

Chuck Broerman
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El Paso County, CO



3
Pages 217713910

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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3

Reception Fee	Number of Pages	File Number
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Amended Plat of Barbarick Subdivision

Name of Plat

Vollmer Investments LLC

BWH Properties LLC

Lewis-Wolf Properties LLP BR Investments LLC

Owner's Name

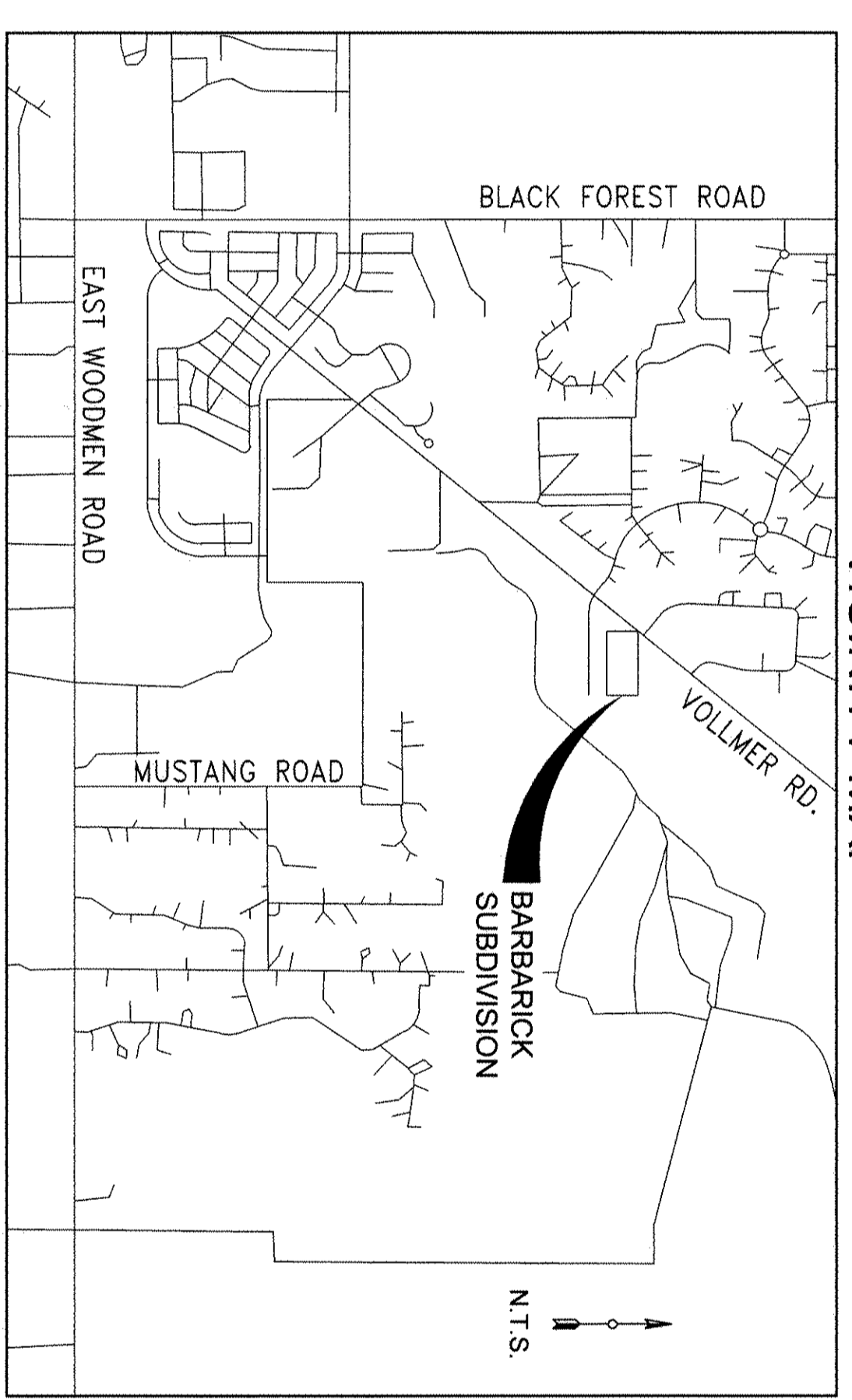
Subdivision

Condominium

AMENDED PLAT BARBARICK SUBDIVISION

A SUBDIVISION AMENDMENT TO BARBARICK SUBDIVISION BEING A REPLAT OF LOT "D" MCCLINTOCK STATION
LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST, OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.

VICINITY MAP

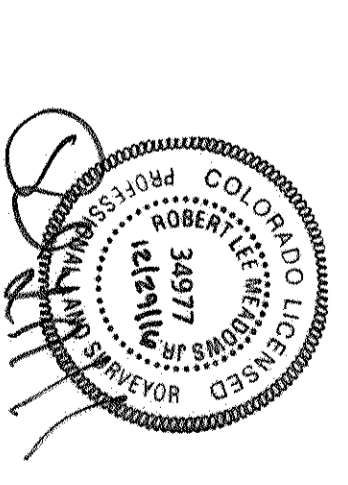


GENERAL NOTES:

1. BEARINGS ARE REFERENCED TO A PORTION OF THE NORTH LINE OF BARBARICK SUBDIVISION AS SHOWN HEREON AND ASSUMED TO BEAR NORTH 88°12' 4" EAST.
2. ALL LINEAL DISTANCES SHOWN HEREON ARE GROUND DISTANCES REPRESENTED IN U.S. SURVEY FEET.
3. THE PURPOSE OF THIS PLAT AMENDMENT IS TO RELOCATE THE PRIVATE DETENTION POND EASEMENT AS DEPICTED ON BARBARICK SUBDIVISION AND IDENTIFIED IN BARBARICK SUBDIVISION PLAT NOTE NO. 17. DETACH A 15 FOOT WIDE PRIVATE DRAINAGE EASEMENT TO SAID RELOCATED PRIVATE DETENTION POND EASEMENT AND VACATE THE DRAINAGE EASEMENT NO BUILD AREAS ON LOTS 1, 2, 3 AND 4 AS DEPICTED ON BARBARICK SUBDIVISION AND IDENTIFIED IN BARBARICK SUBDIVISION PLAT NOTE NO. 21. ALL OTHER PREVIOUSLY PLATTED EASEMENTS, RESTRICTIONS, TERMS AND CONDITIONS ARE NOT ALTERED BY THIS PLAT AMENDMENT.
4. 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.
5. NOTICE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC., TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY OR TITLE OF RECORD, MATRIX DESIGN GROUP, INC., RELIED UPON TITLE COMMITMENT ORDER NO. RND56593305 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND PROVIDED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 06, 2015 AT 5:00 P.M.

SURVEYORS CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 2013 AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.



ROBERT L. MEADOWS, JR.
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 34977

APPROVAL - EL PASO COUNTY DEVELOPMENT SERVICES:

APPROVED BY THE EL PASO COUNTY DEVELOPMENT SERVICES PLANNING DIRECTOR
THIS 19th DAY OF FEBRUARY, 2016 A.D.

Executive Director, Planning and Community Development Department

APPROVAL - BOARD OF COUNTY COMMISSIONERS:

APPROVED BY THE EL PASO COUNTY CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS
THIS 19th DAY OF FEBRUARY, 2016, A.D.

Chairman, Board of County Commissioners

- SCHOOL FEE: NA
- BRIDGE FEE: NA
- PARK FEE: NA
- DRAINAGE FEE: NA

CLERK AND RECORDERS CERTIFICATE:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT
O'CLOCK 11:06 A.M. THIS 19th DAY OF FEBRUARY, 2016 A.D. AND DULY RECORDED
UNDER RECEPTION NO. 201713310 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROGEMAN, COUNTY CLERK AND RECORDER
BY: *Chuck Brogeman*
DEPUTY

SHEET INDEX

1. TITLE SHEET
2. AS PLATTED SHEET
3. AS AMENDED SHEET

SEE 30
SURCHARGE 35

DATE PREPARED: APRIL 28, 2016
JOB NUMBER: 15,789,001

ORIGINAL PLAT NOTES:

1. FLOODPLAIN STATEMENT: THIS PARCEL IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS IDENTIFIED IN FEMA MAPPING PANEL NO. 190401C035 F, DATED MARCH 17, 1997.
2. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTIES.
3. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED UPON 100 YEAR AQUIFER LIFE. HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED 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 YEAR OR 300 YEARS INDICATES DUE TO ANTICIPATED WATER LEVEL, 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. WATER FOR THIS SUBDIVISION IS TO BE SUPPLIED BY WELL PERMIT NO. 20476-F, DECEASED IN DIVISION NO. 2 WATER COURT, CASE NO. W-4249 SAID WELL IS WITHIN THE ARAPAHOE AQUIFER.
4. WATER WITHDRAWAL AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AGUMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE COVENANTS FOR THIS SUBDIVISION RECORDED _____ OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE TERMS OF THE WATER COURT APPROVED AUGMENTATION PLAN.
5. EASEMENT STATEMENT: UNLESS OTHERWISE INDICATED SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A TEN FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTENSION SUBDIVISION BOUNDARIES SHALL HAVE A TWENTY FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. COMMON ACCESS EASEMENTS ARE HEREBY DEDICATED FOR JOINT ACCESS AND EGRESS PURPOSES FOR THE EXCLUSIVE USE OF THE LOTS BEING SERVED BY THESE EASEMENTS WITH THE SOLE RESPONSIBILITY FOR CONSTRUCTION AND MAINTENANCE BEING VESTED WITH THE DEVELOPER.
6. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
7. A LOT LINE ADJUSTMENT FOR THIS PARCEL WAS APPROVED BY EL PASO COUNTY LAND USE DEPARTMENT ON FEBRUARY 6, 1981, FILE NO. LA 81-1 AND IS RECORDED IN BOOK 3469 AT PAGE 67/6 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
8. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. 208016298 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
9. THE ADDRESSES ON THIS PLAN ARE FOR INFORMATION AL PURPOSES ONLY. THEY ARE NOT A LEGAL DESCRIPTION AND SUBJECT TO CHANGE.
10. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ON TO A COUNTY ROAD AN ACCESS PERMIT MUST BE GRANTED BY EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.
11. MAULBOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATIONS AND THE UNITED STATES POSTAL SERVICE REGULATIONS.
12. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE STATE ENGINEER, WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMIT. ALL WELLS SHALL MORE THAN ONE HUNDRED FEET FROM ALL LOT LINES.

ORIGINAL PLAT NOTES CONT.

13. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES, THE DEPARTMENT MAY REQUIRE A SPECIAL DESIGN SYSTEM PRIOR TO PERMIT APPROVAL. ALL INDIVIDUAL SYSTEMS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.
14. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE WITH COUNTY DEVELOPMENT SERVICES: SOIL, GEOLOGIC SURVEY AND PERCOLATION TEST BY FRONT RANGE GEOTECHNICAL, WATER QUALITY TEST BY ASPEN ANALYTICAL, WATER AVAILABILITY STUDY BY CHARLES S. ROBINSON AND ASSOCIATES, DRAINAGE LETTER/ REPORT AND EROSION CONTROL REPORT BY OLIVER E. WATTS CONSULTING ENGINEER, INC. AND TRAFFIC ANALYSIS BY LSC INC.
15. THE DEVELOPER(S) SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS AND ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER APPLICABLE AGENCY REQUIREMENT, IF ANY, INCLUDING, BUT NOT LIMITED TO, COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT PARTICULARLY AS IT RELATES TO THE PREBLE'S JUMPING MOUSE AS A LISTED THREATENED SPECIES.
16. NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD FAMILIARIZE HIMSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
17. A PRIVATE DETENTION POND MAINTENANCE AGREEMENT IS RECORDED UNDER RECEPTION NO. 208016298 OF THE RECORDS OF EL PASO COUNTY.
18. THE SUBDIVISION IMPROVEMENTS AGREEMENT, INCLUDING THE ESTIMATE OF GUARANTEED FUNDS AS APPROVED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DIVISION, SHALL BE FILED AT THE TIME OF RECORDING OF THE FINAL PLAT.
19. COLLATERAL SUFFICIENT TO ENSURE THAT THE PUBLIC IMPROVEMENTS AS LISTED IN THE APPROVES ESTIMATE OF GUARANTEED FUNDS SHALL BE PROVIDED WHEN THE FINAL PLAT IS RECORDED.
20. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY A RECORDED AT RECEPTION NO. 208016297 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
21. NO STRUCTURES SHALL BE PERMITTED WITH THE DESIGNATED 'DERANGE ARE' OR 'NO BUILD AREA' AREAS.
22. ALL PROPERTIES ARE RESPONSIBLE FOR MAINTAINING PROPERTY STORM WATER DRAINAGE IN AND AROUND THEIR PROPERTY.
23. ALL EXISTING EASEMENTS TO REMAIN AS PLATTED.
24. THE LOTS SHOWN ON THIS PLAN HAVE BEEN FOUND TO BE IMPACTED BY POTENTIAL SEASONABLE HIGH GROUND WATER. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE GEOLOGIC REPORT ON FILE WITH THE COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

THAT VOLLMER INVESTMENTS, L.L.C. A COLORADO LIMITED LIABILITY COMPANY, LEWIS-WOLF PROPERTIES, L.L.P. A COLORADO LIMITED LIABILITY PARTNERSHIP, BHM PROPERTIES, L.L.C. A COLORADO LIMITED LIABILITY COMPANY AND BR INVESTMENTS, L.L.C. A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 THROUGH 4 OF BARBARICK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED FEBRUARY 12, 2008 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 20817294, SAID SUBDIVISION IS LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO. THE TRACT OF LAND DESCRIBED SUBDIVISION ENCOMPASSES 911,692 SQUARE FEET (26.58389 ACRES) OF LAND MORE OR LESS.

DEDICATION:

THE ABOVE DESCRIBED OWNERS DO HEREBY CAUSE SAID TRACT OF LAND TO BE PLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN. THE UNDERSIGNED DOES GRANT AND CONVEY TO EL PASO COUNTY ALL PUBLIC EASEMENTS AS SHOWN AND DESCRIBED HEREIN FOR THE SPECIFIED USE(S). THIS TRACT OF LAND HEREIN PLATTED SHALL BE KNOWN AS "AMENDED PLAT OF BARBARICK SUBDIVISION" IN THE COUNTY OF EL PASO, STATE OF COLORADO.

IN WITNESS WHEREOF:

THE ABOVE MENTIONED, VOLLMER INVESTMENTS, L.L.C. HAS EXECUTED THIS INSTRUMENT THIS 19th DAY OF February, 2016 A.D.

MR. BRUCE BARBARICK, MANAGING MEMBER
STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF January, 2016 BY Bruce Barbarick
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 12-20-2020

NOTARY PUBLIC

THE AFOREMENTIONED, LEWIS-WOLF PROPERTIES, L.L.P., HAS EXECUTED THIS INSTRUMENT THIS 19th DAY OF February, 2016 A.D.

MR. HUNTER LEWIS, MANAGING MEMBER
STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF January, 2016 BY Hunter Lewis
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 1-20-2020

NOTARY PUBLIC

THE AFOREMENTIONED, BHM PROPERTIES, L.L.C., HAS EXECUTED THIS INSTRUMENT THIS 19 DAY OF January, 2016 A.D.

MR. HUNTER LEWIS, MANAGING MEMBER
STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF January, 2016 BY Hunter Lewis
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 12-20-2020

NOTARY PUBLIC

THE AFOREMENTIONED, BR INVESTMENTS, L.L.C., HAS EXECUTED THIS INSTRUMENT THIS 3rd DAY OF January, 2016 A.D.

MR. BRIAN BELAND, MANAGING MEMBER
STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF January, 2016 BY Brian Beland
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 12-20-2020

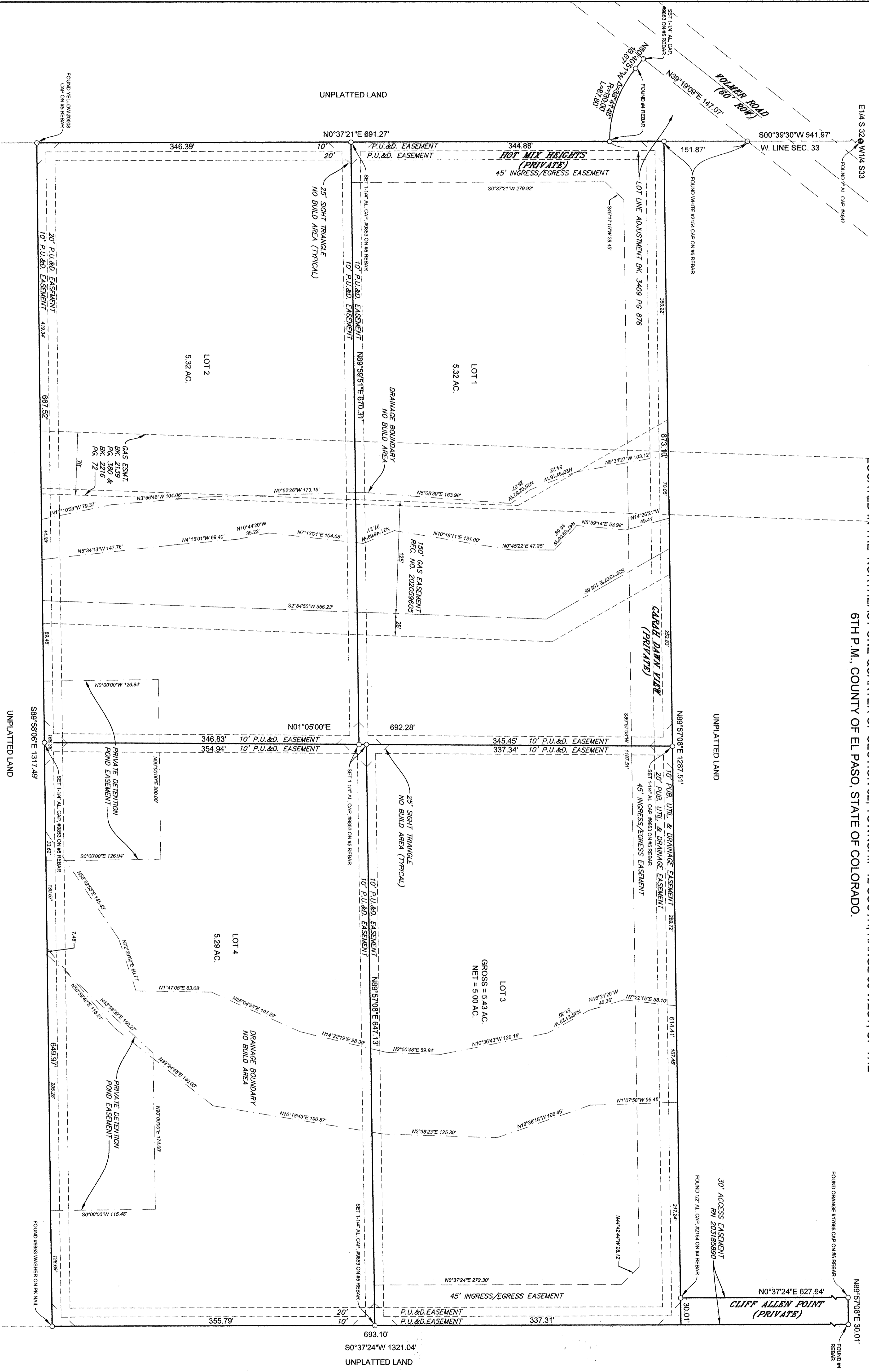
NOTARY PUBLIC

AMENDED PLAT BARBARICK SUBDIVISION

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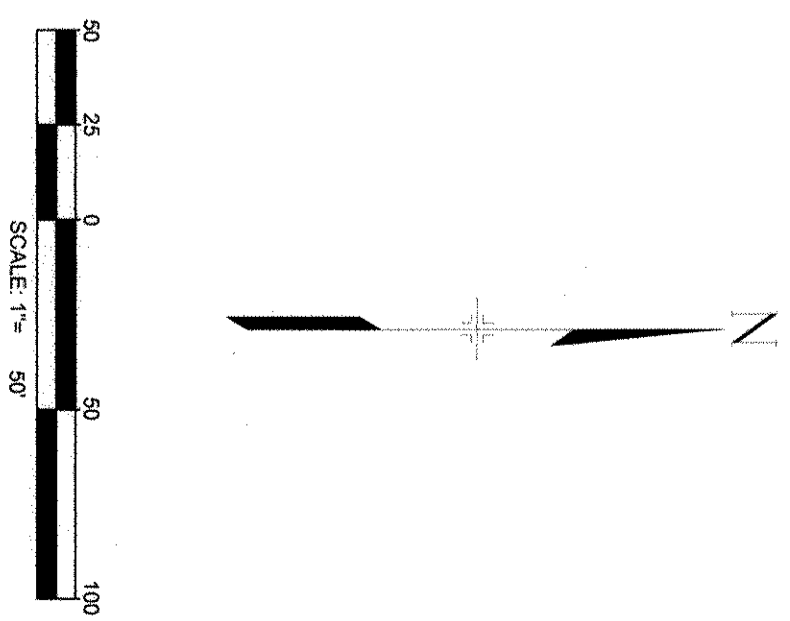
SHEET 2 OF 3

A SUBDIVISION AMENDMENT TO BARBARICK SUBDIVISION BEING A REPLAT OF LOT "D" MCCLINTOCK STATION LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.



PREPARED BY:
Matrix
 DESIGN GROUP
 2435 Research Parkway, Suite 300
 Colorado Springs, CO 80904
 Phone 719-575-0100
 Fax 719-575-0208

AS PLATTED



Full Path: S:\15 789 001 Tr1 Lakasa Survey\Draw\Amended Plat\Amended Plat.dwg

DATE PREPARED: APRIL 28, 2016
 JOB NUMBER: 15 789 001

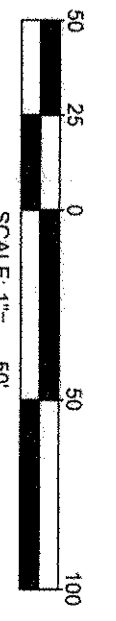
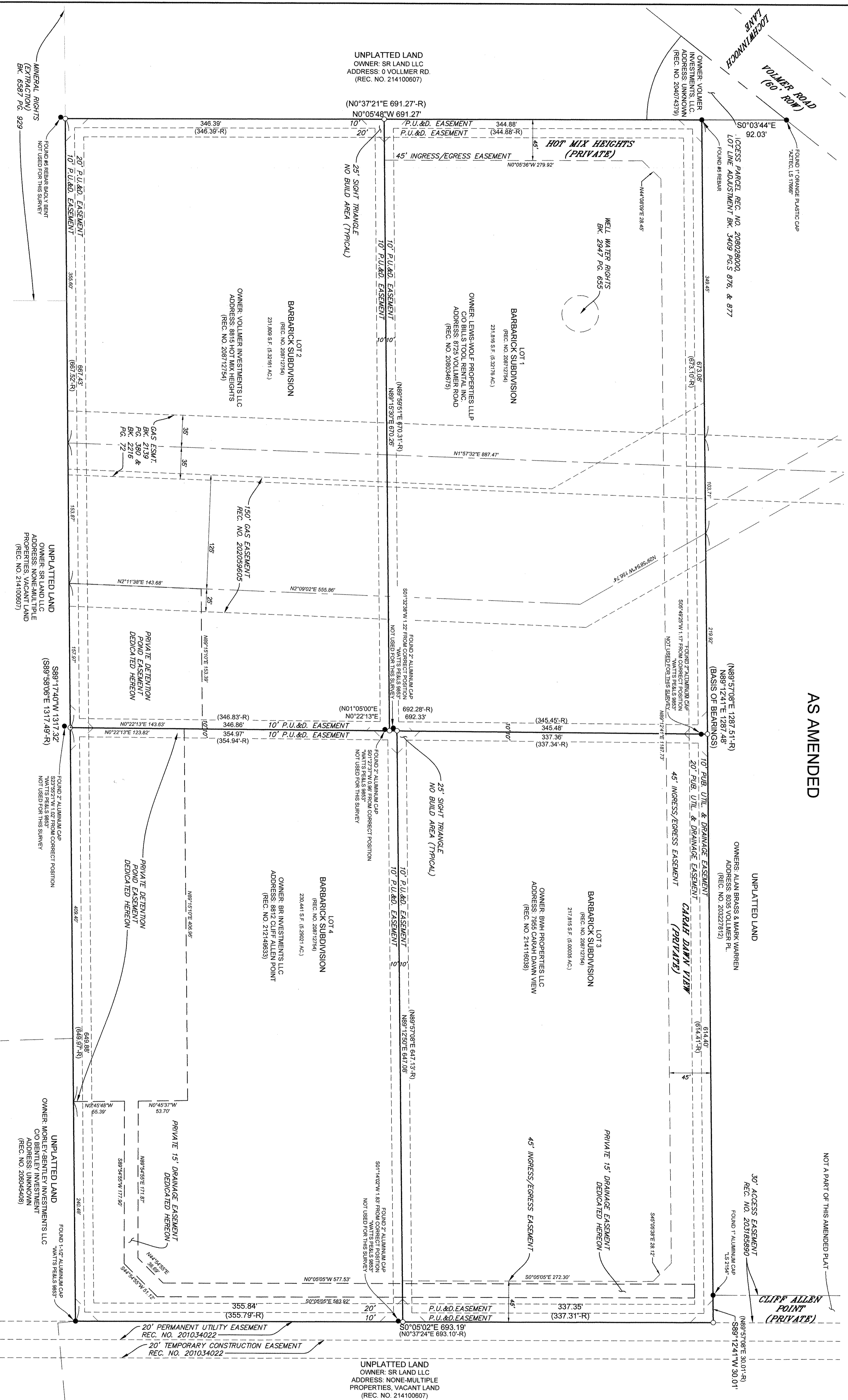
AMENDED PLAT BARBARICK SUBDIVISION

13910

SHEET 3 OF 3

A SUBDIVISION AMENDMENT TO BARBARICK SUBDIVISION BEING A REPLAT OF LOT "D" MCCLINTOCK STATION LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

AS AMENDED



PREPARED BY:
Matrix
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Full Path: \\eros\Projects\15 789 001 Tri Lakes\Survey\Drawings\amended Plat.dwg
DATE PREPARED: APRIL 28, 2016
JOB NUMBER: 15 789 001

(R) RECORD BEARING AND DISTANCES AS SHOWN ON THE PLAT OF BARBARICK SUBDIVISION
○ SET #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED MATRIX PLS 34977