

# 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. 0014739902, 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 so platted are hereby 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 proper drainage and erosion control of the subdivision will be provided to the satisfaction of the Board of Commissioners of the County of El Paso, State of Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown herein are hereby dedicated for providing utilities and communication systems and other purposes as shown herein. The entities responsible for providing the same shall be determined by the Board of Commissioners of the County of El Paso, State of Colorado. The easements shown on 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. 213118086 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 round #4 rebar and at the Northwest corner of said tract by a round #4 rebar. Said line bears N1752.20°W a 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 and drainage easement. All easements are hereby dedicated to the 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 Development Services Department Director on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes or conditions specified hereon.

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 at Reception No. 04040.

Director, Development Services \_\_\_\_\_

#### 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.

SURCHARGE: \_\_\_\_\_ CHUCK BROGEMAN, Recorder

FEE: \_\_\_\_\_ By \_\_\_\_\_ Deputy

SCHOOL FEE - DISTRICT# \_\_\_\_\_

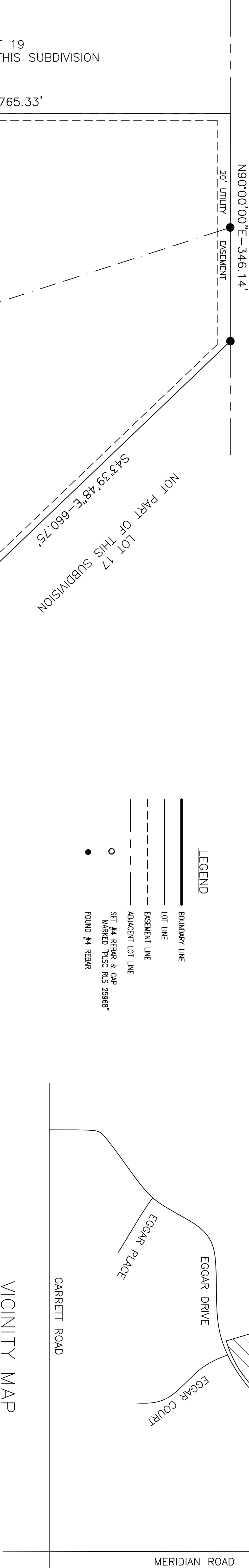
PARK FEES: \_\_\_\_\_ REGIONAL: \_\_\_\_\_

NEIGHBORHOOD: \_\_\_\_\_

DRAINAGE BASIN: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

The item will be approved/denied by the BoCC. Please revise



#### 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 easement, rights-of-way and title of record, Pinnacle Land Surveying Company relied upon on a Commitment for Title Insurance, prepared by Commonwealth Land Title Insurance Company, effective date May 30, 2017. Commitment No. 598-H0506202-072-D88.
- 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, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant of restriction is permitted by applicable law, as set forth on the Plat(s) of said subdivision set forth below: Recording Date: August 2, 1973 Recording No: 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, familial status, marital status, disability, handicap, national origin, ancestry, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document recorded June 26, 1974 in Book 2686 at Page 759 and any and all amendments or supplements thereto.
- 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 Black Forest Road 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 Black Forest 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, review and permit requirements, 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., Peble'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 0804100975 F, effective date March 17, 1997.
- The Subdivider(s) agree 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 Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. 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.
- The approval of this plat vacates the Lot 18 plat restrictions regarding "Park Area Dedicated to Public Use."
- All distances shown hereon are in U.S. Feet.
- There is one lot within this subdivision.

#### SURVEYOR'S CERTIFICATION:

I, John W. Tower, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat and the survey thereon represents the results of a survey made in accordance with the laws of the State of Colorado, and that all distances and bearings are true and correct to the best of my knowledge and belief, and that I am a duly registered Professional Land Surveyor in the State of Colorado, and that I am duly licensed to practice my profession in 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. Tower,  
Colorado registered P.L.S. No. 25966

Date

SDS FILE NO.

PCD File No  
R-17-017

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. BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

AS DEEDED AND REPLATTED

AS PLATTED

not correct roadway