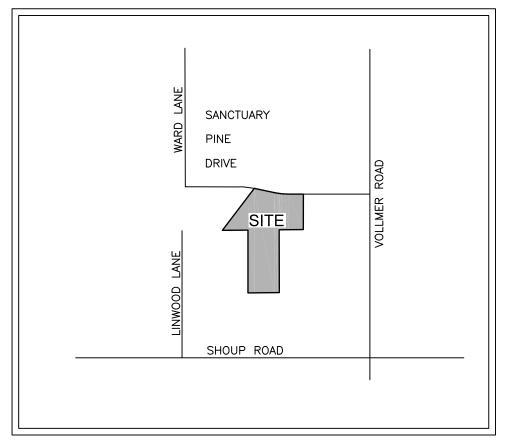
KNOW ALL MEN BY THESE F				<b>T</b>
That John L. and Courtney F. Fre Laughlin Living Trust, U/A dated wit:		5	5	
Lot 6, Redtail Ranch Filing No. 1 AND	, El Paso Count	y Colorado		
That portion of the Southeast Qu West of the 6th P.M., County of				
Commencing at the southeast co Quarter of said Section 9; thence of the Tract herein described; the 0°00'00" East, a distance of 658 0°07'07" East, a distance of 659	orner of the Nort e South 89°20;00 ence continuing 3.16 feet; thence	thwest Quarter of of 0" West, a distance South 89°10'00" Wes North 89°08'27" Ec	the Southeast Qu of 328.27 feet to st, a distance of S	arter of the Southeast the Point of Beginning 326.50 feet; thence North
Containing a calculated area of 4	484,064 square	feet (11.11258 acre	es), more or less.	
OWNERS CERTIFICATION:	4	a la construction de la construction		
The undersigned, being all the of in the land described herein, hav shown hereon under the name of are hereby dedicated for public entities responsible for providing perpetual right of ingress and eq replacement of utility lines and r	ve laid out, subd and subdivision o utilities and com the services for gress from and	divided, and platted of FRERICHS SUBDIVIS nmunication systems r which the easemer	said lands into lot SION. The utility ec and other purpose nts are established	s and easements as sements shown hereon es as shown hereon. The are hereby granted the
John L. Frerichs Date		Courtney F. F	rerichs	Date
STATE OF COLORADO				
Acknowledged before me this	day of		, 2020 by John L.	and Courtney F. Frerichs
My commission expires				
Witness my hand and official se	al Notary Public			
Laurance K. Laughlin	Date	Vickie K. Laughlin	Date	
STATE OF COLORADO				
Acknowledged before me this Laughlin, as co-Trustees of the				e K. and Vickie K.
My commission expires			5 ,	BoCC not needed for plats that can be
Witness my hand and official se	eal			approved
	Notary Public			
			$\cdots$	
BOARD OF COUNTY COMMISS This plat for MOUNTAIN STATES F County Commissioners on the hereon and any conditions include easements are accepted, but the of El Paso County until preliminal requirements of the Land Develo Improvements Agreement. Aker's described by this replat subject to the original plat recorded in 48.	PIPE AND SUPPLY day of ded in the resolu- e public improve ary acceptance of pment Code and Acres Subdivision to all covenants	Y was approved for ution of approval. Th ments thereon will r of the public improv d Engineering Criteric n No. 1 in entirety s, conditions, and re	2020, subject to one dedications of protocology become the moments in accordant Manual, and the is vacated and an strictions recorded	any notes specified ublic utility and drainage aintenance responsibility nce with the Subdivision nended for the areas against and appurtenant
Chair, Board of County Commiss	sioners	Date		
This plat for (name of subdivision or plat)				Community Development Department
Previous plat name in entirety is amende and restrictions recorded against and app	ed for the areas descr	ibed by this Plat Amendm	ent/Lot Line Adjustment	
Planning and Community Development	Director			
SURVEYOR'S CERTIFICATI	ION:			
l, Mark S. Johannes, a duly regi that this plat truly and correctly by me or under my direct supe closure errors are less than 1:1 applicable laws of the State of applicable provisions of the El F	<ul> <li>represents the</li> <li>rvision and that</li> <li>0,000; and that</li> <li>Colorado dealing</li> </ul>	results of a survey all monuments exis said plat has been with monuments, s	made on the dat t as shown hereor prepared in full c subdivision, or surve	e of survey shown hereon, ; that mathematical ompliance with all
This certification is neither a wo	, ,	•	sed or implied.	
I attest the above on this	_ aay 01	, ZUZU.		
Mark S. Johannes Colorado Professional Land Surve For and on behalf of Compass		lapping, LLC		
COMPASS SUR 3249 West Caref Colorado Spring 719-354-4120 www.csamllc.col	REE CIRCLE S, CO 80917	1apping, LLC		

## FRERICHS SUBDIVISION

A VACATION AND REPLAT OF LOT 6, REDTAIL RANCH AND A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



VICINITY MAP

THE FOLLOWING NOTES ARE FROM THE PLAT OF REDTAIL RANCH FILING No. 1 AND AFFECT IOT 1:

- A. The following reports have been submitted and are on file at the County Planning and Community Development Department in the Preliminary Plan (SP-18-004) file: soils and geological study; water availability study; drainage reports; erosion control report; traffic impact
- B) The Articles of Incorporation for Redtail Ranch Home Owner's Association, Inc. were filed with the Colorado Secretary of State under identification number 20191800002. This plat is subject to the terms and conditions as set forth in the restrictions and covenants as recorded at Reception No. 219154177 of the Records of El Paso County, Colorado.
- C) 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 either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/ owner and the El Paso County as recorded under Reception No. 219154174 in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Direction and meet the policy and procedure requirements of El Paso County prior to the release by the county of any lots for sale, conveyance or transfer. This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the planning and community Development Department Direction upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso County Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.
- D) The subdividers agree on behalf of him/herself and any developer or builder successors and assigns that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (resolution 18-471), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
- E) A detention pond maintenance agreement has been recorded under Reception No. 219154175.
- F) Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Conde Section 6.3.3.C.2 and 6.3.3.C.3. If engineered site plan, prepare by a professional engineer licensed in the State of Colorado, will be required for county review.

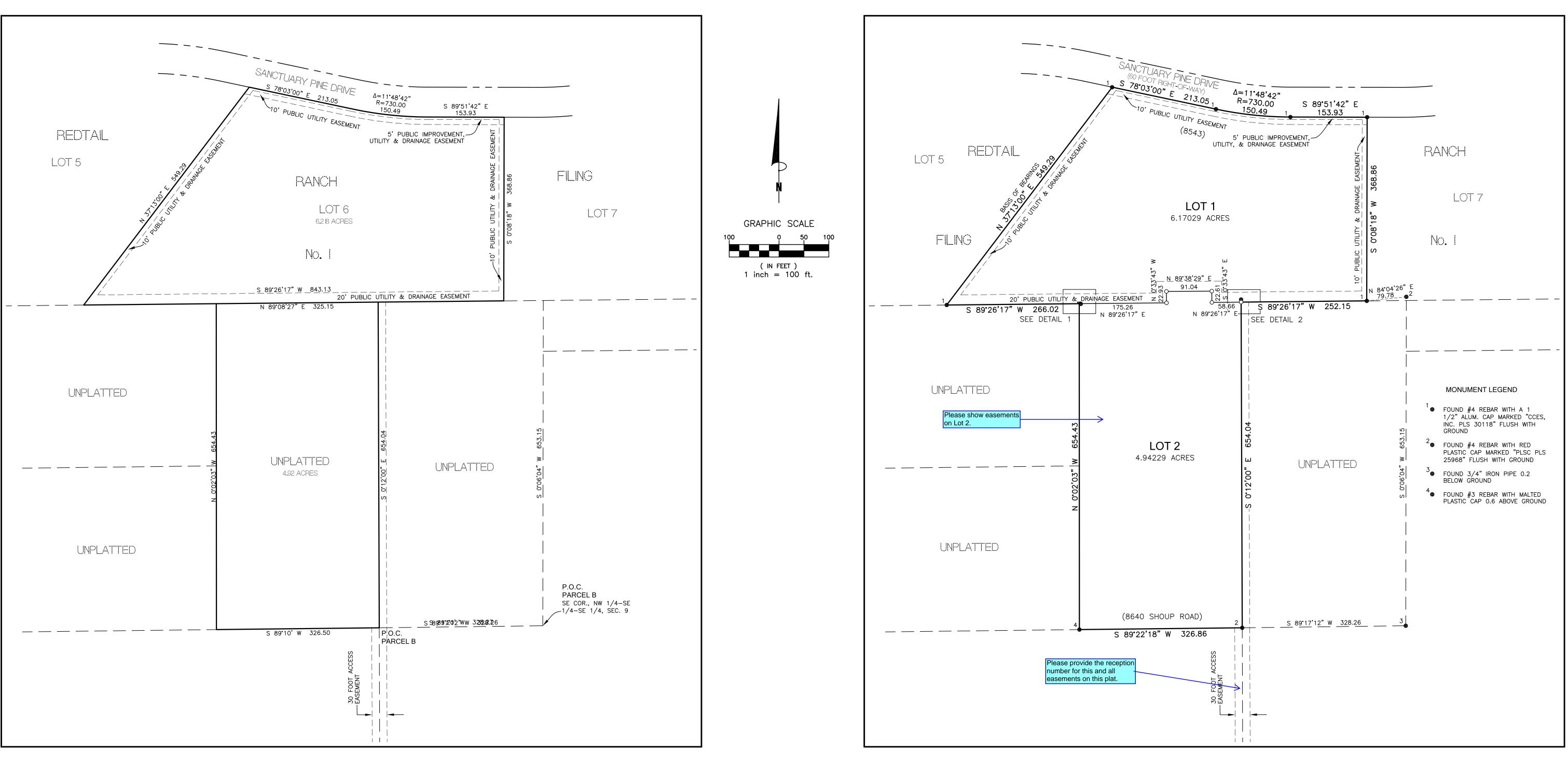
		(8543) - Denotes street a		at is the purpose of this note? It appears re like a key note that might appear on the cond sheet.
	E ju	This survey does not constitut determine ownership or easem rights of way and title of reco	e a title search by Comp ents of record. For all ir ord, Compass Surveying & e prepared by Unified Ti	bass Surveying & Mapping, LLC to Iformation regarding easements,
	3)	Basis of bearings is the weste to bear North 37 degrees 13		onumented as shown and assumed t.
	4)	This property is located within floodplain) as established by F December 7, 2018.	•	ed to be outside the 500-year 41C0320 G, effective date,
	5)	defect in this survey within th	ree years after you first ny defect in this survey	any legal action based upon any discover such defect. In no event be commenced more than ten
		The linear units used in this o		
	7)	Mailboxes shall be installed in Transportation and United Stat		
	8)	All structural foundations shall currently registered in the Sta		by a Professional Engineer,
	9)	through their property. Public be maintained by the individuo	drainage easements as s I lot owners unless other	per storm water drainage in and pecifically noted on the plat shall wise indicated. Structures, fences, runoff shall not be placed in
	10)	The addresses exhibited on th legal description and are subje		nal purposes only. They are not the
	11)	The approval of this replat va	cates all prior plats for t	the area described by this replat.
Not all easements are shown, please revise the	12)	No driveway shall be establish County.	ed unless an access perr	nit has been granted by El Paso
plat drawing or change the plat note to reflect the standard County	→ <sup>13)</sup>	Easements are shown hereon. is hereby vested with the indiv	The sole responsibility fo vidual property owners.	r maintenance of these easements
easements per the Land Development Code 8.4.5G.	14)	Individual wells are the respon domestic wells must be obtair set conditions for the issuance	ed from the State Engine	owner. Permits for individual eer who by law has the authority to
		permit requirements and other including, but not limited to,	gineer designed system prior to p agency requirements, it The Colorado Department US Army Corps of Engine	of Parks and Wildlife, Colorado eers, the U.S. Fish and Wildlife
	17)	Water in the Denver Basin Aqu for El Paso County planning p based on a 300 year aquifer the Home Owners Association, that the economic life of a w Aquifer may be less than eith water level declines. Furtherm non-renewable aquifers, and c individual lot owners in the su	urposes, water in the De life, which is based on a and all future owners in ater supply is based on er the 100 years or 300 nore, the water supply plo pplicants and their succe bdivision and the HOA, m ewable water sources in	years indicated due to anticipated an should not rely solely upon
	18)	incorporate wildfire fuel breaks Service and illustrated through	provisions as recommen publications available thr prepared for this site and	t homeowners are encouraged to ded by the Colorado State Forest rough the State Forest Service. A d is on file with the Planning and
Note 9 is the full standard note, please remove Note – 20.	19)	Fire protection is by Black For	est Fire Protection Distric	et.
	20)		ires, fences, materials, oi	per stormwater drainage in and r landscaping that could impede the onveyance paths.
	(Applical As of 4/	e on Final Plats: ole in the fire districts which have adopte	Protection District; Cimarron Hills	pendix H, but subject to fire district approval. Fire Protection District; Donald Wescott Fire
	a Fire Co mitigatio should c Due to w	ode requiring residential fire sprinkler rec n requirements depending upon the leve ontact the fire district to determine the ex	uirements for covered structures I of fire risk associated with the p cact development requirements r raged to incorporate wildfire fuel	break provisions as recommended by the
				ozo, A.D., and is addy recorded
		rado.	"	of the records of El Paso County,
	СНИ	CK BROERMAN, RECORDER		
	BY:	Deputy		
	SUR	CHARGE:	_	
	FEE:			
				Add PCD File # VR-20-006
	RE	VISIONS:		

PROJECT NO.

SHEET 1 OF 2

NOVEMBER 18, 2020

AS PLATTED

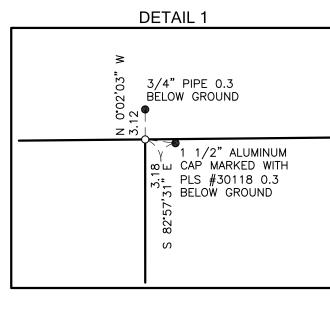


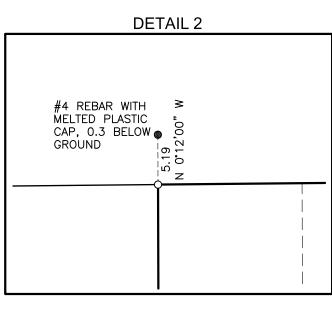


COMPASS SURVEYING & MAPPING, LLC 3249 West Carefree Circle Colorado Springs, CO 80917 719-354-4120 WWW.CSAMLLC.COM

# FRERICHS SUBDIVISION

A VACATION AND REPLAT OF LOT 6, REDTAIL RANCH AND A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO





### AS REPLATTED

Add PCD File # VR-20-006

REVISIONS:	
	PROJECT NO. 20064
	NOVEMBER 18, 2020
	SHEET 2 OF 2

### Final Plat\_v1.pdf Markup Summary

#### Admin Replat (1)



Subject: Admin Replat Page Label: 1 Author: Lindsay Darden Date: 12/10/2020 12:29:20 PM Status: Color: Layer: Space:

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, 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 #

Planning and Community Development Director

#### Cloud+ (2)

Subject: Cloud+ Page Label: 1 Author: Lindsay Darden Date: 12/10/2020 12:27:17 PM Status: Color: Layer: Space:	BoCC not needed for plats that can be approved administratively.
Subject: Cloud+ Page Label: 1 Author: Lindsay Darden Date: 12/10/2020 12:46:25 PM Status: Color: Layer: Space:	what is the purpose of this note? It appears more like a key note that might appear on the second sheet.

#### Engineer (4)

Subject: Engineer Page Label: 2 Author: dsdpatton Date: 12/9/2020 2:06:13 PM Status: Color: Layer: Space: Subject: Engineer Page Label: 1

All Propert

Subject: Engineer Page Label: 1 Author: dsdpatton Date: 12/9/2020 3:25:03 PM Status: Color: ■ Layer: Space: Please show easements on Lot 2.

Note 9 is the full standard note, please remove Note 20.

(1) yr 1) Tr 1)	Subject: Engineer Page Label: 1 Author: dsdpatton Date: 12/9/2020 4:29:01 PM Status: Color: Layer: Space:	Not all easements are shown, please revise the plat drawing or change the plat note to reflect the standard County easements per the Land Development Code 8.4.5G.
	Subject: Engineer Page Label: 2 Author: dsdpatton Date: 12/9/2020 4:36:57 PM Status: Color: ■ Layer: Space:	Please provide the reception number for this and all easements on this plat.
Highlight (1)		
Board of County Commissions     NNING AND COMMANY' DEVELOPMENT DIRECTO     plat for appointing STOC STOP (and STOP) for a grant     the of the stop of the st	Subject: Highlight Page Label: 1 Author: Lindsay Darden Date: 12/10/2020 12:26:44 PM Status: Color: Layer: Space:	
PCD File # (2)		
Add PCD File # VR-20-006 PROJECT N NOVEMBER 18. 202	Subject: PCD File # Page Label: 1 Author: Lindsay Darden Date: 12/10/2020 12:35:57 PM Status: Color: Layer: Space:	Add PCD File # VR-20-006
Add PCD File # VR-20-006	Subject: PCD File # Page Label: 2 Author: Lindsay Darden Date: 12/10/2020 12:51:30 PM Status: Color: Layer: Space:	Add PCD File # VR-20-006
Pen (1)		
ay o	Subject: Pen Page Label: 1 Author: Lindsay Darden Date: 12/10/2020 12:26:08 PM Status: Color: Layer: Space:	

#### Wastewater (1)



Subject: Wastewater Page Label: 1 Author: Lindsay Darden Date: 12/10/2020 12:43:31 PM Status: Color: ■ Layer: Space:

#### Wildfire (1)



Subject: Wildfire Page Label: 1 Author: Lindsay Darden Date: 12/10/2020 12:45:51 PM Status: Color: Layer: Space:

#### Wastewater:

Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.

Wildfire Notes:

Fire Note on Final Plats:

(Applicable in the fire districts which have adopted the International Fire Code Appendix H, but subject to fire district approval. As of 4/1/2008 this includes: Black Forest Fire Protection District; Cimarron Hills Fire Protection District; Donald Wescott Fire District; Falcon Fire Protection District; and Tri-Lakes Fire Protection District".)

At the time of approval of this project, this property is located within the Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code. Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.