

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 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. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

John L. Frerichs _____ Date Courtney F. Frerichs _____ Date

STATE OF COLORADO } SS
COUNTY OF EL PASO }

Acknowledged before me this _____ day of _____, 2021 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 _____, 2021 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

PLANNING AND CIOMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

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.

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.

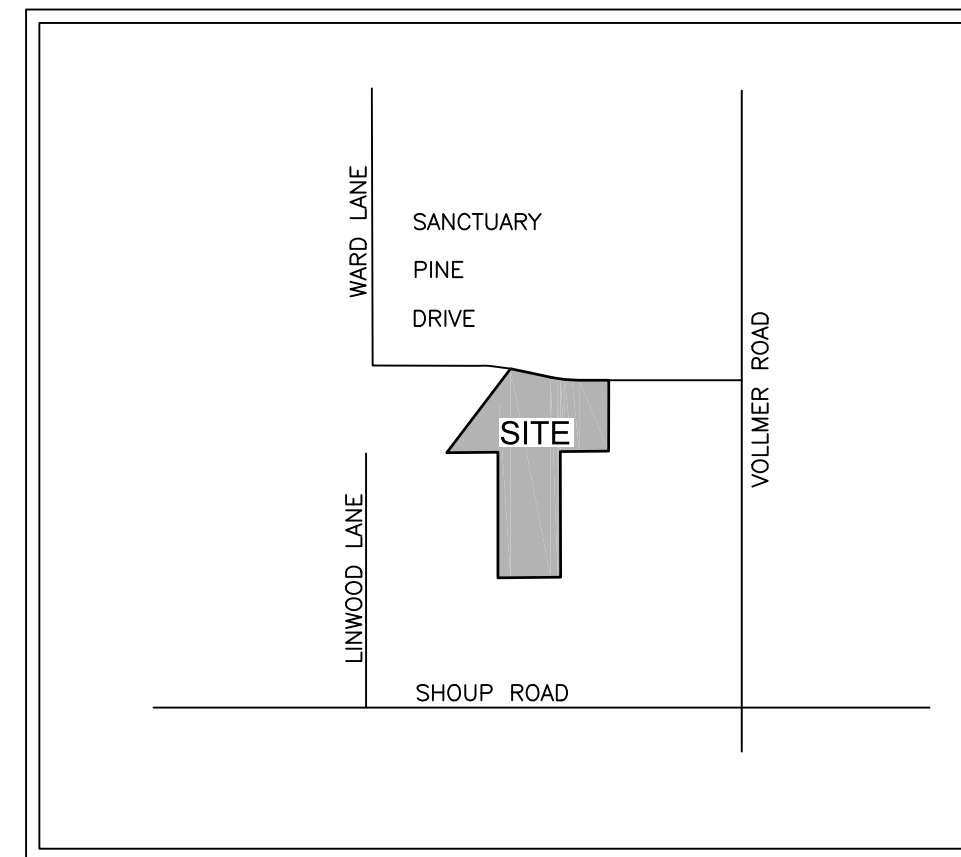
I attest the above on this _____ day of _____, 2021.

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



THE FOLLOWING NOTES ARE FROM THE PLAT OF REDTAIL RANCH FILING No. 1 AND AFFECT LOT 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 2019180002. 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.

NOTES:

- 1) This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance prepared by Unified Title Company, File No. 79586UTC with an effective date of 10/27/2020 at 7:30 A.M.
- 2) 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.
- 3) 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.
- 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) The linear units used in this drawing are U.S. Survey feet.
- 6) Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
- 7) All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- 8) 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 or runoff shall not be placed in drainage ways.
- 9) The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- 10) The approval of this replat vacates all prior plats for the area described by this replat.
- 11) No driveway shall be established unless an access permit has been granted by El Paso County.
- 12) Easements are shown hereon. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- 13) 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.
- 14) 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.
- 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.
- 19) 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.

RECORDING:

STATE OF COLORADO } SS
COUNTY OF EL PASO }

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

_____, this _____ day of _____, 2021, A.D., and is duly recorded

under Reception No. _____ of the records of El Paso County,

Colorado.

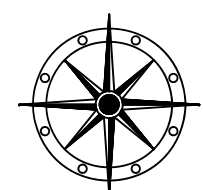
CHUCK BROERMAN, RECORDER

BY: _____
Deputy

SURCHARGE: _____

FEE: _____

PCD FILE No. VR-20-006



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

REVISIONS:	
1	12/28/20 County comments.
2	2/15/21 County comments.

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

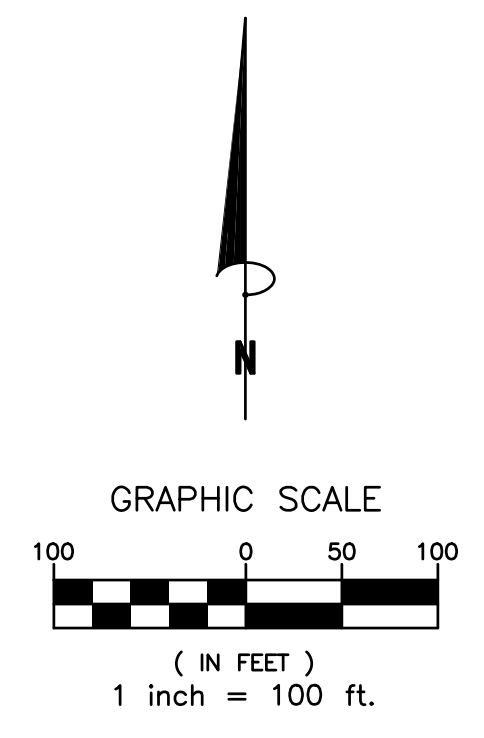
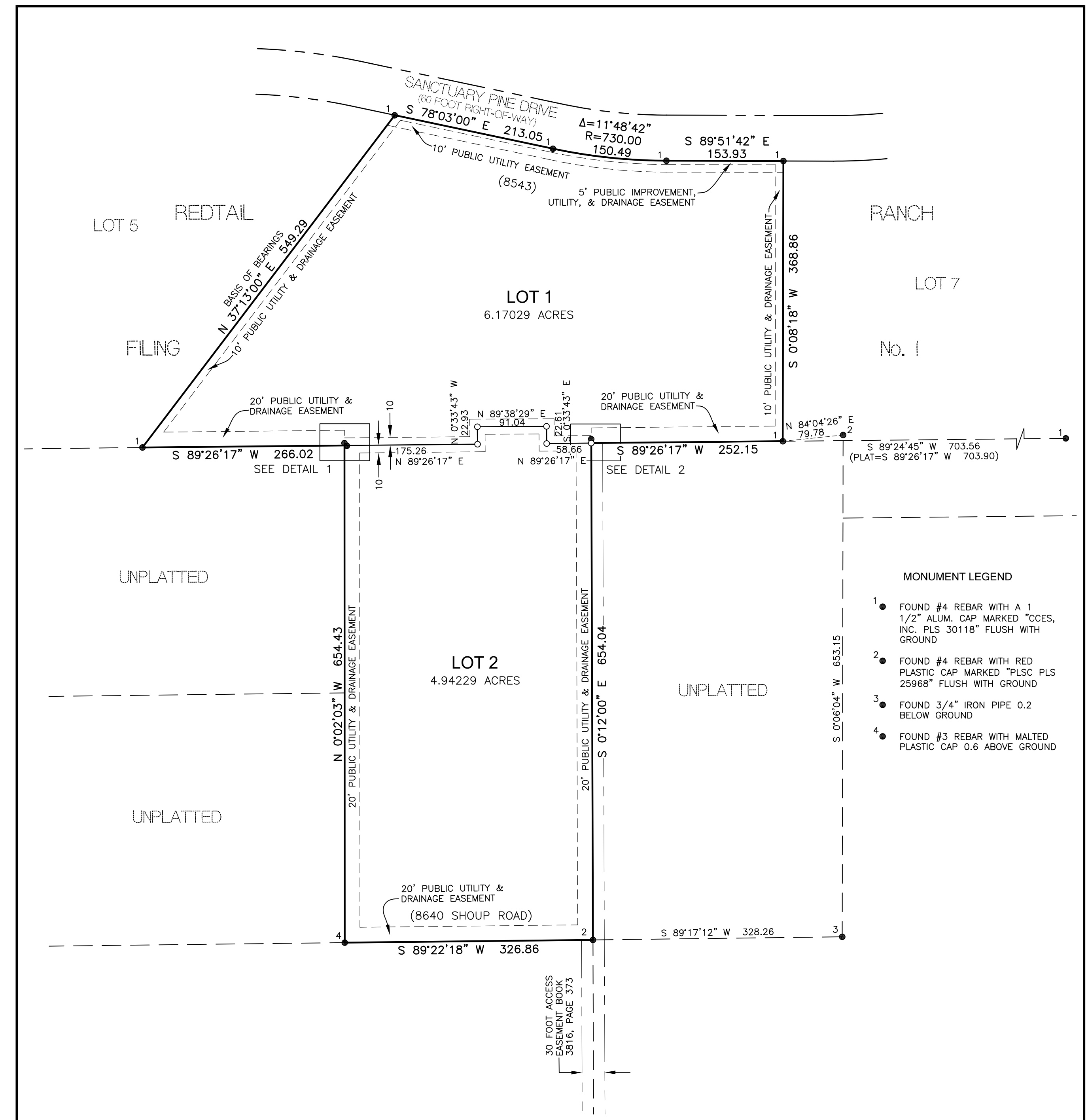
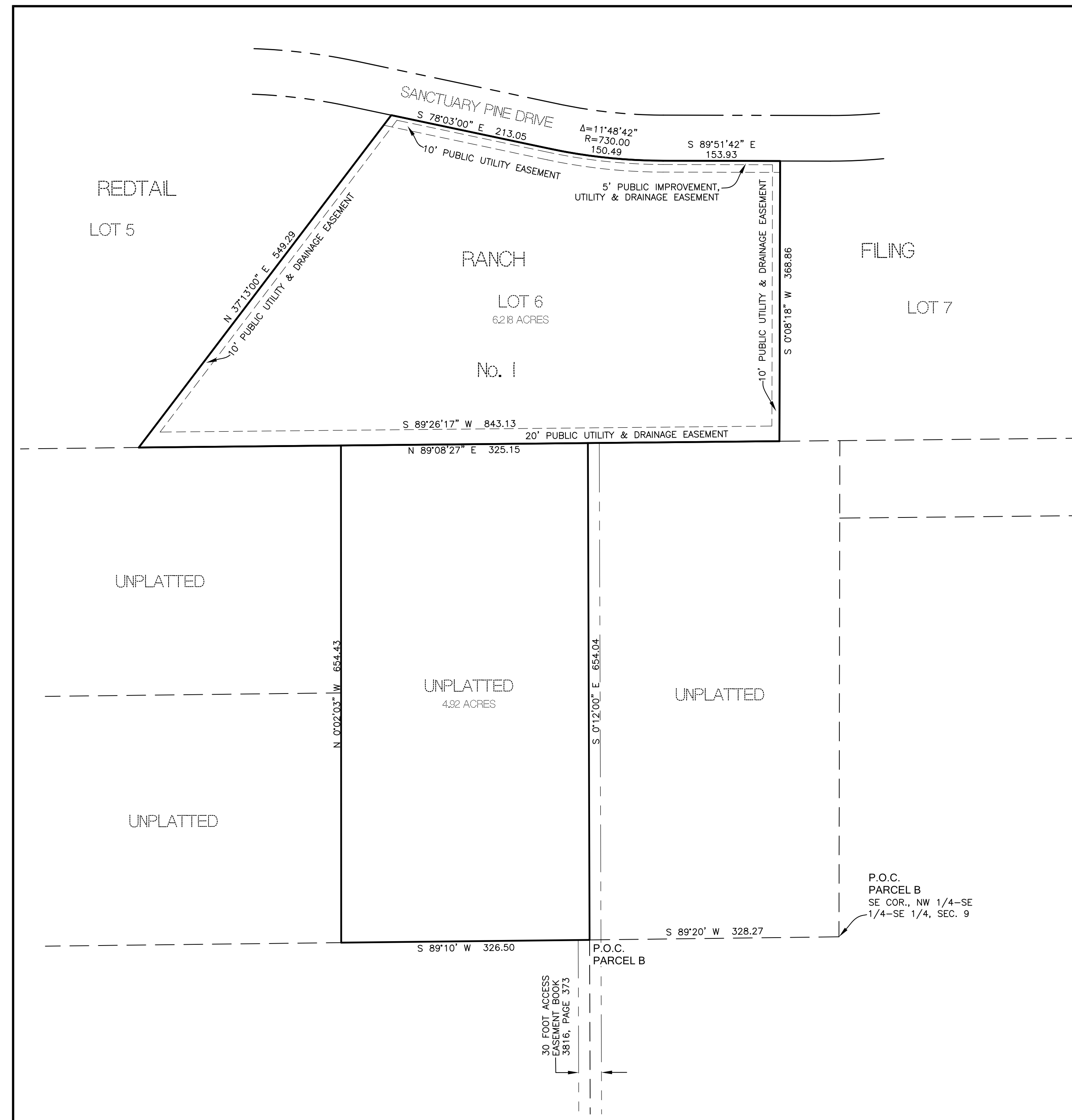
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(8543) - Denotes street address.

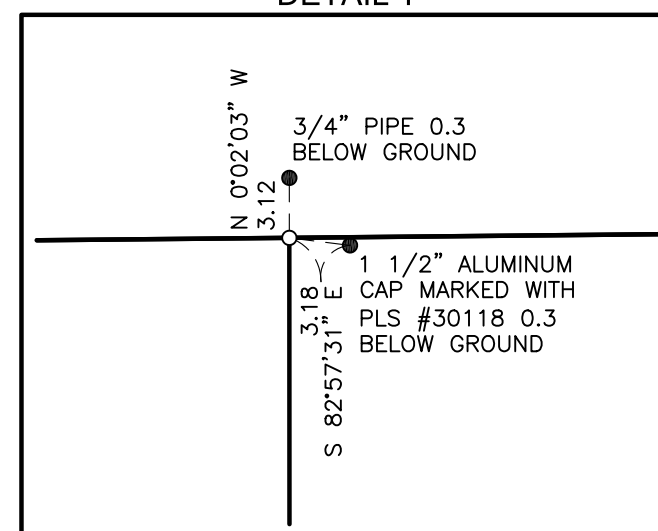
AS PLATTED

AS REPLATTED

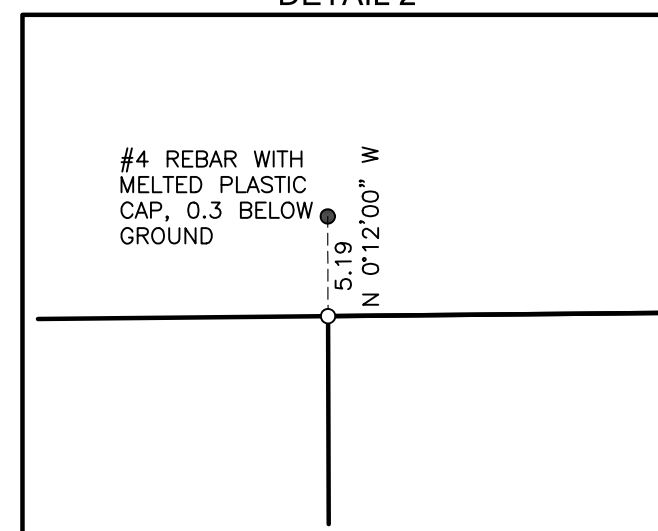


- MONUMENT LEGEND**
- 1 FOUND #4 REBAR WITH A 1 1/2" ALUM. CAP MARKED "CCS, INC. PLS 30118" FLUSH WITH GROUND
 - 2 FOUND #4 REBAR WITH RED PLASTIC CAP MARKED "PLSC PLS 25968" FLUSH WITH GROUND
 - 3 FOUND 3/4" IRON PIPE 0.2 BELOW GROUND
 - 4 FOUND #3 REBAR WITH MALTED PLASTIC CAP 0.6 ABOVE GROUND

DETAIL 1



DETAIL 2



REVISIONS:	
1	12/28/20 County comments.
2	2/15/21 County comments.