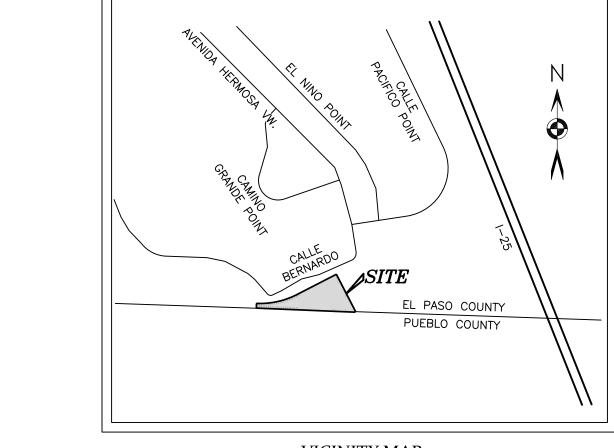
# FINAL PLAT VILLA CASITAS FILING No. 4

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



VICINITY MAP (NOT TO SCALE)

#### KNOW ALL BY THESE PRESENTS:

That <u>Jesus Barron</u>, 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;

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 Calle Bernardo right—of—way lying adjacent to the Northerly line of Lot 14, Villa Casitas Filing No. 1, as recorded under Plat Book R—2 at Page 63, records of El Paso County, lying 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, being more particularly described

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.

COMMENCING at the Northwest corner of said Lot 14; thence along the Northerly 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 58°35'26" E, a distance of 25.26 feet; thence S 31°24'34" E, a distance of 5.56 feet to a point on the Northerly line of said Lot 14; thence along the Northerly 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.

My Commission expires \_\_\_\_\_\_

Notary Public \_\_\_\_\_

#### **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 <u>VILLA CASITAS FILING No. 4</u> 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 land described herein, have laid out, subdivided, and platted said lands into a lot as shown hereon under the name and subdivision of VILLA CASITAS FILING No. 4.

By:	
Jesus Barron Date	
STATE OF	
COUNTY OF \$ SS	
The above and aforementioned instrument was acknowledged before me this day of	, 20, A.D
By: Jesus Barron, Owner	
Witness my hand and seal:	
My Commission expires	
Notary Public	
By:	
By: COUNTY OF EL PASO OFFICIAL Date	
STATE OF	
STATE OF	
The above and aforementioned instrument was acknowledged before me this day of	, 20, A.D
By:	
Witness my hand and seal:	Ad

### Add under surveyors notes

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

ADDRESSED. ADDED NOTE.

#### EASEMENT STATEMENT:

All easements are as shown hereon per the plat of Villa Casitas Filing No. 1, recorded under Book R-2, Page 63 of the records of El Paso County. The sole responsibility for maintenance of these easements is hereby vested with the property

#### 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 lineal 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 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.
- 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.

### Add under surveyors notes

### **Driveway Note:**

Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from 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 (name of Fire District). When a Section Line Road encumbers the property, which would be eliminated as part of the subdivision plat.

The 60 foot wide public highway contained within this plat as ordered by the Board of County Commissioners for El Paso County on (date) and recorded in Road Book (X) and Page (X) of the records of El Paso County, is hereby vacated upon recordation of this plat.

ADDRESSED. ADDED NOTES.

### Add under surveyors notes

Easements Unless otherwise indicated, all side, front, 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 unless otherwise indicated. 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.

ADDRESSED. ADDED SIDE AND REAR EASEMENTS TO "EASEMENT STATEMENT". CANNOT HAVE A 10' EASEMENT ON THE FRONT LOT LINE BECAUSE OF THE HOUSE BEING ON THE LOT LINE. THIS WOULD CREATE ANOTHER ENCROACHMENT.

### SURVEYOR'S CERTIFICATE:

Colorado Professional Land Surveyor No. 38141

nts Agreement.

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 quarantee, either expressed or implied.

For and on behalf of Barron Land, LLC
COUNTY APPROVAL
This plat for <u>VILLA CASITAS FILING No. 4</u> was approved for filing by the El Paso County, Colorado Planning
and Community Development Department this day of, 20
Planning and Community Development Director Date
This plat for VILLA CASITAS FILING No. 4 was approved for filing by the El Paso County, Colorado Board of
County Commissioners on the day of, 20, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public are accepted, but public become the maintenance responsibility of El Paso County until preliminary acceptance of the

ntirety is vacated and amended for the areas described by this replat subject to all covenants, depends upon the language of the water decree and/or orded against and appurtenant to the original plat recorded in the Office of the El Paso augmentation plan, and will be reviewed and approved by the ception #803466. Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State

ance with the requirements of the Land Development Code and Engineering Criteria Manual,

Engineer who by law has the authority to set conditions for the issuance of these permits. 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 a given Denver Basin Aquifer may be less than either the 100 years or 300 years 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.

Recorder and the terms of the water court approved water

Water Supply: (utilized when the water supply is individual wells)

(Note: The exact wording of plat notes regarding well water supply

Add under surveyors notes

County Attorney's Office)

Engineer issuance

Block

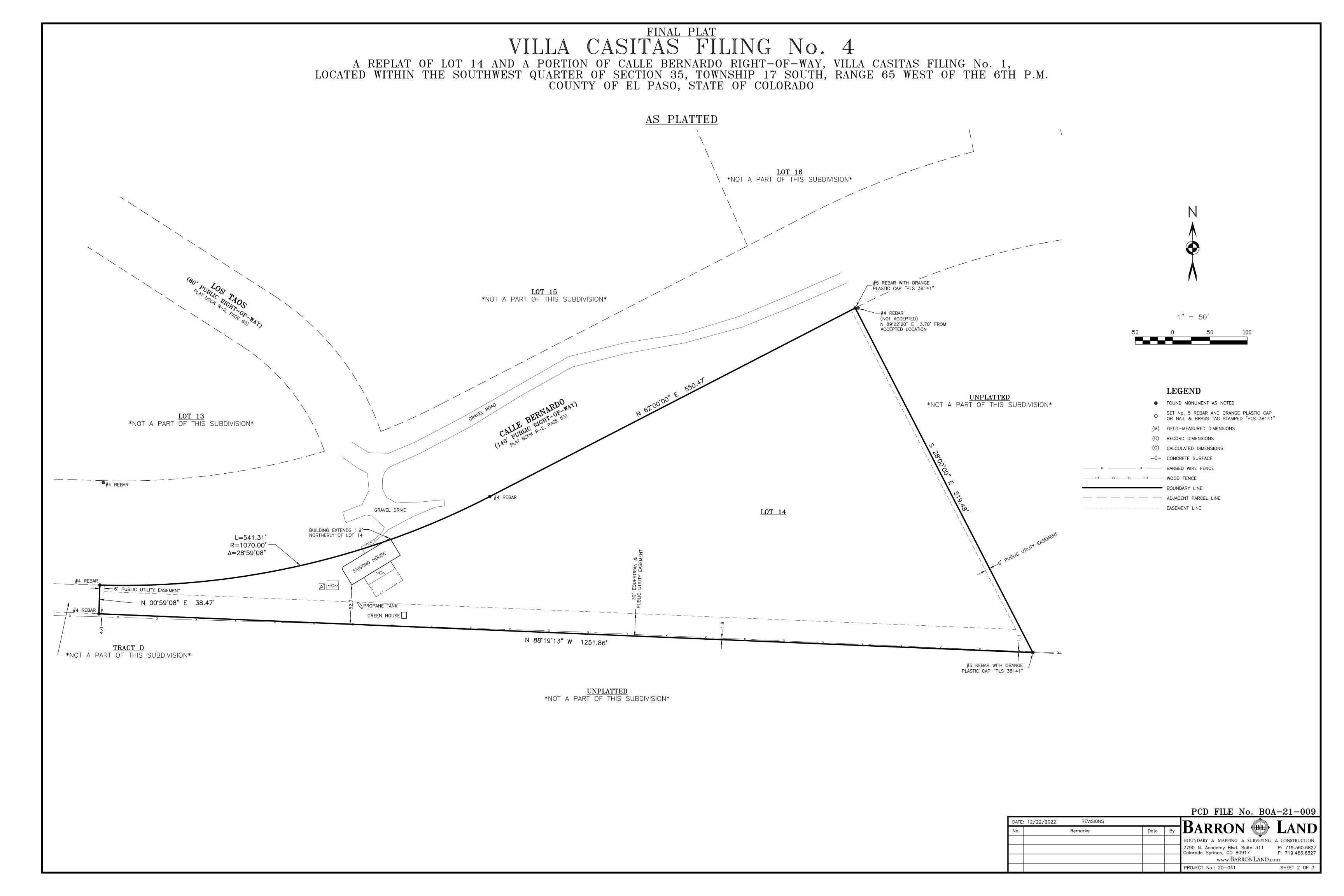
ADDRESSED, ADDED NOTES WITHIN THE RED BOX TO PLAT.

(Utilized when there is a joint well agreement for common use of \_\_\_\_\_ment was filed for record at my office at \_\_\_\_\_ O'clock \_\_M., this

wells)	
Permits for individual wells must be obtained from the State	, 2023 A.D., and is duly recorded under Reception Number
Engineer who by law has the authority to set conditions for the	
issuance of these permits. Two (2) existing well permits Nos.	in <mark>t</mark> y, Colorado.
and will serve two (2) single family dwellings	DID NOT ADD NOTES TO PLAT WITHIN THE BLUE BOX. WE DON'T THINK THESE NOTES
each. Well permit No will serve Lots and, Block	APPLY TO THE INTENT OF THIS SUBDIVISION AS THIS IS A ONE LOT SUBDIVISION/ROW
subject to a joint Use Water Well Agreement as recorded under Reception No will serve Lot	VACATION AND THE WELL ALREADY EXISTS ON THE PROPERTY. WE BELIVE THAT THES
, Block and Lot, Block, subject to a Joint Use Water Well	NOTES ARE FOR A NEW SUBDIVISION WITH MULTIPLE LOTS THAT WOULD BE DEVELOPE
Agreement as recorded under Reception No, which	IN THE FUTURE. THERE IS LIKELY NO HOMEOWNERS ASSOCIATION. THERE ARE NO
limits production to the Aquifer at an interval	COVENANTS OR TERMS RELATED TO A WATER AUGMENTATION PLAN ON THE ORIGINAL
between and feet below ground surface. Lot and, Block and Lots through, Block will limit production to the	PLAT OF VILLA CASITAS FILING No. 1. PLEASE ADVISE IF THESE DO APPLY.
Aquifer at an interval between and feet	\/D 04 04 4
below ground surface.	VR-21-014

below ground surface.	VR-21-014	
Owner, its successors and assigns shall advise the Property Owners — Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No (Division), and their costs of operating the		
plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.	FEES:	
Owner shall reserve in any deeds of the property acre feet total of	School Fee:	
Aquifer water as decreed in Case No (Division) for use in this augmentation plan.	Bridge Fee:	ADDDESCED
Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No.	Park Fee:	ADDRESSED
, of the Office of the El Paso County Clerk and	Drainage Fee:	_

PCD FILE No. BOA-21-009 augmentation plan. 12/22/2022 REVISIONS /20-688-1659 Remarks County of El Paso, State of Colorado BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION 1675 W. Garden of the Gods Road 2790 N. Academy Blvd. Suite 311 P: 719.360.6827 Suite 2201 Colorado Springs, CO 80917 719-520-6202 F: 719.466.6527 www.BARRONLAND.com PROJECT No.: 20-041 SHEET 1 OF 3



## 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 AS REPLATTED \*NOT A PART OF THIS SUBDIVISION\* \_#5 REBAR WITH ORANGE PLASTIC CAP "PLS 38141" \*NOT A PART OF THIS SUBDIVISION\* (NOT ACCEPTED) N 89°22'20" E 3.70' FROM ACCEPTED LOCATION 1" = 50'\*NOT A PART OF THIS SUBDIVISION\* \*NOT A PART OF THIS SUBDIVISION\* LEGEND FOUND MONUMENT AS NOTED O SET No. 5 REBAR AND ORANGE PLASTIC CAP OR NAIL & BRASS TAG STAMPED "PLS 38141" #4 REBAR (M) FIELD-MEASURED DIMENSIONS 4 REBAR POINT OF BEGINNING <u>LOT 1</u> 252,581 Sq. Ft. FOR RIGHT-OF-WAY VACATION (R) RECORD DIMENSIONS GRAVEL DRIVE L=141.79'(C) (C) CALCULATED DIMENSIONS (5.798 ACRES) R=1070.00' L=373.80'(C) ~C~ CONCRETE SURFACE - Δ=7°35'34" R=1070.00' CB=S 66°30'21" W (10015) ADDRESS Δ=20'00'59"-CL=141.69' X BARBED WIRE FENCE PROPERTY LINE IS OFFSET CB=N 81'41'43" E 3' FROM EXISTING HOUSE CL=371.91' POINT OF COMMENCEMENT BOUNDARY LINE FOR RIGHT-OF-WAY VACATION ---- --- ADJACENT PARCEL LINE #4 REBAR ---- EASEMENT LINE 6' PUBLIC UTILITY EASEMENT — N 00°59'08" E 38.47'(R) N 01°43'45" E 38.47'(M) #4 REBAR GREEN HOUSE N 87°37'25" W 1251.81'(M) BASIS OF BEARINGS TRACT D N 88°19'13" W 1251.86'(R) -\*NOT A PART OF THIS SUBDIVISION\* #5 REBAR WITH ORANGE\_ PLASTIC CAP "PLS 38141" <u>UNPLATTED</u> \*NOT A PART OF THIS SUBDIVISION\* PCD FILE No. BOA-21-009 REVISIONS DATE: 12/22/2022 Remarks Date B

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

SHEET 3 OF 3

PROJECT No.: 20-041