

EAST PLATTE SUBDIVISION
A VACATION AND REPLAT OF LOT 1, CIMARRON SOUTH FILING NO. 1
LOCATED WITHIN THE NORTHEAST 1/4 OF SECTION 18,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

14201

KNOW ALL MEN BY THESE PRESENTS:

That Thomas E. Richardson & Linda S. Richardson, being the owner of the following described tract of land to wit:

Lot 1, Cimarron South Filing No. 1, County of El Paso, State of Colorado, less and except that portion conveyed to the Department of Transportation, State of Colorado, as set forth in Warranty Deed recorded October 16, 2000 under Reception No. 200124935.

Containing a calculated area of 6.775 acres, more or less.

DEDICATION:

The above owners has caused said tract of land to be surveyed and platted into lots, easements and additional road right of way as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said tract and the location of said easements, and which tract so platted shall be known as East Platte Subdivision, El Paso County, Colorado. The undersigned do hereby grant to El Paso County, Colorado those utility easements and additional road right of way shown on this plat and further restricts the use of said easements to the county and/or its assigns, provided however that the sole right and authority to release or quit claim any such public easements shall remain exclusively vested in El Paso County.

IN WITNESS WHEREOF:

The aforementioned, Thomas E. Richardson, has executed this instrument this 12th day of July, 2018.

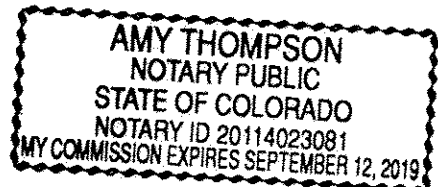
By: Thomas E. Richardson

NOTARIAL:

STATE OF Colorado
COUNTY OF El Paso

The above and aforementioned was acknowledged before me this 12th day of July, 2018, by Thomas E. Richardson

Witness my hand and seal Amy Thompson
Address 1485 Kelly Johnson Blvd.
Colorado Springs, Co 80920
My Commission expires September 12, 2019



IN WITNESS WHEREOF:

The aforementioned, Linda S. Richardson, has executed this instrument this 12th day of July, 2018.

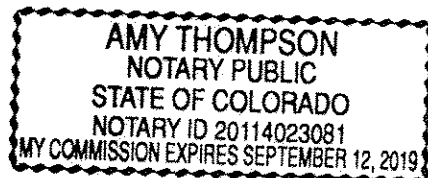
By: Linda S. Richardson

NOTARIAL:

STATE OF Colorado
COUNTY OF El Paso

The above and aforementioned was acknowledged before me this 12th day of July, 2018, by Linda S. Richardson

Witness my hand and seal Amy Thompson
Address 1485 Kelly Johnson Blvd.
Colorado Springs, Co 80920
My Commission expires September 12, 2019



BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for East Platte Subdivision was approved for filing by the El Paso County, Colorado Board of County Commissioners on the 31st day of August, 2018, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

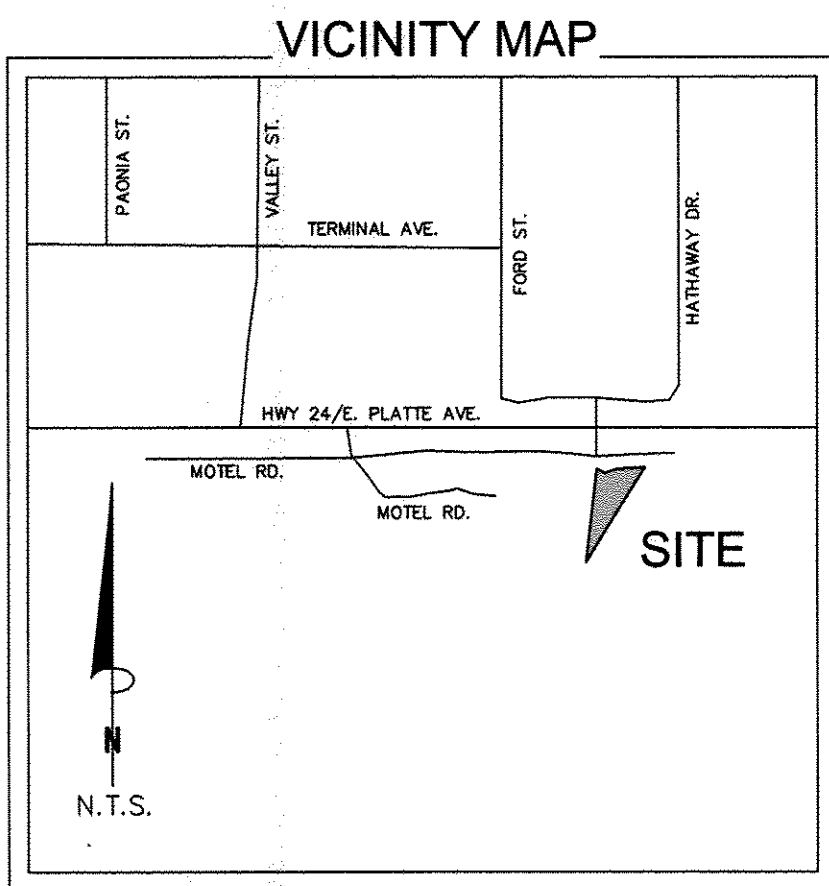
[Signature] 31/8/18
President, Board of County Commissioners Date

PCD DIRECTOR CERTIFICATE:

This plat for East Platte Subdivision was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the 1st day of August, 2018 subject to any notes or conditions specified hereon.

Previous plat name in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment 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 #

[Signature] 8/7/18
PCD Director Date



NOTES:

- This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, Clark Land Surveying, Inc. relied upon a Title Insurance Policy, prepared by Old Republic National Title Insurance Company, Commitment No. RND55065195, effective date August 05, 2017 at 5:00 P.M.
- Basis of bearings is a portion of the west line of Cimarron South Filing No. 1, recorded May 24, 1973 at Reception No. 985823 in the Official Records of El Paso County, monumented at the North end by a #6 rebar and at the South end by a #4 rebar with a 1" plastic cap stamped "PLS 11624" and assumed to bear N00°46'59"E.
- This property is located within Zone X (Areas determined to be outside of the 500-year floodplain) and Zone AE (Based flood elevation determined as shown) as established by FEMA or FIRM panel 08041C0754F, effective date March 17, 1997 and as amended by the FEMA approved Letter of Map Revision (LOMR) case number 03-08-0689P dated June 03, 2004. No structures are permitted within the designated Floodplain areas.
- Approval of this replat vacates all prior plats for the area described by this replat.
- Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- The lineal units used in this drawing are U.S. Survey Feet.
- This parcel is subject to the Avigation Easement recorded May 29, 1973 in Book 2590 at Page 122.
- This parcel is subject to the inclusion of the Cimarron Hills Fire Protection District as evidence by instrument recorded December 13, 1972, under Rec. No. 941974.
- Water Service and Sanitary Sewer Service is to be provided by the Cherokee Water and Sanitation District.
- 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.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

SURVEYOR'S CERTIFICATION:

The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the normal standard of practice by surveyors in the State of Colorado and accurately shows the described tract of land thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

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



Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

FEES:

Drainage Fee: \$0.0 School Fee: \$0.0
Bridge Fee: \$0.0 Park Fee: \$0.0
Traffic Fee: —

RECORDING:

STATE OF COLORADO } SS
COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record in my office at 11:24 o'clock A.M., this 25th day of August, 2018, A.D., and is duly recorded under Reception No. 218714201 of the records of El Paso County, Colorado.

SURCHARGE: \$3- CHUCK BROERMAN, RECORDER
FEE: \$20- BY: [Signature] Deputy

EAST PLATTE SUBDIVISION

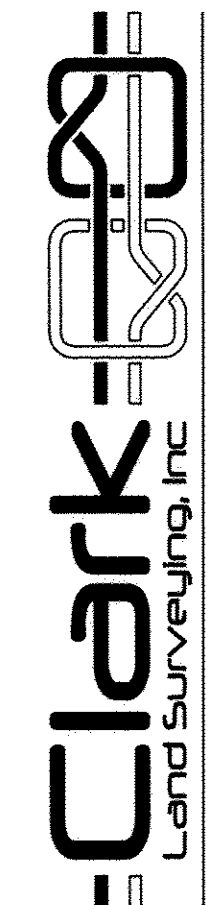
A PORTION ON THE NORTHEAST 1/4 OF SECTION 18,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

Project No. 170333 Date: 08/18/2017 Sheet 1 of 2
Drawn By: ZAR Checked By: SLM

Revisions

No.	Description	By	Date
4	Revised per comments	BOR	6/6/2018
3	Revise per 2nd response comments	CBK	2/21/2018
2	Revised per comments	ZAR	12/28/2017
1	CSU 1st review comments	CME	12/13/2017

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 your action be based upon any defect in this survey being discovered after the date of the certification shown hereon.

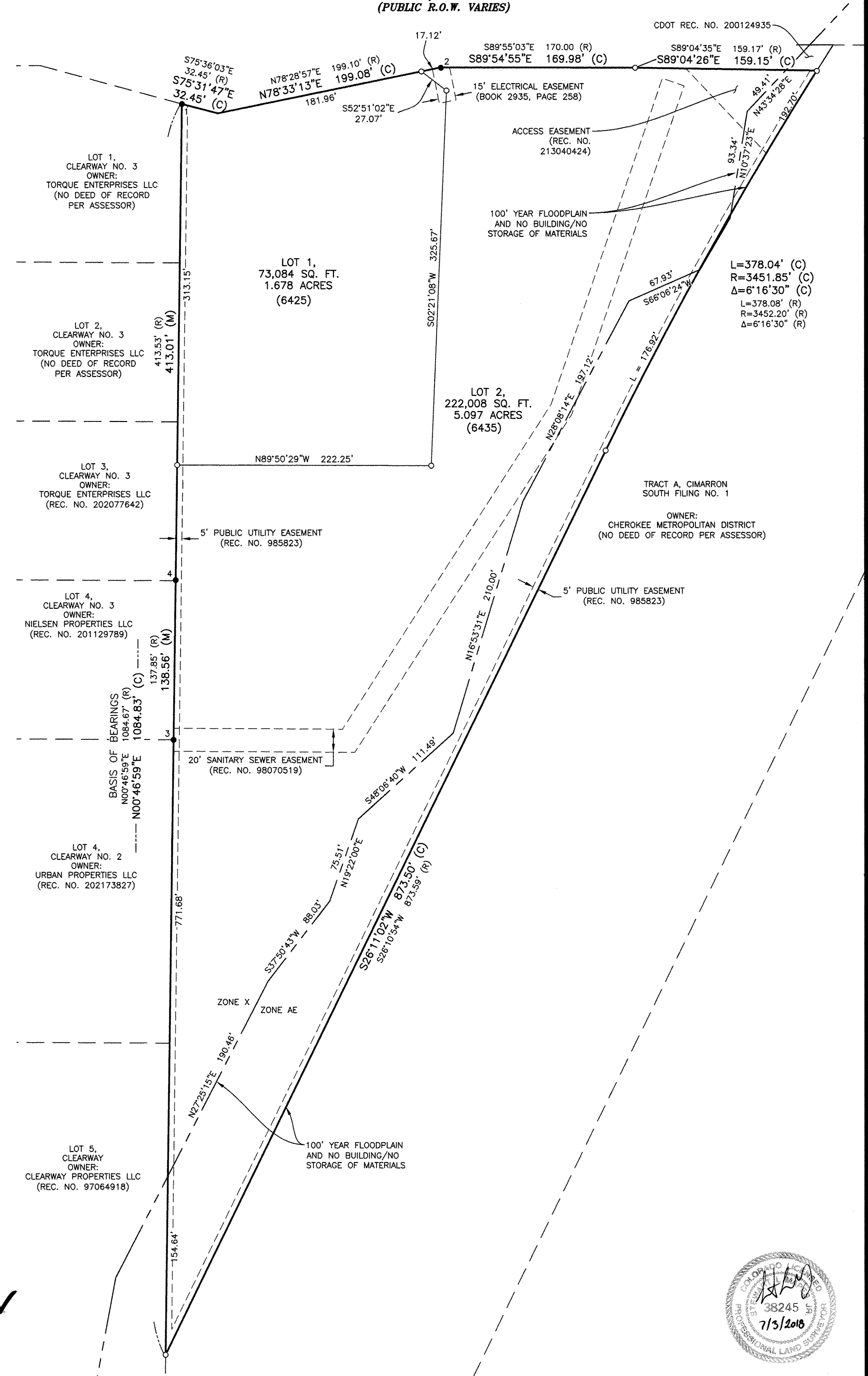


14201

AS RE-PLATTED

U.S. HWY 24/E. PLATTE AVE.
(PUBLIC R.O.W. VARIES)

U.S. HWY 24/E. PLATTE AVE.
(PUBLIC R.O.W. VARIES)



RBD ✓

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2	Revised per comments	ZAR	12/28/2017
1	CSU 1st review comments	CME	12/13/2017

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.

EAST PLATTE SUBDIVISION

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TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

Project No.	170333	Drawn By: ZAR	Date: 08/18/2017
		Checked By: SLM	Sheet 2 of 2

