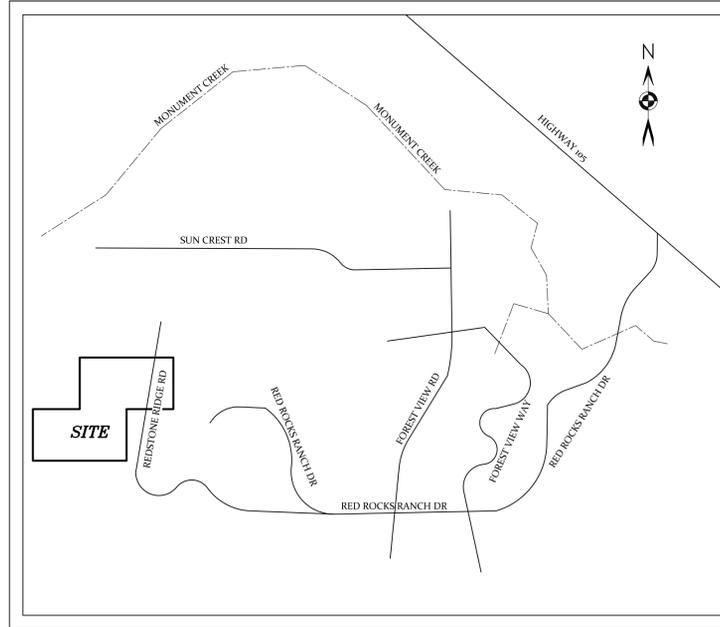


# ROCKWOOD MINOR SUBDIVISION FILING No. 2

A REPLAT OF LOTS 1 AND 2, ROCKWOOD MINOR SUBDIVISION  
A PORTION OF THE SOUTHWEST QUARTER OF  
SECTION 8, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

VICINITY MAP  
(NOT TO SCALE)



**KNOW ALL MEN BY THESE PRESENTS:**

That Curtis Rockwood, Owner of Martin Ventures LLC, being the owner of the following described tract of land to wit:

Lots 1 and 2, Rockwood Minor Subdivision, County of El Paso, State of Colorado

Excepting therefrom, that portion thereof conveyed to Forest View Acres Water District, a quasi-municipal corporation, in warranty deed recorded April 29, 1994 in Book 6437 at Page 122,

County of El Paso, State of Colorado

**OWNERS CERTIFICATION:**

The undersigned, being all the owners of 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 **ROCKWOOD MINOR SUBDIVISION FILING No. 2**. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible 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.

Owner: Curtis Rockwood, Owner of Martin Ventures, LLC \_\_\_\_\_ Date \_\_\_\_\_

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017 by

Curtis Rockwood, Owner of Martin Ventures, LLC

My commission expires \_\_\_\_\_

Witness my hand and official seal \_\_\_\_\_  
Notary Public

**FEES:**

Drainage Fee: \_\_\_\_\_ School Fee: \_\_\_\_\_

Bridge Fee: \_\_\_\_\_ Park Fee: \_\_\_\_\_

**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 \_\_\_\_\_, 2017, A.D., and is duly recorded under

Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

SURCHARGE: \_\_\_\_\_ CHUCK BROERMAN, RECORDER

FEE: \_\_\_\_\_ BY: \_\_\_\_\_ Deputy

**SUMMARY:**

Total acreage: 34.067±

Number of Lots: 2

**PCD DIRECTOR CERTIFICATE:**

This plat for ROCKWOOD MINOR SUBDIVISION FILING No. 2 was approved for filing by the El Paso County, Colorado Planning and Community Development Director on the \_\_\_\_ day of \_\_\_\_\_, 2017, subject to any notes or conditions specified hereon.

Previous plat name in entirety is amended for the areas described by this Replat is subject to all covenants, conditions and restrictions recorded against and appurtenant to the original plat recorded in the Office of El Paso County Clerk and Recorder, Reception No. 217714029.

Director \_\_\_\_\_ Date \_\_\_\_\_

**NOTES:**

1. The lineal units used hereon are U.S. survey feet.
2. This survey does not constitute a title search by Barron Land, LLC to determine ownership or easements of record. For information regarding easements, rights-of-way and title of record, Barron Land, LLC relied upon Title Commitment Order No. SC55061584, with an effective date of 01-12-2017 at 5:00 P.M. as provided by Old Republic National Title Insurance Company as an agent for Land Title Guarantee Company.
3. Bearings are based on the South line of the Southeast Quarter of the Southwest Quarter of Section 8, Township 11 South, Range 67 West of the 6th P.M., monumented at the east end with a 2 1/2" aluminum cap, stamped "1/4, S8-T11S-R67W, PLS 23875, 2016" and at the west end with a 3 1/4" aluminum cap, stamped "CADASTRAL SURVEY, BLM, 1/16, S8-T11S-R67W, 1974" and is assumed to bear S 89°22'41" W.
4. 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.
5. Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
6. 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., Preble's Meadow Jumping Mouse).
7. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
8. Water is to be provided by Forest View Acres Water District.
9. Sewage treatment is the responsibility of the property owner. The El Paso County Department of Health and Environment must approve each system and in some areas and in some cases the Department may require an engineer designed system prior to permit approval.
10. This property is located within and serviced by the Tri-Lakes Monument Fire Protection District.
11. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
12. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0260 F effective date March 17, 1997, indicates that the area within the surveyed property to be located in Zone X (areas determined to be outside 500-year flood plain).
13. No driveway shall be established unless an access permit has been granted by El Paso County Development Services.
14. Due to wildfire concerns, the property owner is encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Services.
15. No Build Area - (Hatched Area): These areas depicted hereon are shown in a manner to indicate where the existing slopes may be greater than 30%, existing drainage areas exist and/or geological constraints may exist. These areas are shown per the request of the El Paso County Planning Department to make potential lot owners aware of this situation. For detailed information about these types of areas, a topographical survey is recommended.
16. The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Development Services Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based on specific reports)
17. The 30 foot access easement shown on Lot 2 is hereby dedicated by this plat for ingress and egress for the benefit of Lot 1.
18. Approval of this replat vacates all prior plats for this area described by this replat.
19. The subdividers agree on behalf of him and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with El Paso County road impact fee program resolution (resolution No. 16454) or any amendments thereto, at the time of building permit submittal.
20. This replat is to adjust the existing lot lines to provide adequate space for a future residential house.

**SURVEYOR'S CERTIFICATION:**

I Spencer J. Barron, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Replat truly and correctly represents the results of a survey made on the date of survey shown hereon, 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

Spencer J. Barron  
Colorado Professional Land Surveyor No. 38141  
For and on behalf of Barron Land, LLC

PCD FILE # VR-17-010

DATE: 09/18/2017		REVISIONS	
No.	Remarks	Date	By
1	City comments	10/16/2017	JLP
2	County comments	11/06/2017	JLP
3	Add addresses.	11/21/2017	SJB

**BARRON LAND**  
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION  
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Colorado Springs, CO 80917 F: 719.466.6527  
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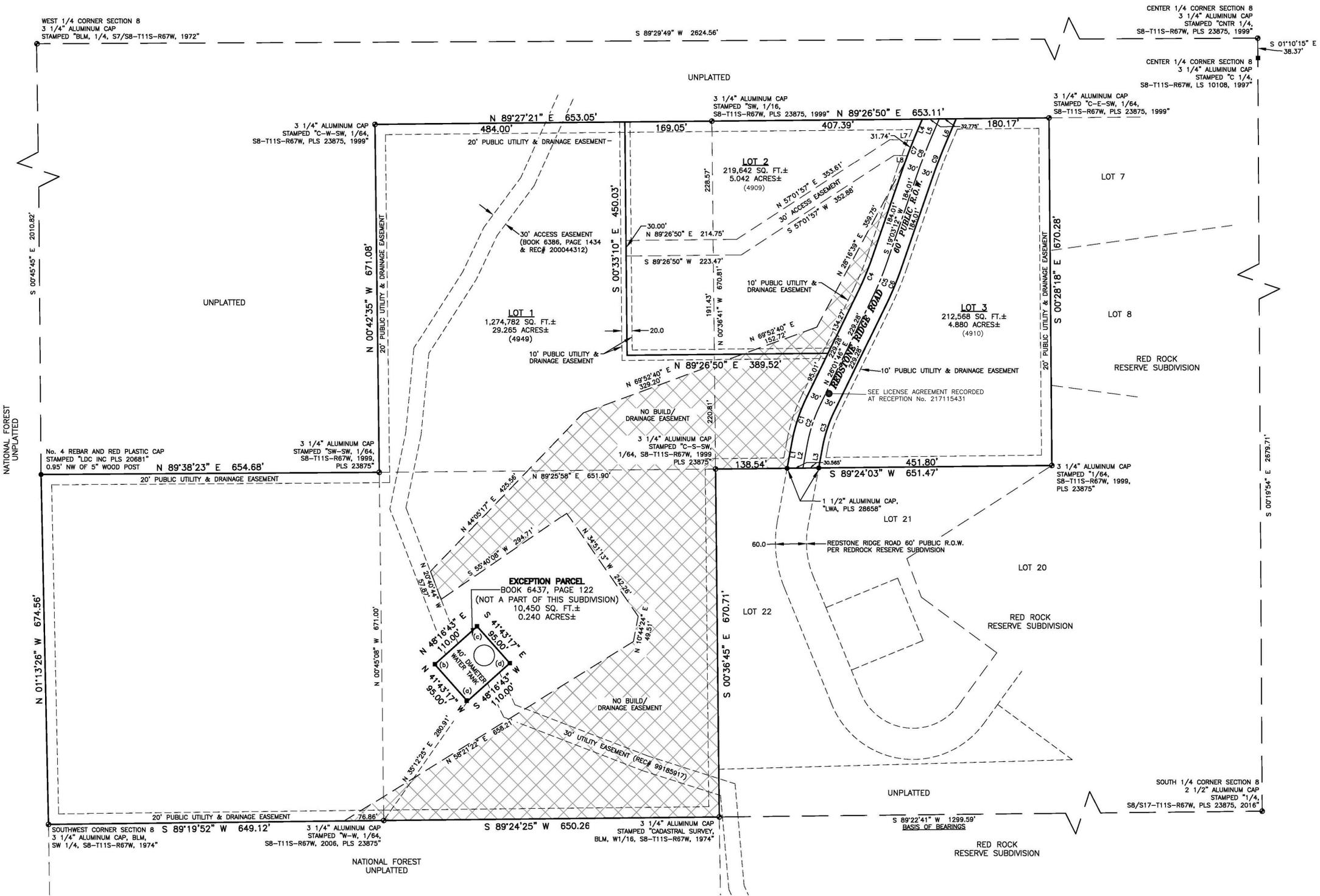
PROJECT No.: 17-002 SHEET 1 OF 3

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

# ROCKWOOD MINOR SUBDIVISION FILING No. 2

A REPLAT OF LOTS 1 AND 2, ROCKWOOD MINOR SUBDIVISION  
A PORTION OF THE SOUTHWEST QUARTER OF  
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COUNTY OF EL PASO, STATE OF COLORADO

AS PLATTED:

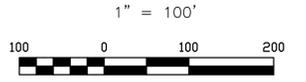


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	88.78	330.00	15°35'15"	S 18°14'09" W	89.50
C2	81.62	300.00	15°35'15"	S 18°14'09" W	81.36
C3	73.45	270.00	15°35'15"	N 18°14'09" E	73.23
C4	69.40	270.00	6°58'35"	S 22°32'29" W	69.36
C5	73.08	600.00	6°58'35"	S 22°32'29" W	73.01
C6	76.71	630.00	6°58'35"	N 22°32'29" E	76.66
C7	74.34	1030.00	4°08'08"	S 21°07'16" W	74.33
C8	72.18	1000.00	4°08'08"	S 21°07'16" E	72.16
C9	70.01	970.00	4°08'08"	N 21°07'16" E	70.00

LINE	BEARING	DISTANCE
L1	S 10°26'31" W	51.98
L2	S 10°26'31" W	46.10
L3	N 10°26'31" E	40.25
L4	S 23°11'19" W	25.69
L5	S 23°11'19" W	39.09
L6	N 23°11'19" E	52.28
L7	S 87°58'57" E	45.34
L8	S 87°58'57" E	25.42

**LEGEND**

- FOUND SECTION MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- (a) ■ FOUND #5 REBAR w/ ALUMINUM CAP STAMPED "2.00 FT WC - PLS 23875"
- (b) ■ FOUND #4 REBAR & PLASTIC CAP, STAMPING ILLEGIBLE
- (c) ■ FOUND #4 REBAR & PLASTIC CAP STAMPED "NHPQ"
- (d) ■ FOUND #4 REBAR
- R.O.W. RIGHT OF WAY
- (XXXX) ADDRESS OF RECORD



PCD FILE # VR-17-010

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**BARRON LAND**

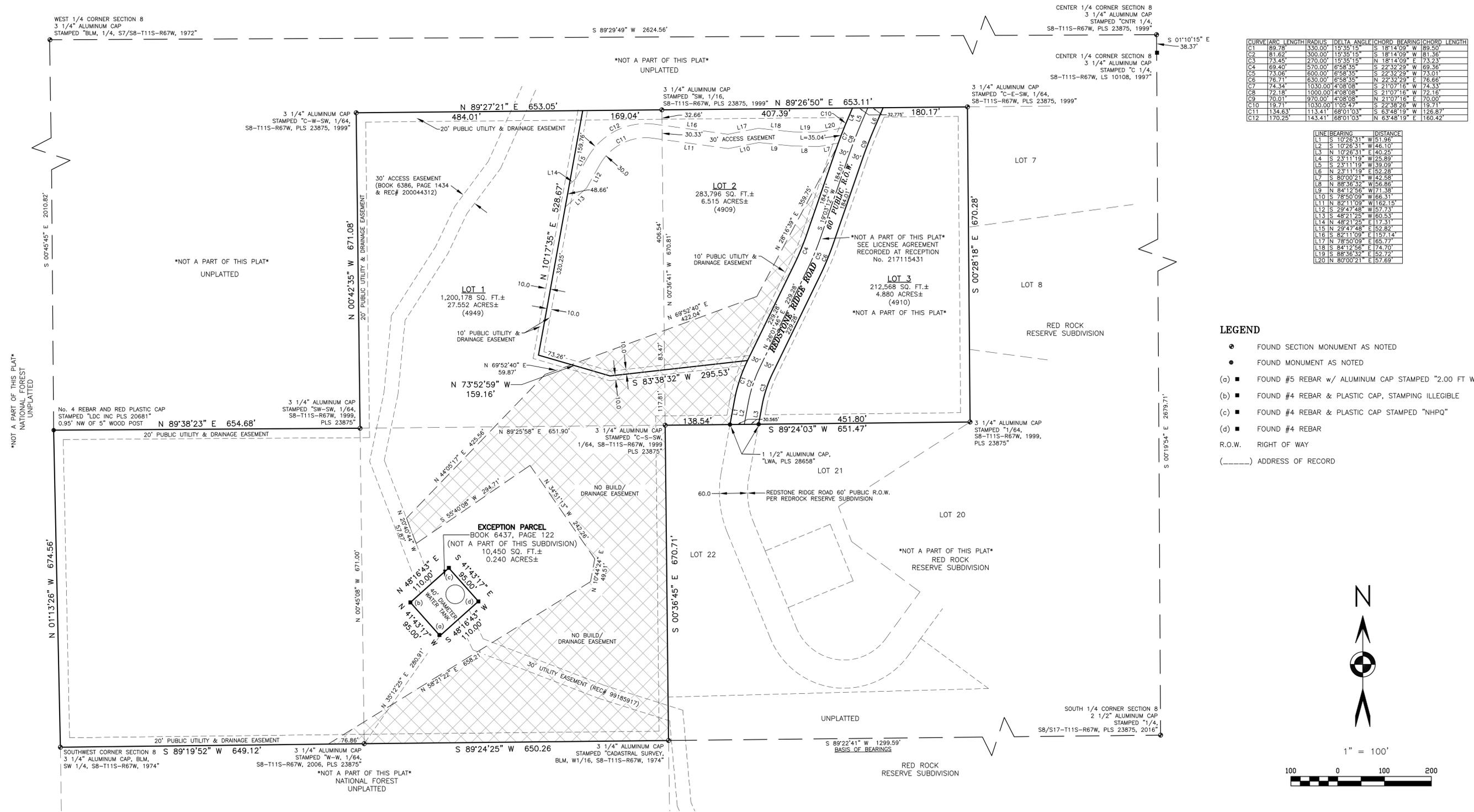
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PROJECT No.: 17-002 SHEET 2 OF 3

# ROCKWOOD MINOR SUBDIVISION FILING No. 2

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AS REPLATTED:



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C8	72.18	1000.00	4°08'08"	S 21°07'16" W	72.16'
C9	70.01	970.00	4°08'08"	N 21°07'16" E	70.00'
C10	19.71	1030.00	1°05'47"	S 22°38'28" W	19.71'
C11	134.63	113.41	68°01'03"	S 63°48'19" W	126.87'
C12	170.25	143.41	68°01'03"	N 63°48'19" E	160.42'

LINE	BEARING	DISTANCE
L1	S 10°26'31" W	51.98'
L2	S 10°26'31" W	46.10'
L3	N 10°26'31" E	40.25'
L4	S 23°11'19" W	25.89'
L5	S 23°11'19" W	39.09'
L6	N 23°11'19" E	52.28'
L7	S 80°00'21" W	42.58'
L8	N 85°36'32" W	56.86'
L9	N 84°12'56" W	71.38'
L10	S 78°50'09" W	66.31'
L11	N 82°11'09" W	162.15'
L12	S 29°47'48" E	52.82'
L13	S 48°21'25" W	60.53'
L14	N 48°21'25" E	17.31'
L15	N 29°47'48" E	52.82'
L16	S 82°11'09" E	152.14'
L17	N 78°50'09" E	65.77'
L18	N 84°12'56" E	74.70'
L19	N 85°36'32" E	52.72'
L20	N 80°00'21" E	57.69'

**LEGEND**

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PROJECT No.: 17-002 SHEET 3 OF 3