

Steve Schleiker  
10/18/2023 09:03:44 AM  
Doc \$0.00 3  
Rec \$33.00 Pages

El Paso County, CO



223715207

## SUBDIVISION/CONDOMINIUM PLAT

| Reception Number | Date | Time |
|------------------|------|------|
|------------------|------|------|

| Reception Fee | Number of Pages | File Number |
|---------------|-----------------|-------------|
|---------------|-----------------|-------------|

|                           |  |  |
|---------------------------|--|--|
| Villa Casitas Filing No 4 |  |  |
| Name of Plat              |  |  |

|              |
|--------------|
| Jesus Barron |
| Owner's Name |

Subdivision ☐

Condominium ☐

FINAL PLAT  
VILLA CASITAS FILING No. 4  
A REPLAT OF LOT 14 AND A PORTION OF CALE BERNARDO RIGHT-OF-WAY, VILLA CASITAS FILING No. 1,  
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

15207

KNOW ALL BY THESE PRESENTS:

That Jesus Barron, being the owner of the following described tract of land to wit:  
Lot 14, Villa Casitas Filing No. 1, County of El Paso, State of Colorado;

AND

That the County of El Paso, State of Colorado, being the owner of the following described tract of land to wit:

That portion of the Cale Bernardo right-of-way lying adjacent to the Northern line of Lot 14, Villa Casitas Filing No. 1, as shown on the plat of the same filed for record in the Public Records Office of the County of El Paso, State of Colorado, in Township 17 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

BASIS OF BEARINGS: Bearings are based upon the South line of Lot 14, Villa Casitas Filing No. 1, monumented at the East end with a #4 rebar and orange plastic cap stamped "PLS 38141", and on the West end with a #4 rebar and is assumed to bear N 87°37'23" W, a field measured distance of 1,251.81 feet.

COMMENTING: at the Northwest corner of said Lot 14, 373.80 feet along the arc of a 1070.00 foot radius curve to the left, having a central angle of 20°00'59" and a chord that bears N 81°41'43" E, 371.91 feet to the POINT OF BEGINNING.

thence along the Northern line of said Lot 14, 373.80 feet along the arc of a 1070.00 foot radius curve to the left, having a central angle of 20°00'59" and a chord that bears N 81°41'43" E, 371.91 feet to the POINT OF BEGINNING.

thence N 35°33'26" E, a distance of 25.86 feet, to a point on the Northern line of said Lot 14,

thence along the Northern line of said Lot 14, 25.86 feet along the arc of a 1070.00 foot radius curve to the right, having a central angle of 01°23'05" and a chord that bears S 70°59'41" W, 25.86 feet to the POINT OF BEGINNING.

Containing a calculated area of 72 square feet of land, more or less.

DEDICATION

The above owners have caused said parcel of land to be platted into a lot as shown hereon. The undersigned does hereby grant and convey to the County of El Paso all right-of-way dedications and easements for public use. The tract of land herein platted shall be known as VILLA CASITAS FILING No. 4 in the County of El Paso, State of Colorado.

OWNERS CERTIFICATE

The undersigned, being all the owners, mortgagees, beneficiaries of the deeds of trust and holders of other interests in the above described parcel of land, do hereby certify that the same has been duly recorded in the Public Records Office of the County of El Paso, State of Colorado, in the subdivision of VILLA CASITAS FILING No. 4.

By: Jesus Barron Date 10/05/2023

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

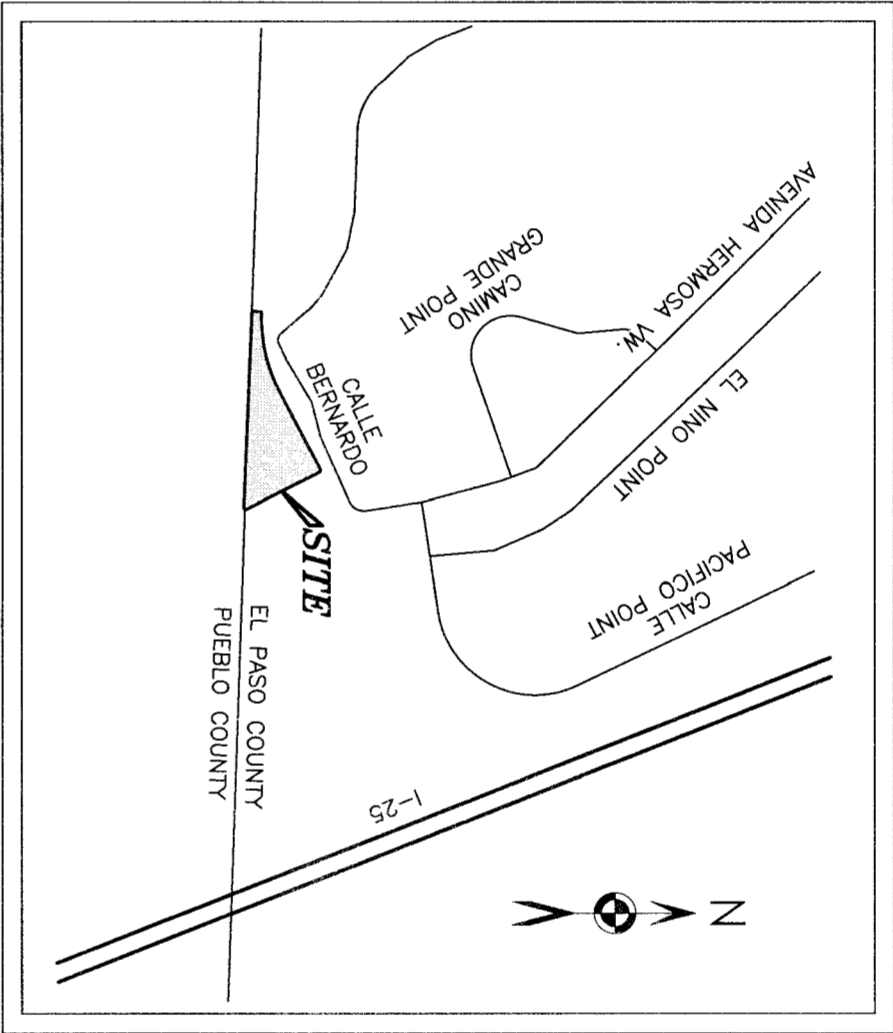
The above and aforementioned instrument was acknowledged before me this 5<sup>th</sup> day of October, 2023 A.D.

By: Jesus Barron, Owner

Witness my hand and seal:

My Commission expires 04-21-2024

Notary Public Shela McLean



EASEMENT STATEMENT:

Unless otherwise indicated, all side and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

FLOOD PLAIN CERTIFICATION:

The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C1170G, effective date December 7, 2018, indicates this parcel of land to be located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

SURVEYOR'S NOTES

1. 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.
2. The approval of this Replat vacates all prior plats for the area described by this plat.
3. The lined units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
4. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. A current title commitment was not provided at the time of survey and the client did not request rights-of-way or easements to be shown as part of this survey.
5. This survey was performed in the field on August 7, 2020.
6. The overall subject parcel contains a calculated area of 252,581 square feet (5.798 acres) of land, more or less.
7. BASIS OF BEARINGS: Bearings are based upon the South line of Lot 14, Villa Casitas Filing No. 1, monumented at the East end with a #5 rebar and orange plastic cap stamped "PLS 38141", and on the West end with a #4 rebar and is assumed to bear N 87°37'25" W, a field measured distance of 1,251.81 feet.
8. Found monuments shown hereon are flush with grade, unless noted otherwise.
9. For boundary determination of subject parcel, refer to Land Survey Plat as recorded under Reception No. 222900018.
10. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
11. Lot 14, Villa Casitas Filing No. 1 is currently zoned RR-5 (Residential Rural).
12. All property owners are responsible for maintaining proper storm water drainage in and through their Property. Any public drainage easements as specifically noted on this plat shall be maintained by the individual lot owners unless otherwise noted. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
13. No driveway shall be established unless an access permit has been granted by El Paso County.
14. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
15. 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., Greater Meadow Lumping Moths).
16. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Calle Bernardo 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 (Honover Fire Protection District).
17. The 60 foot wide public highway contained within this plat as ordered by the Board of County Commissioners for El Paso County on October 3, 1987, and recorded in Road Book "A" and Page 78 of the records of El Paso County, is hereby vacated upon recordation of this plat.
18. 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.
19. 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 and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in the Denver Basin Aquifers is approximately 100 years. The water supply in the Denver Basin Aquifers is a non-renewable resource. 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.

SURVEYOR'S CERTIFICATE:

I, Spencer J. Barron, a duly 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 August 7, 2020, by me or under my direct supervision and that the monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code, to the best of the surveyor's knowledge, opinion, and belief.

This certification is neither a warranty nor guarantee, either expressed or implied.



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

COUNTY APPROVAL

This plat for VILLA CASITAS FILING No. 4 was approved for filing by the El Paso County, Colorado Planning

and Community Development Department this 6<sup>th</sup> day of October, 2023

By: Meghan K... Date 10/06/23  
Planning and Community Development Director

This plat for VILLA CASITAS FILING No. 4 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the 1<sup>st</sup> day of August, 2023, subject to any notes specified herein and any conditions included in the resolution of approval. The dedications of land to the public are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of this public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Villa Casitas Filing No. 1 is entirely vacated and appended for the areas described by this replat 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 #803466.

By: Camie Barron Date 10/17/23  
Chair, Board of County Commissioners

RECORDING

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record at my office at 9:03 O'clock A.M., this 1<sup>st</sup> day of October, 2023 A.D., and is duly recorded under Reception Number 223115207 of the records of El Paso County, Colorado.

Fee: 30.00

Surcharge: 3.00

Steve Schleker, Recorder

By: Mary Kay Caine  
Deputy

FEES:

School Fee: 0  
Bridge Fee: 0  
Park Fee: 0  
Drainage Fee: 0

OWNERS OF RECORD:

Jesus Barron  
100175 Calle Barron's Point  
Fountain CO 80817  
720-886-1613  
County of El Paso, State of Colorado  
Suite 2201  
1675 W. Gar. in of the Gods Road  
719-520-822

| DATE: 12/22/2022                              |                         |         |     | REVISIONS                     |  |  |  |
|---|-------------------------|---------|-----|-------------------------------|--|--|--|
| No.   | Remarks                 | Date    | By  |                               |  |  |  |
| 1   | ADDRESS COUNTY COMMENTS | 3/22/23 | KRB |                               |  |  |  |
| BOUNDARY & MARKING A SURVEYING & CONSTRUCTION |                         |         |     | BARRON LAND                   |  |  |  |
| 2790 N Academy Blvd Suite 311                 |                         |         |     | 2790 N Academy Blvd Suite 311 |  |  |  |
| Colorado Springs, CO 80907                    |                         |         |     | P: 719.360.8827               |  |  |  |
| www.BARRONLAND.com                            |                         |         |     | F: 719.466.6527               |  |  |  |
| PROJECT No.: 20-041                           |                         |         |     | SHEET 1 OF 3                  |  |  |  |

A REPLAT OF LOT 14 AND A PORTION OF CALLE BERNARDO RIGHT-OF-WAY, VILLA CASTAS FILING No. 1, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

AS PLATTED

LOT 16  
\*NOT A PART OF THIS SUBDIVISION\*

LOT 15  
\*NOT A PART OF THIS SUBDIVISION\*

LOS TAOS  
PUBLIC RIGHT-OF-WAY  
PLAY BOOK R-2, PAGE 63  
(80)

**LOT 13**  
\*NOT A PART OF THIS SUBDIVISION\*

140  
CALLE BERNARDO  
(140° PUBLIC RIGHT-OF-WAY)  
PLAT BOOK R-2, PAGE 63

UNPLATTED  
\*NOT A PART OF THIS SUBDIVISION\*

#5 REBAR WITH ORANGE PLASTIC CAP "PLUS 3614"

UNPLATTED

LOT 14

A survey map of Tract D, a portion of Subdivision 14. The map shows a rectangular area with a width of 4.0 units. A line labeled "#4 REPAIR" runs along the top boundary. A "6' PUBLIC UTILITY EASEMENT" is indicated on the right side. A bearing and distance of "N 00°59'08" E 38.47'" are shown. The map is labeled "TRACT D" and "A PART OF THIS SUBDIVISION".


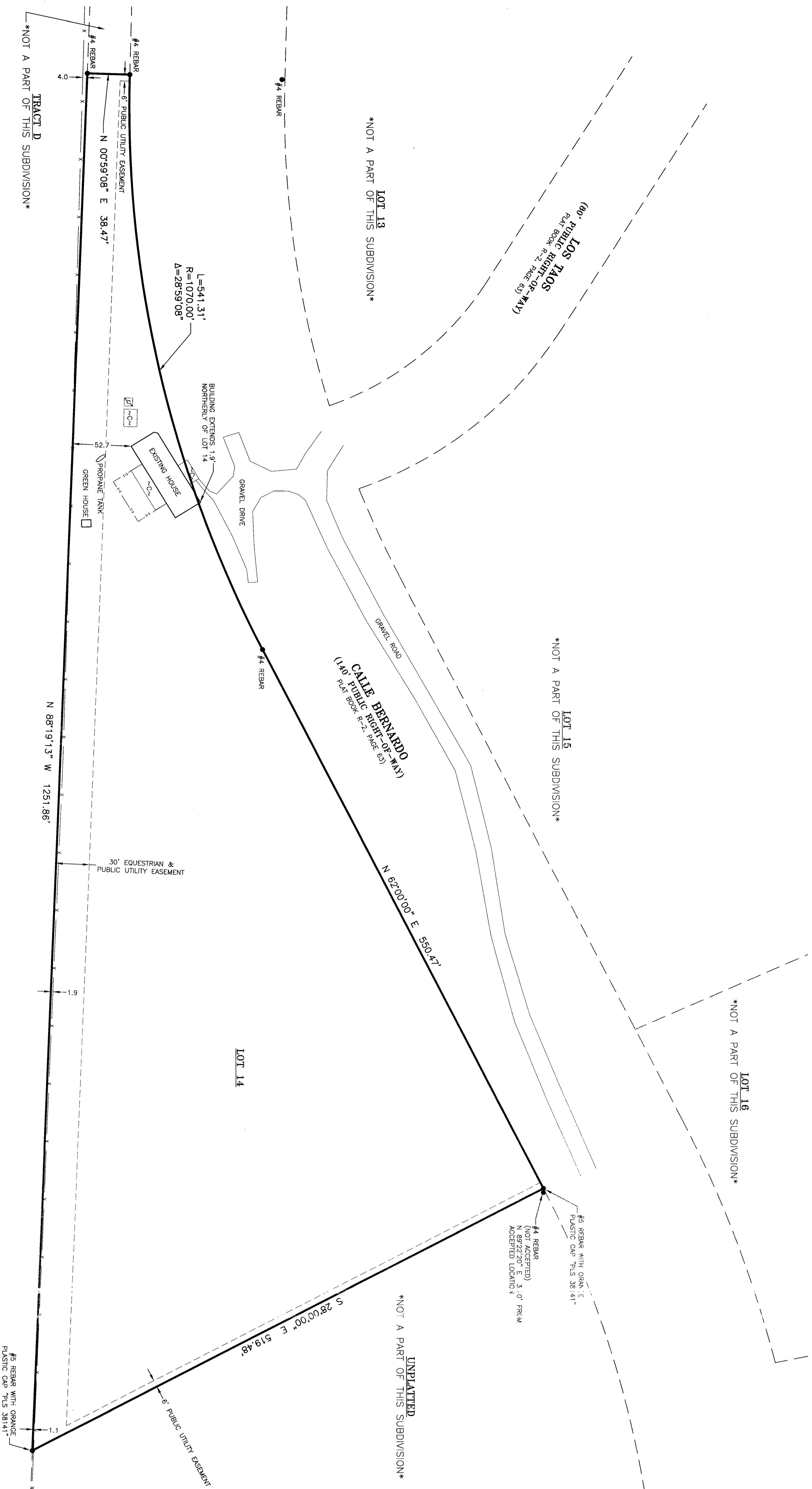
**UNPLATTED**  
\*NOT A PART OF THIS SUBDIVISION\*

#3 REDARK WITH ORANGE  
PLASTIC CAP "PLS 38141"


**LEGEND**

- FOUND MONUMENT AS NOTED
- SET NO. 5 BEARER AND ORANGE PLASTIC CAP OR NAIL & BRASS TAG STAMPED "U.S. 381 41 1"
- (M) FIELD-MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- (C) CALCULATED DIMENSIONS
- ~C~ CONCRETE SURFACE
- X— BARBED WIRE FENCE
- W— WOOD FENCE
- B— BOUNDARY LINE
- A— ADJACENT PARCEL LINE
- E— EASEMENT LINE

1" = 50'

A horizontal graphic scale bar with a black and white checkerboard pattern. It is marked with '0' in the center, '50' at the left end, and '100' at the right end.

| DATE: 12/22/2022   |                         |         |              | REVISIONS |  |
|--------------------|-------------------------|---------|--------------|-----------|--|
| No.                | Remarks                 | Date    | By           |           |  |
| 1                  | ADDRESS COUNTY COMMENTS | 3/22/23 | KPB          |           |  |
|                    |                         |         |              |           |  |
|                    |                         |         |              |           |  |
|                    |                         |         |              |           |  |
| PROJECT No: 20-041 |                         |         | SHEET 2 OF 3 |           |  |

**BARRON**  **LAND**

BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION  
 2790 N. Academy Blvd, Suite 311  
 Colorado Springs, CO 80917  
 P: 719.466.6827  
 F: 719.466.6527  
[www.BARRONLAND.com](http://www.BARRONLAND.com)

20-041

2 OF 3

PCD FILE No. VR-21-014

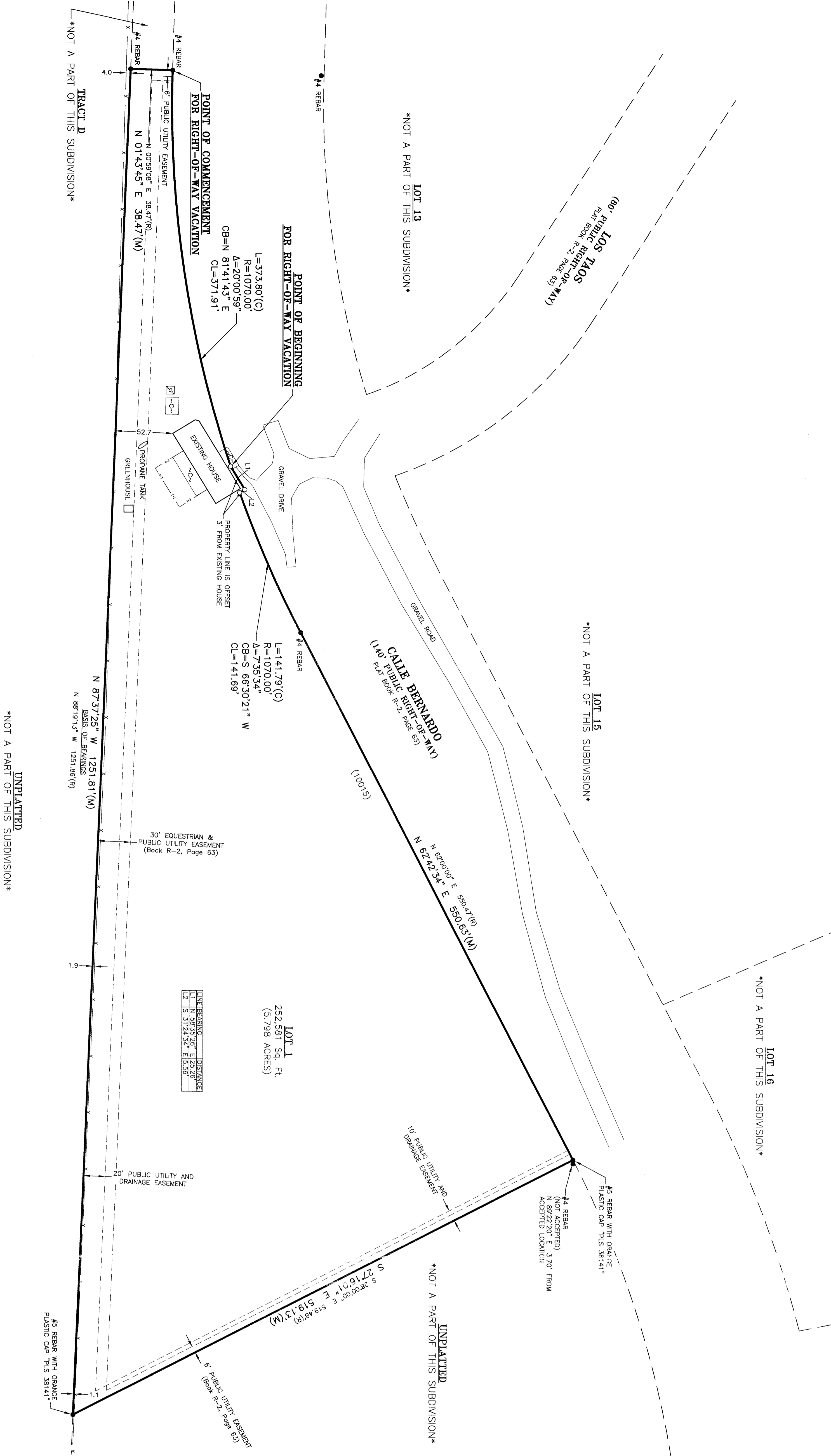
SHEET 2 OF

8/16/23  
SUPERVISOR

FINAL PLAT  
VILLA CASITAS FILING No. 4  
A REPLAT OF LOT 14 AND A PORTION OF CALLE BERNARDO RIGHT-OF-WAY, VILLA CASITAS FILING No. 1,  
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

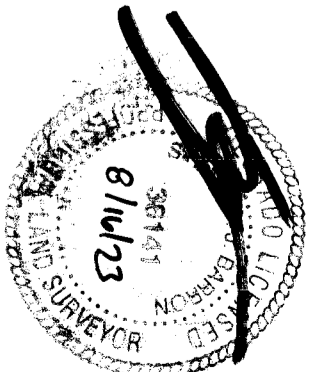
15207

AS REPLATTED



LEGEND

- FOUND MONUMENT AS NOTED
- SET No. 5 REBAR AND ORANGE PLASTIC CAP OR NAIL & BRASS TAG STAMPED "PLS 38141"
- (M) FIELD-MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- (C) CALCULATED DIMENSIONS
- ~C~ CONCRETE SURFACE
- ADDRESS (10015)
- BOUNDARY LINE
- BARBED WIRE FENCE
- WOOD FENCE
- ADJACENT PARCEL LINE
- EASEMENT LINE



| DATE: 12/22/2022                                |           |   |             |
|---|-----------|---|-------------|
| No.   | REVISIONS | Remarks                                     |             |
| 1   |           | BOUNDARY & MARKING & SURVEILING & SURVEYING | 3/22/23 KPB |
| ADDRESS COUNTY COMMENTS                         |           |   |             |
| 2790 N. Academy Blvd, Suite 311 P: 719.360.6827 |           |   |             |
| Colorado Springs, CO 80917 F: 719.466.6527      |           |   |             |
| www.BARRONLAND.com                              |           |   |             |
| PROJECT No.: 20-041                             |           |   |             |
| SHEET 3 OF 3                                    |           |   |             |

PCD FILE No. VR-21-014

**BARRON** **LAND**

BOUNDARY & MARKING & SURVEILING & SURVEYING  
2790 N. Academy Blvd, Suite 311 P: 719.360.6827  
Colorado Springs, CO 80917 F: 719.466.6527  
www.BARRONLAND.com