

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:

AND

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.

OWNERS CERTIFICATION:

John L. Frerichs \_\_\_\_\_ Date \_\_\_\_\_ Courtney F. Frerichs \_\_\_\_\_ Date \_\_\_\_\_

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by John L. and Courtney F. Frerichs

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

Laurance K. Laughlin \_\_\_\_\_ Date \_\_\_\_\_

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by Laurance K. and Vickie K. Laughlin, as co-Trustees of the Laughlin Living Trust, U/A dated August 24, 2011

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

This plat for **FRERICHS SUBDIVISION** 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 Number 219714432.

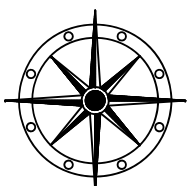
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Planning and Community Development Director

I, Mark S. Johannes, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plot truly and correctly represents the results of a survey made on the date of survey shown herein, by me or under my direct supervision and that all monuments exist as shown herein; that mathematical closure errors are less than 1:10,000; and that said plot 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.

I attest the above on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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



COMPASS SURVEYING & MAPPING, LLC  
3249 WEST CAREFREE CIRCLE  
COLORADO SPRINGS, CO 80917  
719-354-4120  
WWW.CSAMLLC.COM

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

A map showing the proposed site location. The site is a shaded T-shaped area. It is located at the intersection of Ward Lane (vertical) and Shoup Road (horizontal). To the left of the site is Linwood Lane, and to the right is Vollmer Road. Above the site, along Ward Lane, are the labels SANCTUARY, PINE, and DRIVE.

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 Director 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 Director 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.

[illegible]

15) 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 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.

16) 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. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers, and applicants and their successors and assigns, including individual lot owners in the subdivision and the HOA, may be required to acquire, develop, and incorporate alternative renewable water sources in a permanent water supply plan that provides future generation with water supply.

17) 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.

18) At the time of approval of this project, this property is located within the Black Forest 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.

18) 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.

STATE OF COLORADO } SS  
COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record in my office at \_\_\_\_ o'clock

\_\_\_\_.M., this\_\_\_\_ day of \_\_\_\_\_, 2021, A.D., and is duly recorded

under Reception No. \_\_\_\_\_ of the records of El Paso County,

Colorado.

CHUCK BROERMAN, RECORDER

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

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

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

PCD FILE No. VR-20-006

REVISIONS:	
1	12/28/20 County comments.

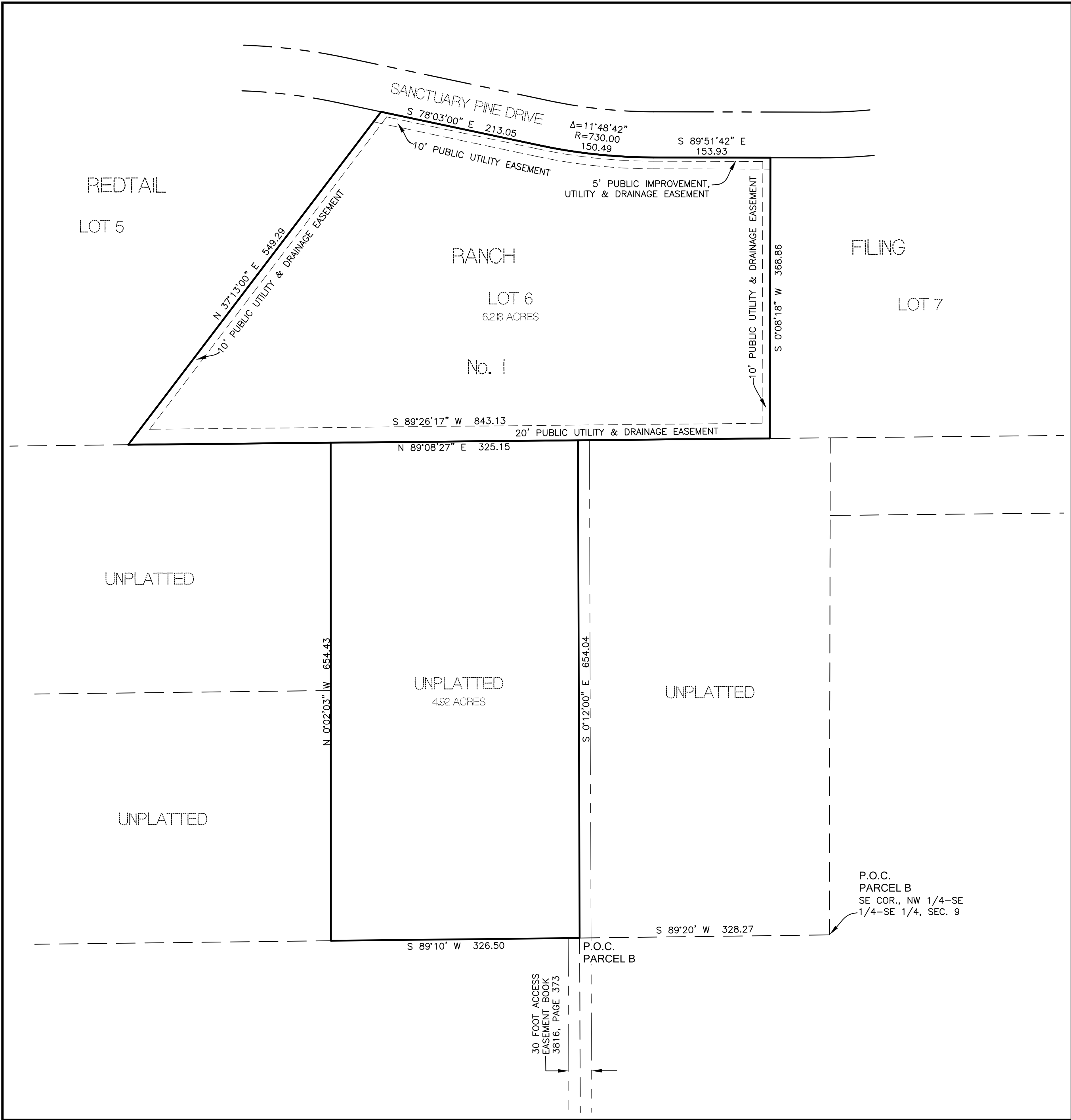
PROJECT No. 20064  
NOVEMBER 18, 2020  
SHEET 1 OF 2

FRERICHS SUBDIVISION

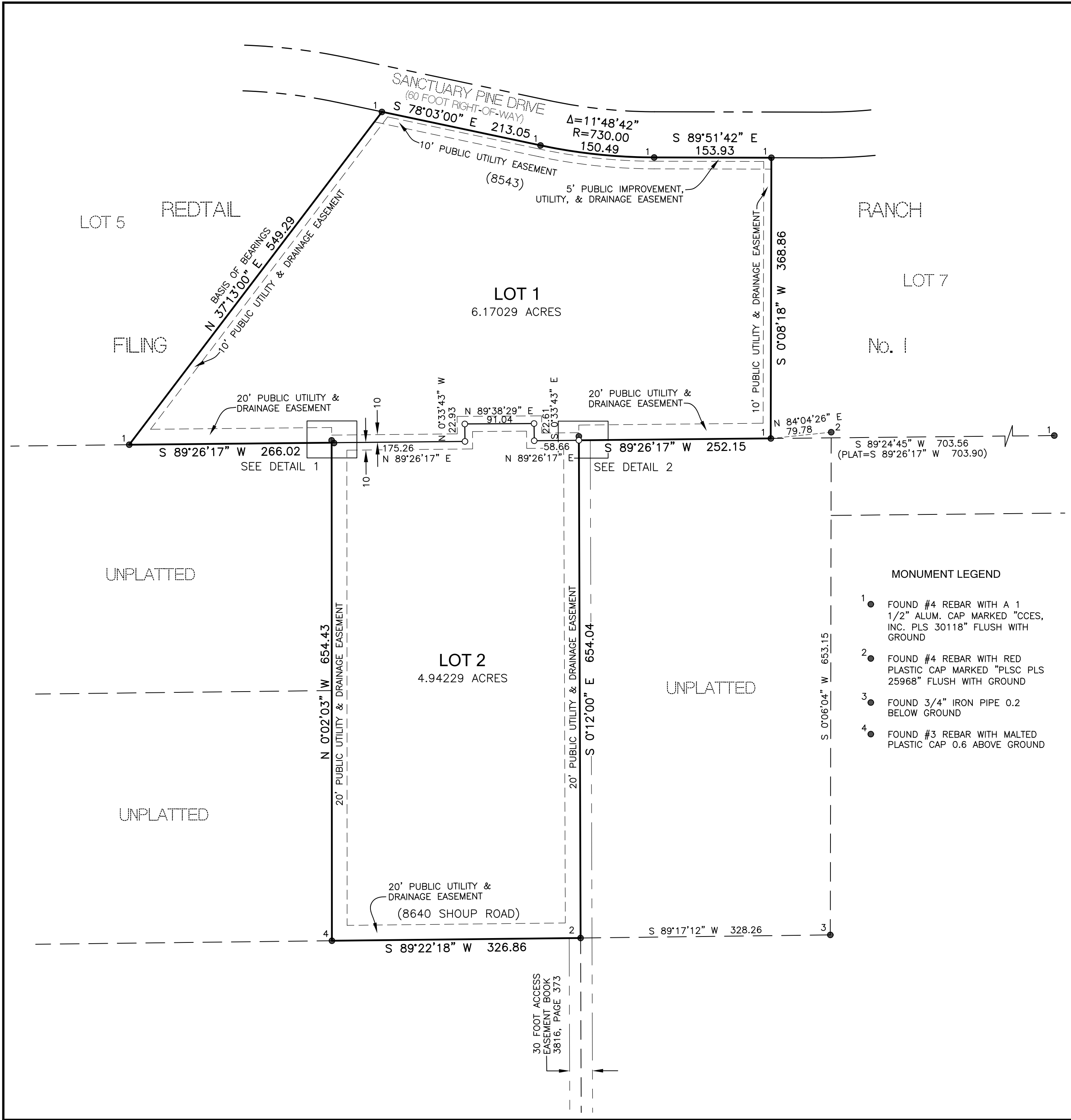
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A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9,  
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CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

(8543) — Denotes street address.

AS PLATTED

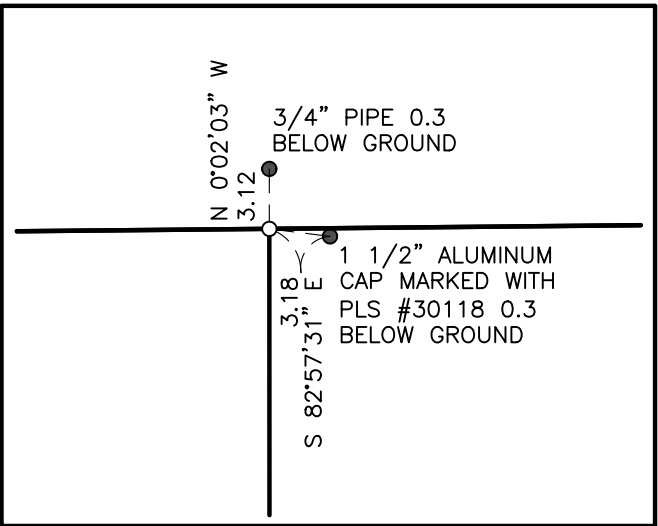


AS REPLATTED

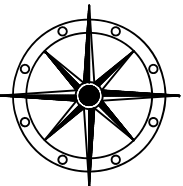
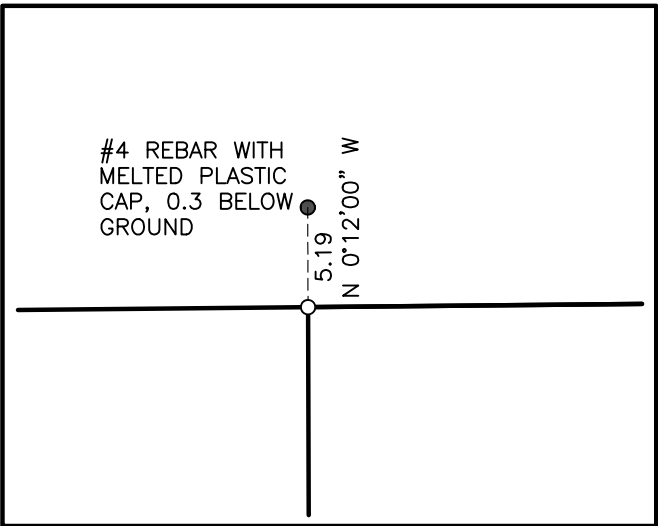


- MONUMENT LEGEND
- 1. FOUND #4 REBAR WITH A 1 1/2" ALUM. CAP MARKED "CCES, INC. PLS 30118" FLUSH WITH GROUND
  - 2. FOUND #4 REBAR WITH RED PLASTIC CAP MARKED "PLSC PLS 25968" FLUSH WITH GROUND
  - 3. FOUND 3/4" IRON PIPE 0.2 BELOW GROUND
  - 4. FOUND #3 REBAR WITH MALTED PLASTIC CAP 0.6 ABOVE GROUND

DETAIL 1



DETAIL 2



COMPASS SURVEYING & MAPPING, LLC  
3249 WEST CAREFREE CIRCLE  
COLORADO SPRINGS, CO 80917  
719-354-4120  
WWW.CSAMLLC.COM

PCD FILE No. VR-20-006

REVISIONS:	
1	12/28/20 County comments.

PROJECT No. 20064  
NOVEMBER 18, 2020  
SHEET 2 OF 2