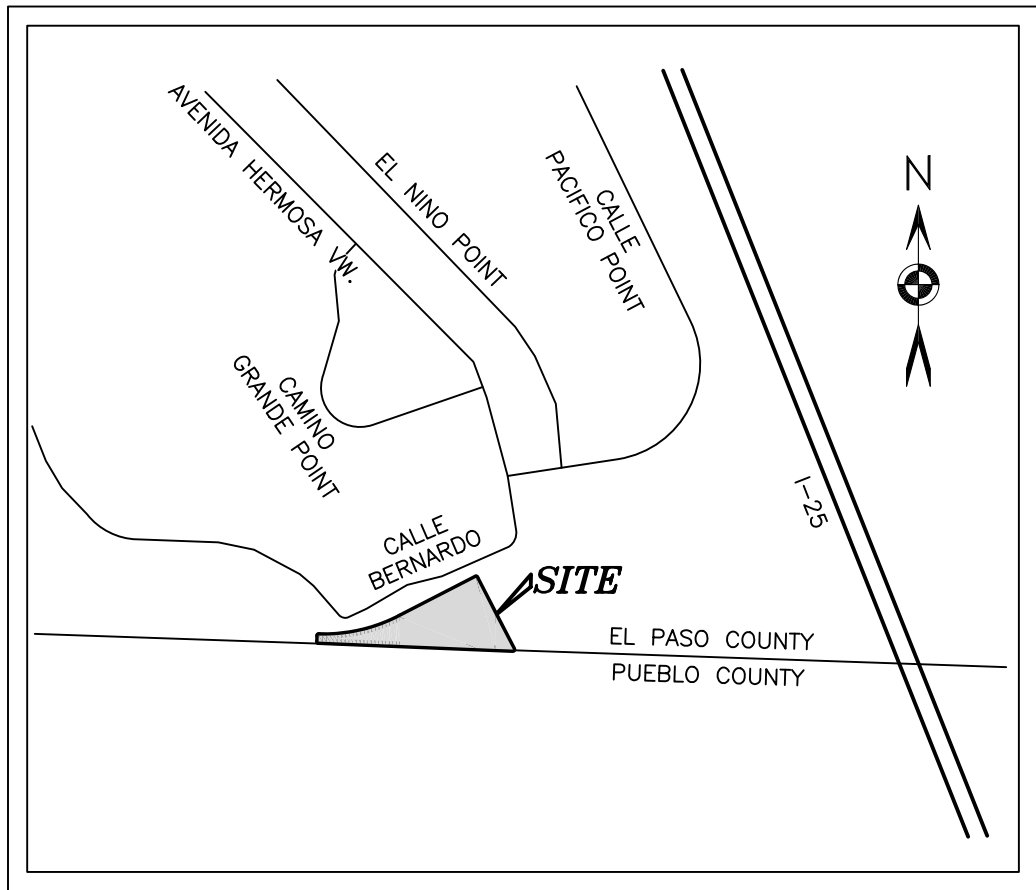


FINAL PLAT
VILLA CASITAS FILING No. 4
A REPLAT OF LOT 14 AND A PORTION OF CALLE BERNARDO RIGHT-OF-WAY, VILLA CASITAS FILING No. 1,
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
(NOT TO SCALE)

KNOW ALL BY THESE PRESENTS:

That 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 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 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 #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.

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 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: _____
COUNTY OF EL PASO OFFICIAL Date

STATE OF _____ }
COUNTY OF _____ } SS

The above and aforementioned instrument was acknowledged before me this ____ day of _____, 20____, A.D.

By:

Witness my hand and seal:

My Commission expires _____

Notary Public _____

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 Mouse).

ADDRESSED. ADDED NOTE.

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:

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 ____ 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 plat is received in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the County Attorney's Office.

County Commissioners Date

County Commissioners Date

ADDRESSED. ADDED NOTES WITHIN THE RED BOX TO PLAT.

County Commissioners Date

ADD NOT ADD NOTES TO PLAT WITHIN THE BLUE BOX. WE DONT THINK THESE NOTES APPLY TO THE INTENT OF THIS SUBDIVISION AS THIS IS A ONE LOT SUBDIVISION/ROW VACATION AND THE WELL ALREADY EXISTS ON THE PROPERTY. WE BELIVE THAT THESE NOTES ARE FOR A NEW SUBDIVISION WITH MULTIPLE LOTS THAT WOULD BE DEVELOPED IN THE FUTURE. THERE IS LIKELY NO HOMEOWNERS ASSOCIATION. THERE ARE NO COVENANTS OR TERMS RELATED TO A WATER AUGMENTATION PLAN ON THE ORIGINAL PLAT OF VILLA CASITAS FILING No. 1. PLEASE ADVISE IF THESE DO APPLY.

VR-21-014

FEEES:

School Fee: _____

Bridge Fee: _____

Park Fee: _____

Drainage Fee: _____

ADDRESSED

PCD FILE No. BOA-21-009

Add under surveyors notes

Water Supply: (utilized when the water supply is individual wells) (Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)

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. 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. (Utilized when there is a joint well agreement for common use of wells)

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. Two (2) existing well permits Nos. _____ and _____ will serve two (2) single family dwellings each. Well permit No. _____ will serve Lots _____ and _____, Block _____, subject to a joint Use Water Well Agreement as recorded under Reception No. _____. Well permit No. _____ will serve Lot _____, Block _____ and Lot _____, Block _____, subject to a Joint Use Water Well Agreement as recorded under Reception No. _____, which limits production to the _____ Aquifer at an interval between _____ and _____ feet below ground surface. Lot _____ and _____, Block _____ through _____ Block _____ will limit production to the _____ Aquifer at an interval between _____ and _____ feet below ground surface. 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. Owner shall reserve in any deeds of the property _____ acre-feet of _____ Aquifer and _____ acre feet total of _____ Aquifer water as decreed in Case No. _____ (Division _____) for use in this augmentation plan. 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. _____ of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.

/20-088-1639

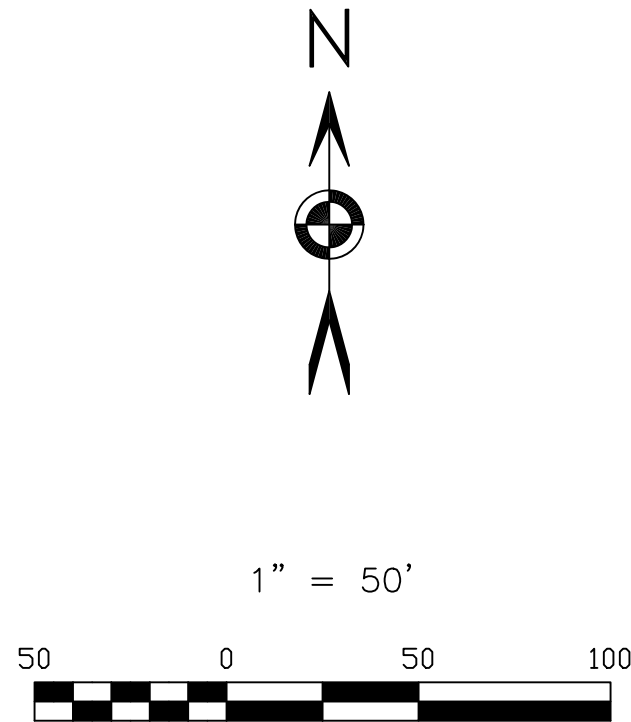
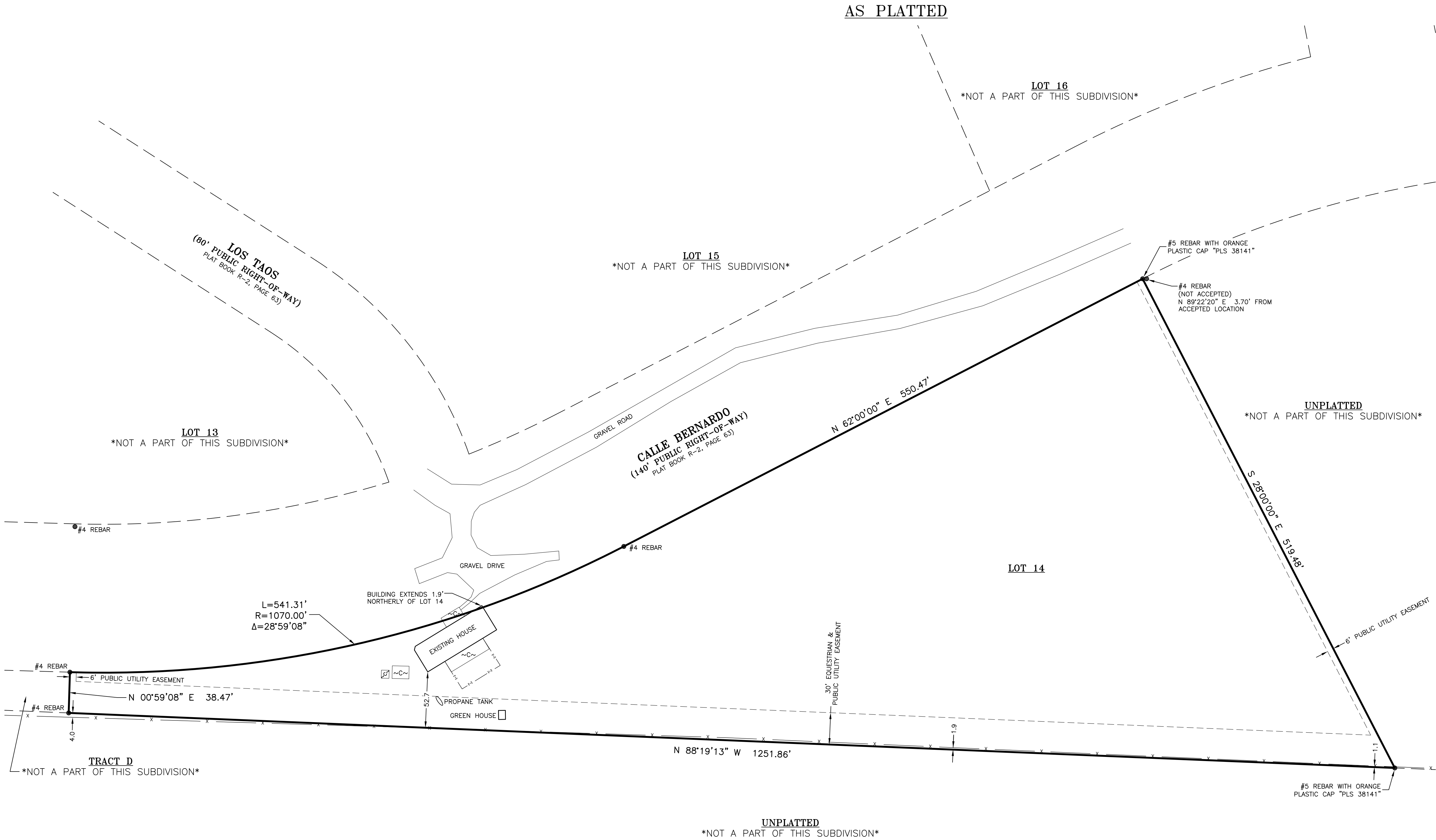
County of El Paso, State of Colorado
1675 W. Garden of the Gods Road
Suite 2201
719-520-6202

12/22/2022 REVISIONS

No.	Remarks	Date	By

BARRON **LAND**
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
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 1 OF 3

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



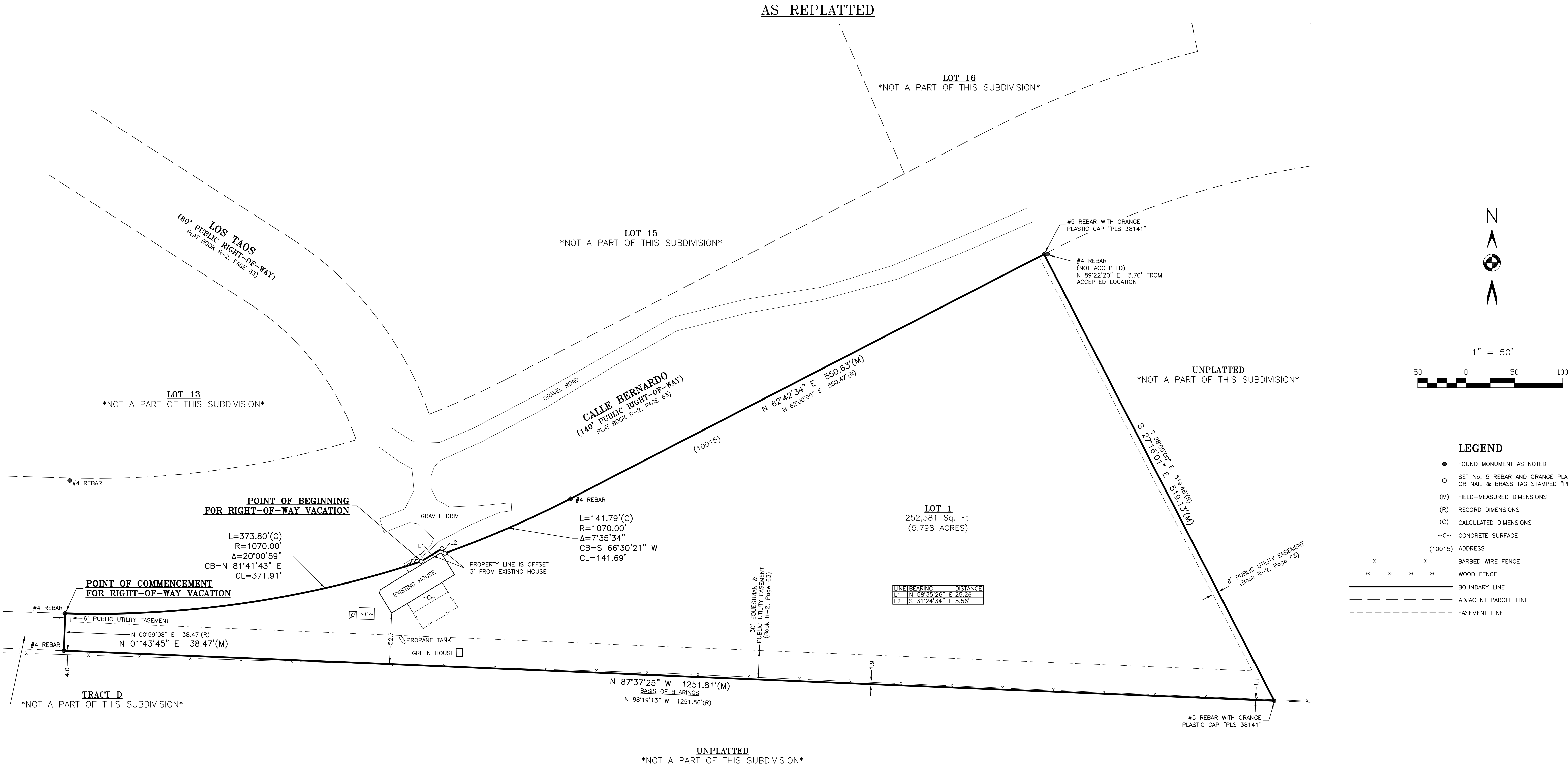
- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET No. 5 REBAR AND ORANGE PLASTIC CAP OR NAIL & BRASS TAG STAMPED "PLS 38141"
 - (M) FIELD-MEASURED DIMENSIONS
 - (R) RECORD DIMENSIONS
 - (C) CALCULATED DIMENSIONS
 - ~C~ CONCRETE SURFACE
 - X X X BARBED WIRE FENCE
 - WOOD FENCE
 - BOUNDARY LINE
 - - - ADJACENT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

PCD FILE No. BOA-21-009

DATE: 12/22/2022		REVISIONS	
No.	Remarks	Date	By

BARRON LAND
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
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 2 OF 3

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



PCD FILE No. BOA-21-009

DATE: 12/22/2022		REVISIONS	
No.	Remarks	Date	By

BARRON LAND

BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
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