

KNOW ALL MEN BY THESE PRESENTS:

That John L. and Courtney F. Frerichs and Laurance K. Laughlin and Vickie K. Laughlin, as co-Trustees of The Laughlin Living Trust, U/A dated August 24, 2011, being the owners of the following described tracts of land to wit:

Lot 6, Redtail Ranch Filing No. 1, El Paso County Colorado AND

That portion of the Southeast Quarter of the Southeast Quarter of Section 9, Township 12 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Commencing at the southeast corner of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter of said Section 9; thence South 89°20'00" West, a distance of 328.27 feet to the Point of Beginning of the Tract herein described; thence continuing South 89°10'00" West, a distance of 326.50 feet; thence North 0°00'00" East, a distance of 658.16 feet; thence North 89°08'27" East, a distance of 325.15 feet; thence South 0°07'07" East, a distance of 659.23 feet to the Point of Beginning.

Containing a calculated area of 484,064 square feet (11.11258 acres), more or less.

OWNERS CERTIFICATION:

The undersigned, being all the owners, mortgages, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots and easements as shown hereon under the name and subdivision of FRERICHS SUBDIVISION. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon.

John L. Frerichs Date Courtney F. Frerichs Date

STATE OF COLORADO } SS COUNTY OF EL PASO }

Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2020 by John L. and Courtney F. Frerichs

My commission expires \_\_\_\_\_

Witness my hand and official seal \_\_\_\_\_ Notary Public

Laurance K. Laughlin Date Vickie K. Laughlin Date

STATE OF COLORADO } SS COUNTY OF EL PASO }

Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2020 by Laurance K. and Vickie K. Laughlin, as co-Trustees of the Laughlin Living Trust, U/A dated August 24, 2011

My commission expires \_\_\_\_\_

Witness my hand and official seal \_\_\_\_\_ Notary Public

BoCC not needed for plats that can be approved administratively.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for MOUNTAIN STATES PIPE AND SUPPLY was approved for filing by the El Paso County Board of County Commissioners on the \_\_\_\_ day of \_\_\_\_\_, 2020, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of public utility and drainage easements are accepted, but the 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. Aker's Acres Subdivision No. 1 in entirety is vacated and amended for the areas described by this replat 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, Plat Book H-2, Page 48.

Chair, Board of County Commissioners Date

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

SURVEYOR'S CERTIFICATION:

I, Mark S. Johannes, 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 the date of survey shown hereon, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

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

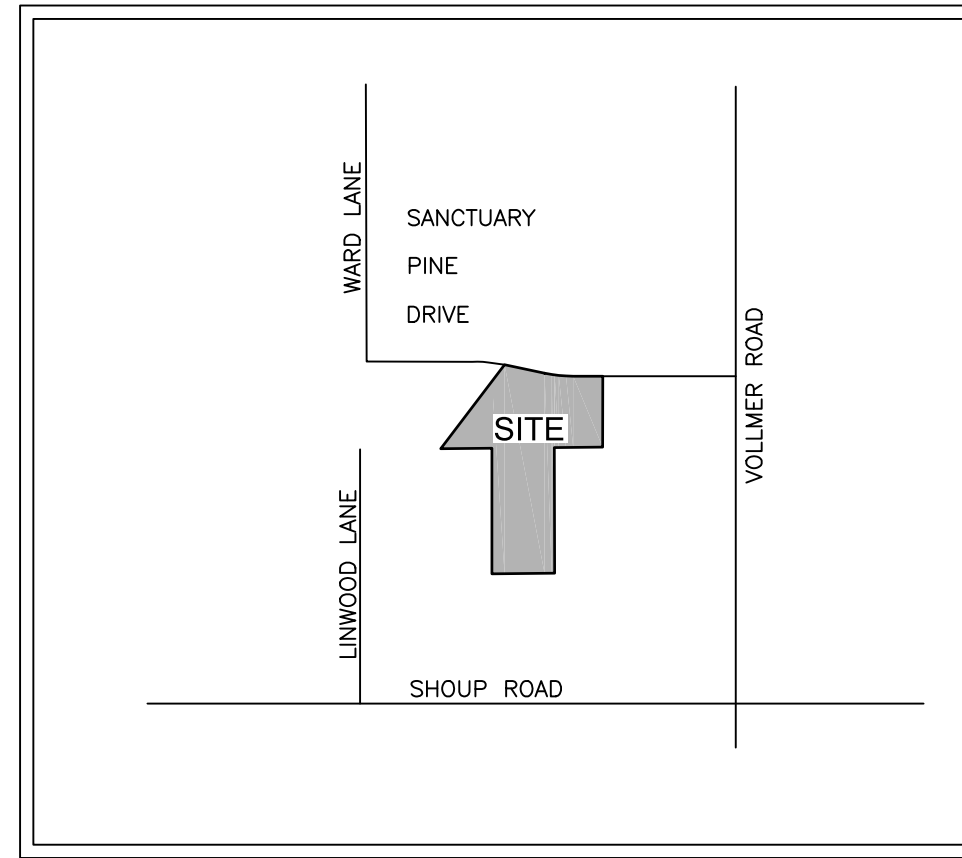
I attest the above on this \_\_\_\_ day of \_\_\_\_\_, 2020.

Mark S. Johannes Colorado Professional Land Surveyor No. 32439 For and on behalf of Compass Surveying and Mapping, 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



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.

NOTES:

- 1) (8543) - Denotes street address.
2) This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record.
3) Basis of bearings is the westerly line of the Lot 1, monumented as shown and assumed to bear North 37 degrees 13 minutes 00 seconds East.
4) This property is located within Zone X (areas determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 08041C0320 G, effective date, December 7, 2018.
5) 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.
6) The linear units used in this drawing are U.S. Survey feet.
7) Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
8) All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
9) All property owners are responsible for maintaining proper storm water drainage in and through their property.
10) The addresses exhibited on this plat are for informational purposes only.
11) The approval of this replat vacates all prior plats for the area described by this replat.
12) No driveway shall be established unless an access permit has been granted by El Paso County.
13) Easements are shown hereon. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
14) 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 permits.

what is the purpose of this note? It appears more like a key note that might appear on the second sheet.

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.

permit requirements and other agency requirements, if any, or applicable agencies including, but not limited to, The Colorado Department of Parks and Wildlife, Colorado Department of Transportation, US Army Corps of Engineers, the U.S. Fish and Wildlife Service, and/or Colorado Department of Parks and Wildlife regarding the Endangered Species Act.

17) 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, which is based on an allocation approach. Applicants, the Home Owners Association, and all future owners in the subdivision should be aware that the economic life of a water supply is 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.

18) Due to wildfire concerns, the applicants and subsequent homeowners are encouraged to incorporate wildfire fuel breaks provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service. A Wildfire Mitigation Report was prepared for this site and is on file with the Planning and Community Development Department.

19) Fire protection is by Black Forest Fire Protection District.

20) All Property owners are responsible for maintaining proper stormwater drainage in and through their property. Structures, fences, materials, or landscaping that could impede the flow of runoff shall not be placed in the stormwater conveyance paths.

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

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.

\_\_\_\_\_, this \_\_\_\_ day of \_\_\_\_\_, 2020, and is duly recorded under Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_ Deputy

SURCHARGE: \_\_\_\_\_

FEE: \_\_\_\_\_

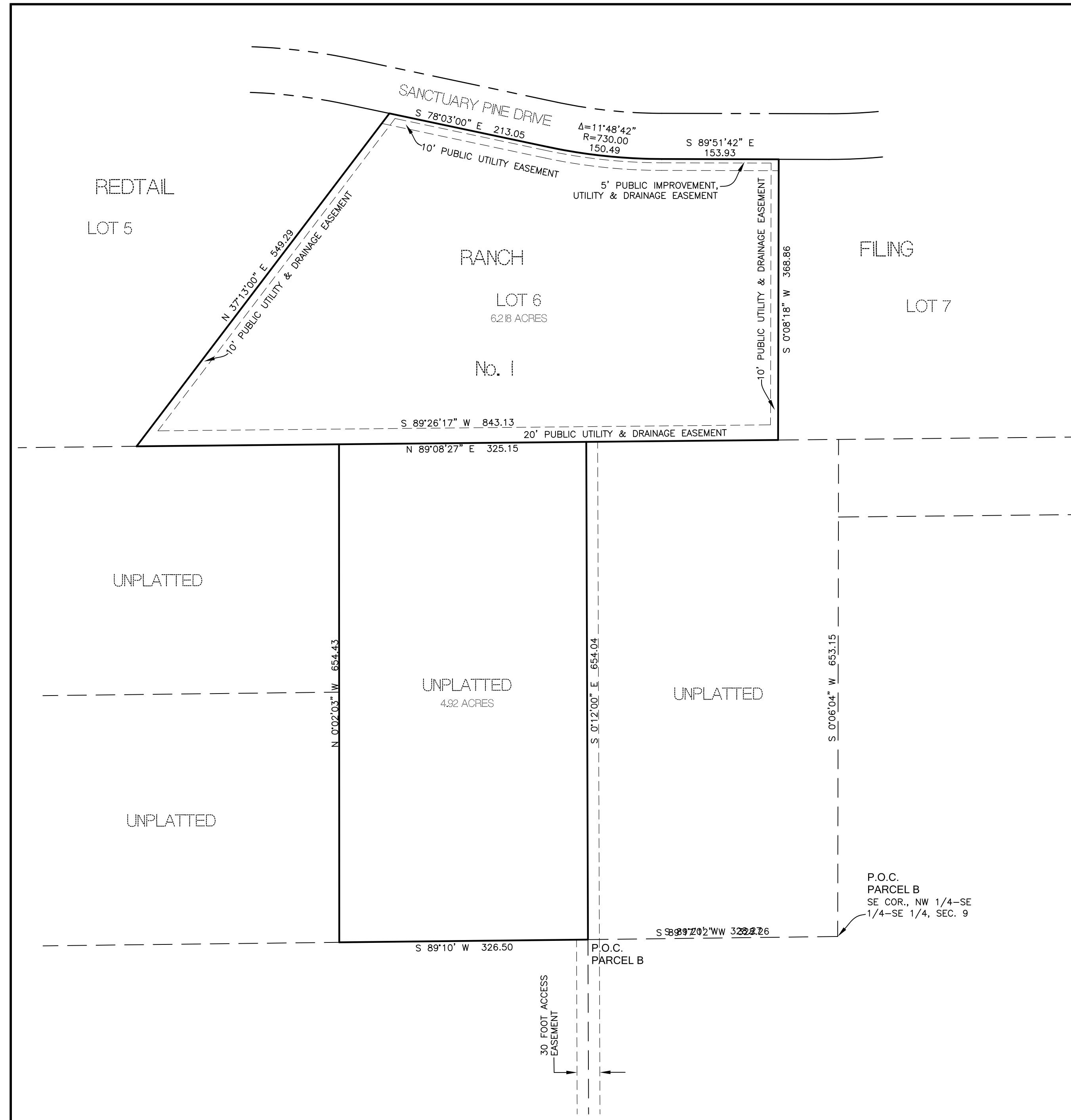
Add PCD File # VR-20-006

Table with 2 columns: REVISIONS, PROJECT No. SHEET 1 OF 2

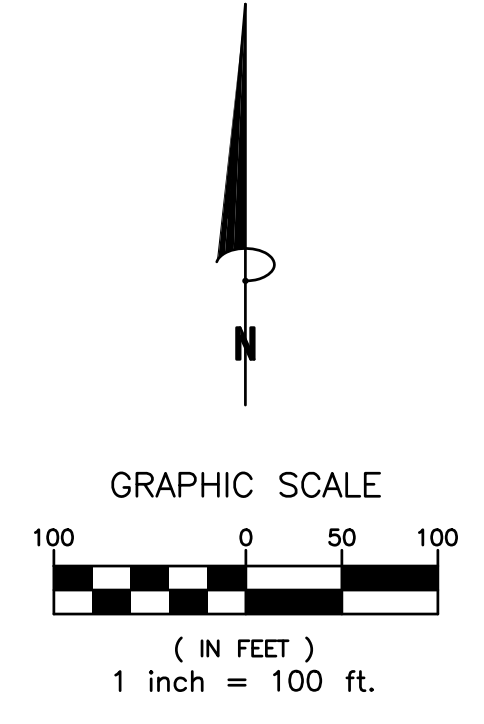
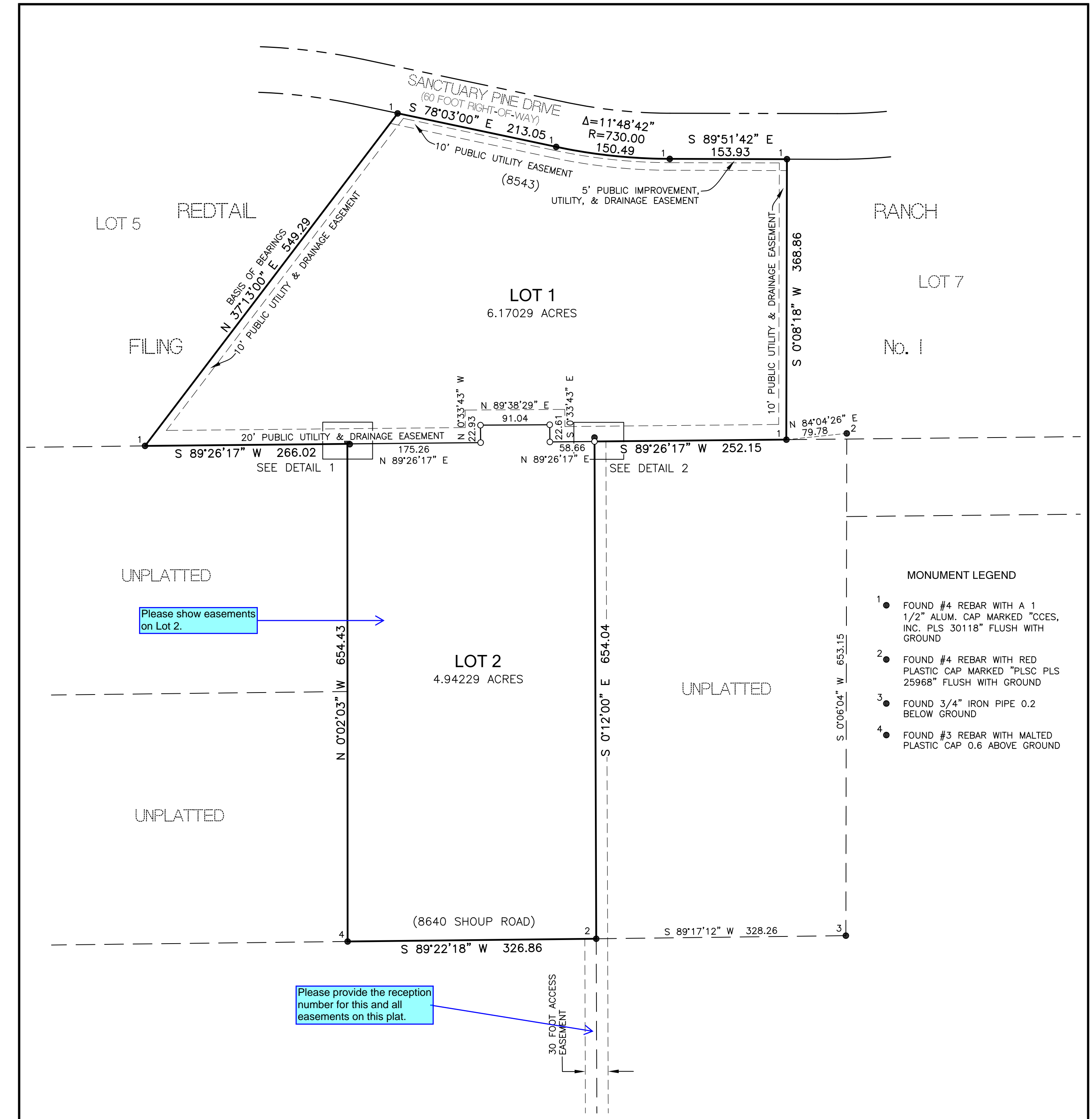
# FRERICHS SUBDIVISION

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

AS PLATTED

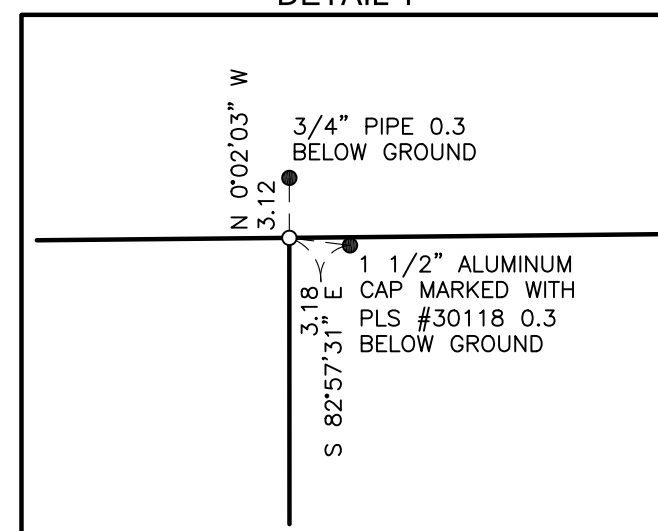


AS REPLATTED

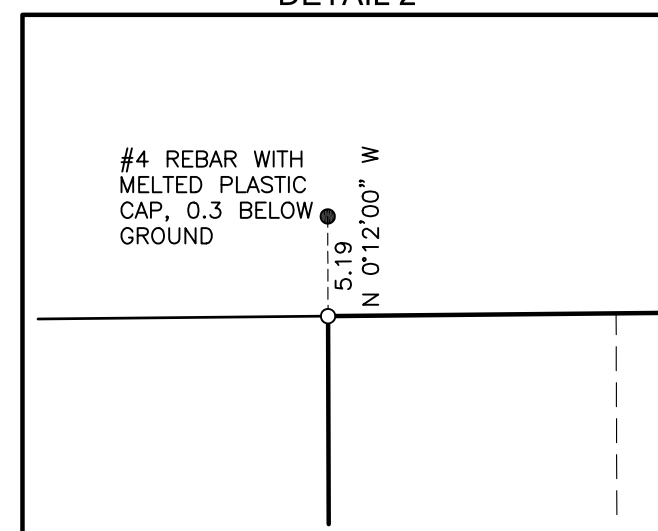


- MONUMENT LEGEND**
- 1 FOUND #4 REBAR WITH A 1 1/2" ALUM. CAP MARKED "CCES, INC. PLS #30118" FLUSH WITH GROUND
  - 2 FOUND #4 REBAR WITH RED PLASTIC CAP MARKED "PLSC PLS 25968" FLUSH WITH GROUND
  - 3 FOUND 3/4" IRON PIPE 0.2 BELOW GROUND
  - 4 FOUND #3 REBAR WITH MALTED PLASTIC CAP 0.6 ABOVE GROUND

DETAIL 1



DETAIL 2



REVISIONS:	

# Final Plat\_v1.pdf Markup Summary

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## Admin Replat (1)

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**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.

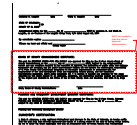
Previous plat name in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # \_\_\_\_\_.

\_\_\_\_\_  
Planning and Community Development Director

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## Cloud+ (2)

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**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.



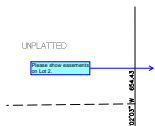
**Subject:** Cloud+  
**Page Label:** 1  
**Author:** Lindsay Darden  
**Date:** 12/10/2020 12:46:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

what is the purpose of this note? It appears more like a key note that might appear on the second sheet.

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## Engineer (4)

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

Please show easements on Lot 2.



**Subject:** Engineer  
**Page Label:** 1  
**Author:** dsdpatton  
**Date:** 12/9/2020 3:25:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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

ADD OF EASEMENTS FOR  
SUBJECT: PLEASE REVIEW THE  
DRAWING TO VERIFY THE  
EASEMENTS PER THE LAND  
DEVELOPMENT CODE 8.4.5G

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**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 Commissioners  
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR  
FOR INFORMATION REVIEW AND SUPPLY FOR THE  
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR  
FOR INFORMATION REVIEW AND SUPPLY FOR THE  
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR  
FOR INFORMATION REVIEW AND SUPPLY FOR THE

**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 NO. 20064  
NOVEMBER 18, 2020

**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  
PROJECT NO. 20064  
NOVEMBER 18, 2020

**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)

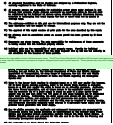
SUPRI  
ay o

**Subject:** Pen  
**Page Label:** 1  
**Author:** Lindsay Darden  
**Date:** 12/10/2020 12:26:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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## Wastewater (1)

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**Subject:** Wastewater  
**Page Label:** 1  
**Author:** Lindsay Darden  
**Date:** 12/10/2020 12:43:31 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.

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## Wildfire (1)

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

**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.