D., by Jose A. Contreras and Mary W. Contreras.

Witness my Hand and Seal: _____ Notary Public

My Commission Expires: _____
Address: _____

BASIS OF BEARINGS STATEMENT:

The bearings of this plat are based upon the West line of the tract of land described in Deed recorded at Reception No. 213118036 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado, being monumented at the Southwest corner of said tract by a found #4 rebar and at the Northwest corner of said tract by a found #4 rebar. Said line bears N17°52'20"W of distance of 759.40 feet, measured (759.49 feet deduced).

EASEMENTS:

Unless otherwise indicated, all side lot lines are hereby platted on either side with a ten (10) foot public utility and drainage easement. All rear lot lines are hereby platted with a fifteen (15) foot public utility easement. All front lot lines are hereby platted with a fifteen (15) foot public utility easement. All front lot lines are hereby platted with a fifteen (15) foot responsibility for maintenance of these easements is hereby vested with the individual property owners.

APPROVALS:

This plat for HADDEN HEIGHTS NO. 2 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes or conditions specified herein.

Previous plat name in entirety is amended for the areas described by this Vacation and Replat is 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 in Plat Book Z-2 at Page 24 and at Reception No. 04040.

Chair, Board of County Commissioners Date _____

RECORDING:

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 _____ of the records of El Paso County, Colorado.

SUBCHARGE: _____ CHUCK BRIGEMAN, Recorder

FEE: _____ By: _____ Deputy

SCHOOL FEE - DISTRICT# _____

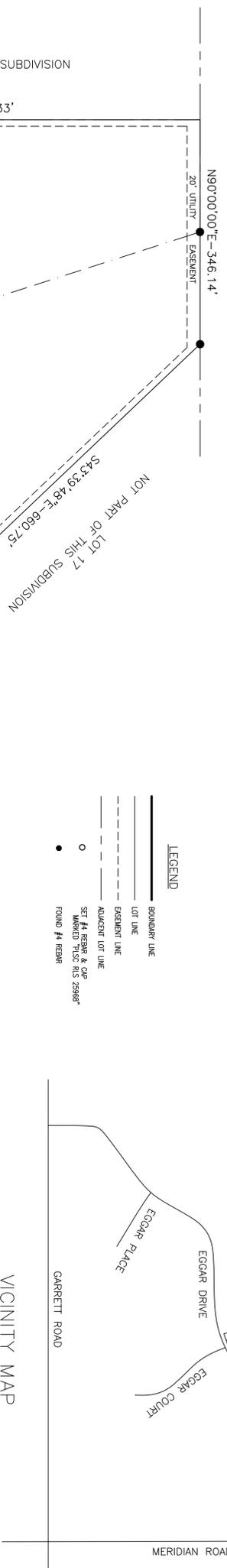
PARK FEES: _____

REGIONAL: _____

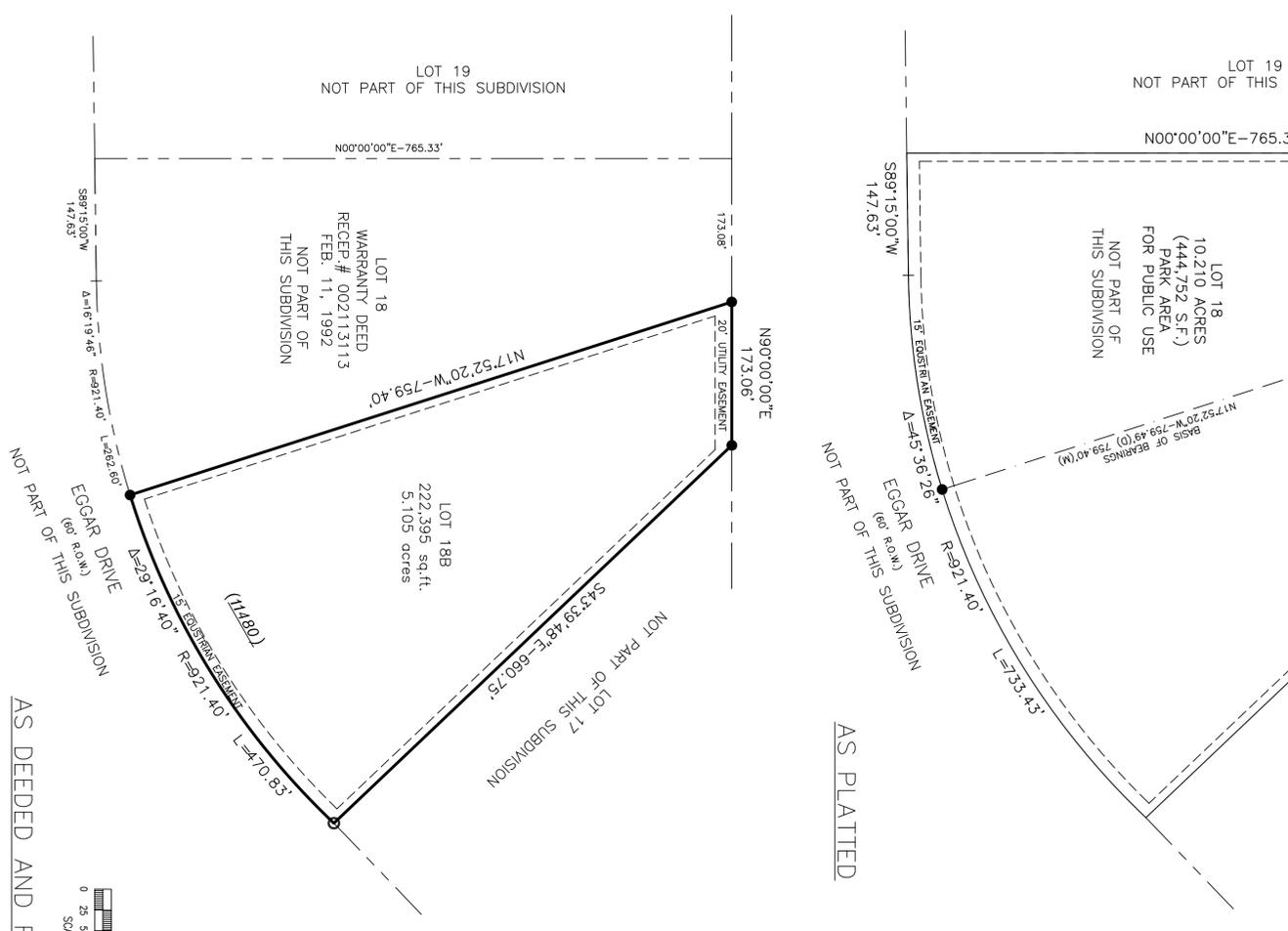
NEIGHBORHOOD: _____

DRAINAGE FEE: _____

BRIDGE FEE: _____

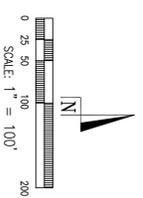


VICINITY MAP
N.T.S.



AS PLATTED

AS DEEDED AND REPLATTED



- NOTES:**
- This survey does not constitute a title search by Pinnacle Land Surveying Company to determine ownership of easements of record. For all information regarding title insurance, contact your title insurance agent or the title insurance company. Commitment No. 998-105050202-072-098.
 - Terms, conditions, restrictions, provisions, notes and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, marital status, disability, handicap, national origin, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except as set forth in the document recorded under 259, 1974 in Plat Book 22 at Page 24.
 - Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, marital status, disability, handicap, national origin, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except as set forth in the document recorded under 259, 1974 in Plat Book 22 at Page 24.
 - Terms, conditions, provisions, agreements and obligations contained in the resolution as set forth below. Recording Date: March 10, 1981 Recording No.: 751613.
 - Individual wells are the responsibility of each 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.
 - Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.
 - All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
 - No driveway shall be established unless an access permit has been granted by El Paso County. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Eggar Drive per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the Falcon Fire Protection District.
 - All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
 - The addresses (10000) exhibited on this plat are for informational purposes only. They are not the legal descriptions and are subject to change.
 - Developer shall comply with federal and state laws, regulations, ordinances, and other agency requirements, if any, of applicable agencies including but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Pribble's Meadow Jumping Mouse).
 - Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
 - This property is located in Flood Zone X determined to be outside the 500-year floodplain as determined by the FEMA Flood Insurance Rate Map, Community Map Number 0804100561 G, effective date December 07, 2018.
 - The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns 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 Regulation (Resolution No. 18-471) or any amendments thereto, at or prior to the time of building permit submission. 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 Pursuant to the Land of the property.
 - 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 assumed to be a non-renewable resource. 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 used for allocation 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 and incorporated in a permanent water supply plan that provides future generations with a water supply.
 - The approval of this plat vacates the Lot 18 plat restrictions regarding "Park Area Dedicated to Public Use".
 - All distances shown herein are in U.S. Feet.
 - There is one lot within this subdivision.
 - The remainder of Lot 18 is not included within this action.

SURVEYOR'S CERTIFICATION:

I, John W. Turner, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat, map and notes fully and accurately presents the results of a survey made and made by me or under my direct supervision and that the same are in accordance with the laws of the State of Colorado and the rules and regulations of the State of Colorado relating to the practice of the profession of land surveying in this State. I am duly licensed under the laws of the State of Colorado and I am duly registered 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____.

PINNACLE LAND SURVEYING CO., INC.

John W. Turner, Colorado registered P.L.S. No. 25986

PINNACLE LAND SURVEYING COMPANY, INC.
121 COUNTY ROAD 5, DIVIDE, CO 687-7360

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. ANY DEFECT IN THIS SURVEY BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

POD FILE NO. VR-17-017
DRAWN BY: JMW
JOB NO.: 16000900
HADDEN HEIGHTS NO. 2
CHECKED BY: JMT
DWS: 16000900-AP-DWG
DATE: 10/10/19
SHEET 1 OF 1