

# STRUTHERS RANCH SUBDIVISION FILING NO.2A

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 36,  
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO  
SHEET 1 OF 2

## LEGAL DESCRIPTION:

KNOWN ALL BY THESE PRESENTS:

THAT CATHEDRAL ROCK CHURCH, A COLORADO NONPROFIT CORPORATION BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

ALL OF TRACT A, STRUTHERS RANCH SUBDIVISION FILING NO. 2, RECORDED AT RECEPTION NO. 204206167 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE, EL PASO COUNTY, COLORADO

STRUTHERS RANCH SUBDIVISION FILING NO.2A PLAT CONTAINS 5.08 ACRES.

## DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, 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, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "THE TRAILS AT ASPEN RIDGE FILING NO.4". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNERS' EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. 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.

## OWNER:

THE AFOREMENTIONED CATHEDRAL ROCK CHURCH, A COLORADO NONPROFIT CORPORATION, HAS EXECUTED THIS INSTRUMENT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY BENJAMIN PAUTZKE.

BENJAMIN PAUTZKE, REPRESENTATIVE FOR CATHEDRAL ROCK CHURCH, A COLORADO NONPROFIT CORPORATION

STATE OF COLORADO) SS

COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY BENJAMIN PAUTZKE, REPRESENTATIVE FOR CATHEDRAL ROCK CHURCH, A COLORADO NONPROFIT CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## MORTGAGEE:

INTEGRITY BANK & TRUST HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY \_\_\_\_\_ AS \_\_\_\_\_ OF WESTERN ALLIANCE BANK, A ARIZONA CORPORATION FOR THE PURPOSE OF JOINING AND CONSENTING TO THE DEDICATION.

BY: \_\_\_\_\_  
DERRICK TROVER, VICE PRESIDENT/COMMERCIAL LOAN OFFICER

## NOTARY:

STATE OF COLORADO )  
COUNTY OF EL PASO COUNTY) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.,

BY: DERRICK TROVER AS VICE PRESIDENT/COMMERCIAL LOAN OFFICER INTEGRITY BANK & TRUST

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO

## BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF TRACT A, STRUTHERS RANCH SUBDIVISION FILING NO. 2, RECORDED AT RECEPTION NO. 204206167 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE, SAID LINE BEARS N89°40'10"E FROM NORTHWEST CORNER OF SAID TRACT A, TO THE NORTHEAST CORNER OF SAID TRACT A (CORNERS MONUMENTED AS SHOWN)

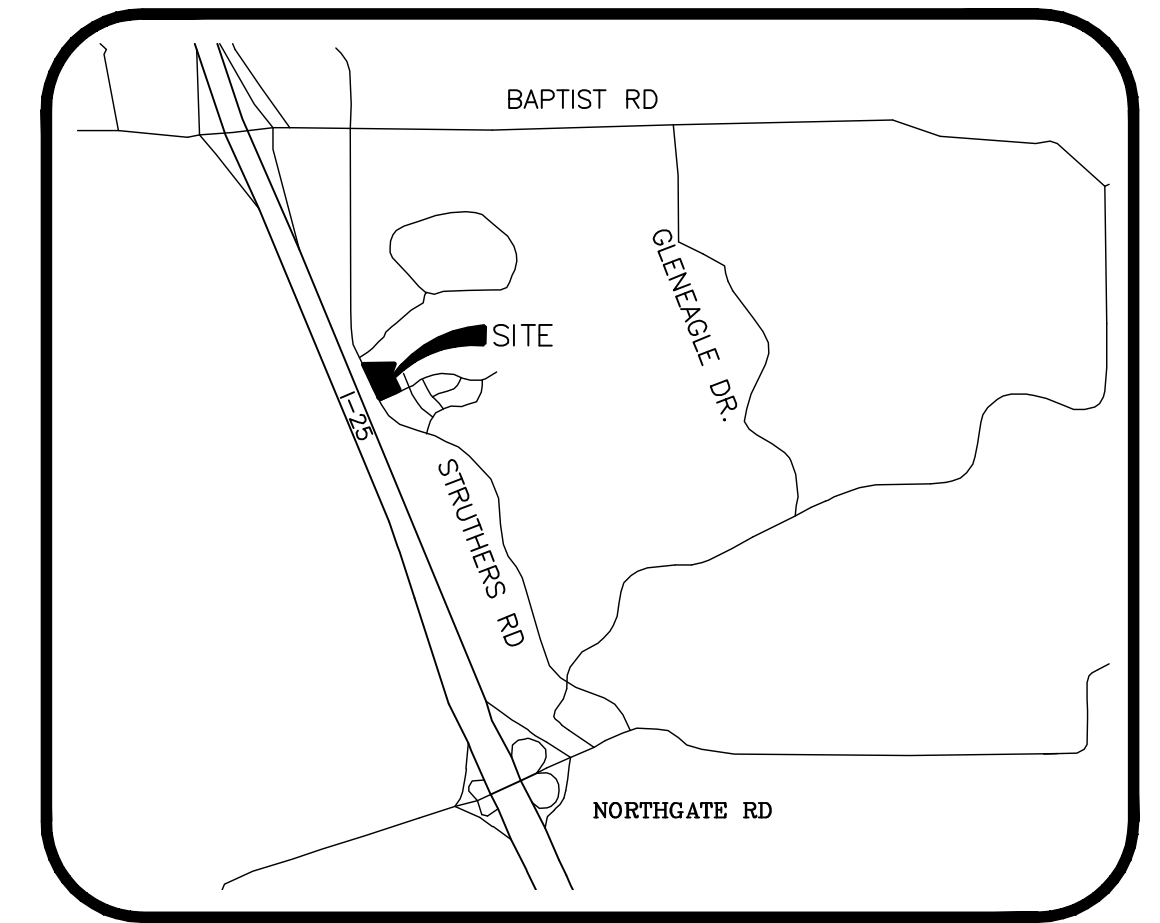
## FLOOD PLAIN STATEMENT

ALL OF THE PROPERTY LIES IN ZONE X, PER FLOOD INSURANCE RATE MAP NO. 08041C0287 G DATED DECEMBER 7, 2018. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THESE ZONES.

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 CERTIFICATION SHOWN HEREON.

## NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE LAND SURVEYING LLC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, RIDGELINE LAND SURVEYING LLC RELIED UPON A COMMITMENT FOR TITLE INSURANCE NO. RND55118683-2, PREPARED BY LAND TITLE GUARANTEE, DATED 10/06/2025.
2. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS, AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
3. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: SOILS, GEOLOGY STUDY, DRAINAGE REPORT, WILDLIFE HAZARD REPORT, NATURAL FEATURES REPORT, AND BIOLOGICAL ASSESSMENT AND HABITAT CONSERVATION PLAN. ALL REPORTS ASSOCIATED WITH SUBDIVISION DEVELOPMENT OF STRUTHERS RANCH SUBDIVISION FILING NO. 2.
4. 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 AGREEMENTS BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. \_\_\_\_\_ 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.
5. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
6. DONALA WATER AND SANITATION DISTRICT WILL PROVIDE POTABLE WATER SERVICE AND WASTEWATER SERVICES. NATURAL GAS SERVICE WILL BE PROVIDED BY AQUILA. ELECTRICITY WILL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
9. BURROWING OWLS INHABIT PRAIRIE DOG TOWNS FROM APRIL THRU OCTOBER. AS SUCH, A SURVEY SHOULD BE CONDUCTED PRIOR TO CONSTRUCTION. NOTE: THIS SPECIES IS PROTECTED BY THE FEDERAL MIGRATORY BIRD TREATY.
10. THERE WILL BE NO DIRECT LOT ACCESS TO STRUTHERS ROAD FROM ANY LOT OR TRACT. VEHICULAR ACCESS TO LOTS ABUTTING ANY TRACT IS NOT PERMITTED.
11. THIS SERVES AS NOTICE THAT THE PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.
12. 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. HOME BUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR THE DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
13. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
14. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
15. PERIMETER DRAINS AND SUMP PUMPS SHALL NOT DIRECTLY DISCHARGE ONTO PUBLIC RIGHT-OF-WAYS.
16. ALL ROADWAYS SHOWN HEREON ARE PUBLIC, RIGHT-OF-WAY WIDTHS SHOWN HEREON. PUBLIC IMPROVEMENTS WITHIN SAID RIGHT-OF-WAY SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY.
17. ALL EASEMENTS SHOWN HEREON OR DEDICATED FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
18. NO STRUTHERS WILL BE ALLOWED IN EASEMENTS.
19. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.
20. THE PROPERTY IS WITHIN AND SUBJECT TO THE BAPTIST ROAD RURAL TRANSPORTATION AUTHORITY AS EVIDENCE OF ORGANIZATION RECORDED DECEMBER 3, 1997 AT RECEPTION NO. 97142147 AND WITHIN THE DONALA WATER AND SANITATION DISTRICT AS EVIDENCE BY ORDER FOR INCLUSION RECORDED NOVEMBER 4, 2003 AT RECEPTION NO. 203259832. (CASE NO. 000018820, SCHEDULE B - SECTION 2, ITEM 7)
21. LOTS 1 AND 2 ACREAGE: 4.838  
TRACT A: 0.206  
RESERVED R.O.W. 0.041  
TOTAL MEASURED ACREAGE: 5.085



VICINITY MAP  
N.T.S.

## SURVEYOR'S CERTIFICATION:

I, JAMES F. LENZ, 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 DATE OF SURVEY, 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.

JAMES F. LENZ  
PROFESSIONAL LAND SURVEYOR  
IN THE STATE OF COLORADO, NO 34583  
FOR AND ON BEHALF OF RIDGELINE LAND SURVEYING LLC.

## COUNTY CERTIFICATION:

THIS PLAT FOR "STRUTHERS RANCH SUBDIVISION FILING NO.2A" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE (COVENANTS). THE DEDICATIONS OF LAND TO THE PUBLIC STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME 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

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

MARK FLUTCHER, COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

## CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER  
STEVE SCHLEIKER

BY: \_\_\_\_\_ FEE: \_\_\_\_\_  
DEPUTY

## SURVEYED

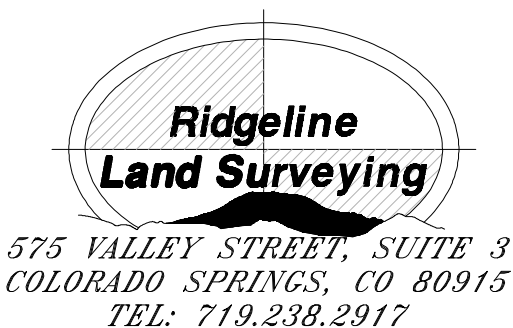
FEBRUARY 2015/OCTOBER 2024

## DATE OF PREPARATION

OCTOBER 2024

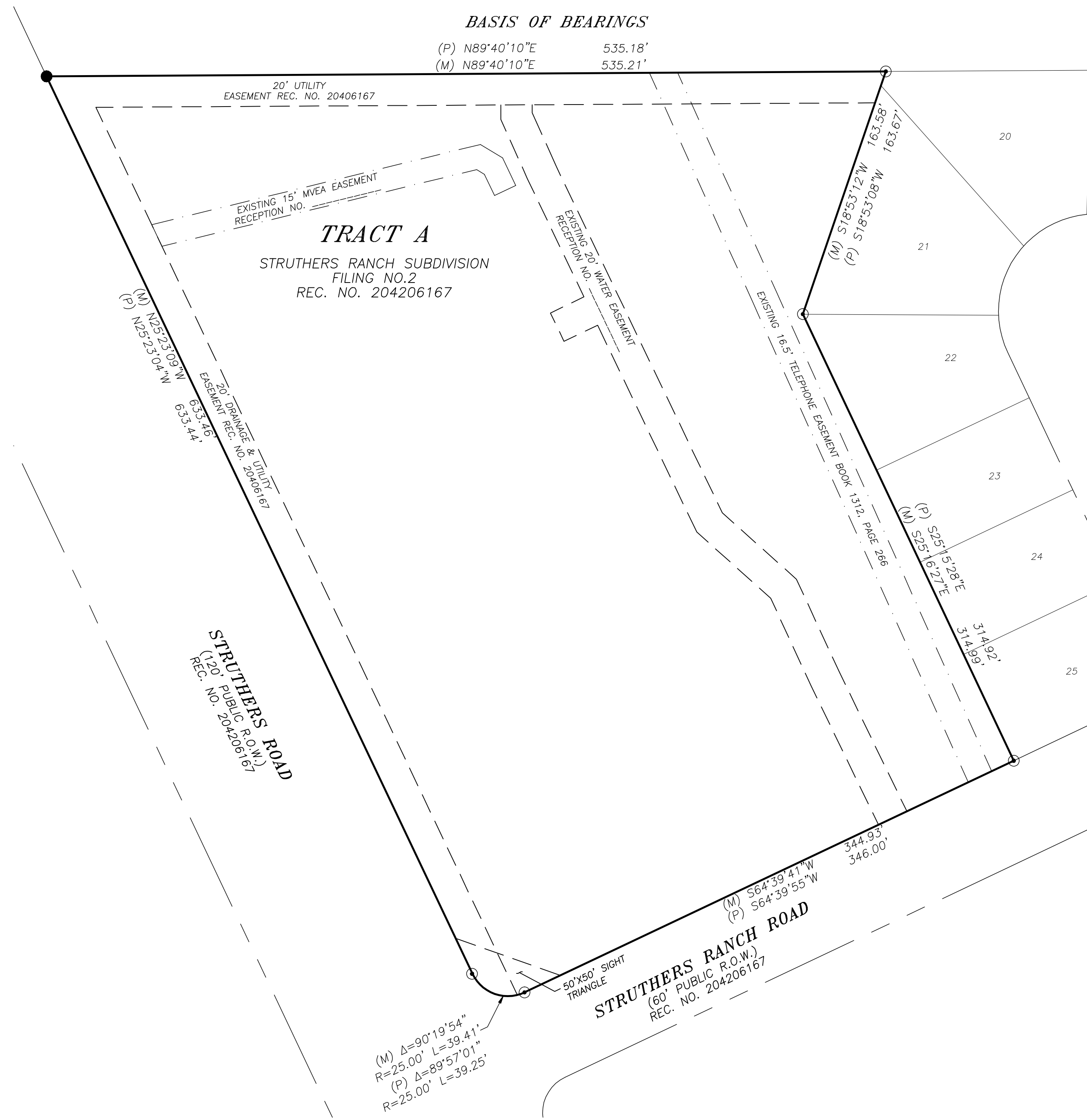
## FEES:

DRAINAGE \_\_\_\_\_ BRIDGE \_\_\_\_\_  
SCHOOL \_\_\_\_\_ PARK \_\_\_\_\_

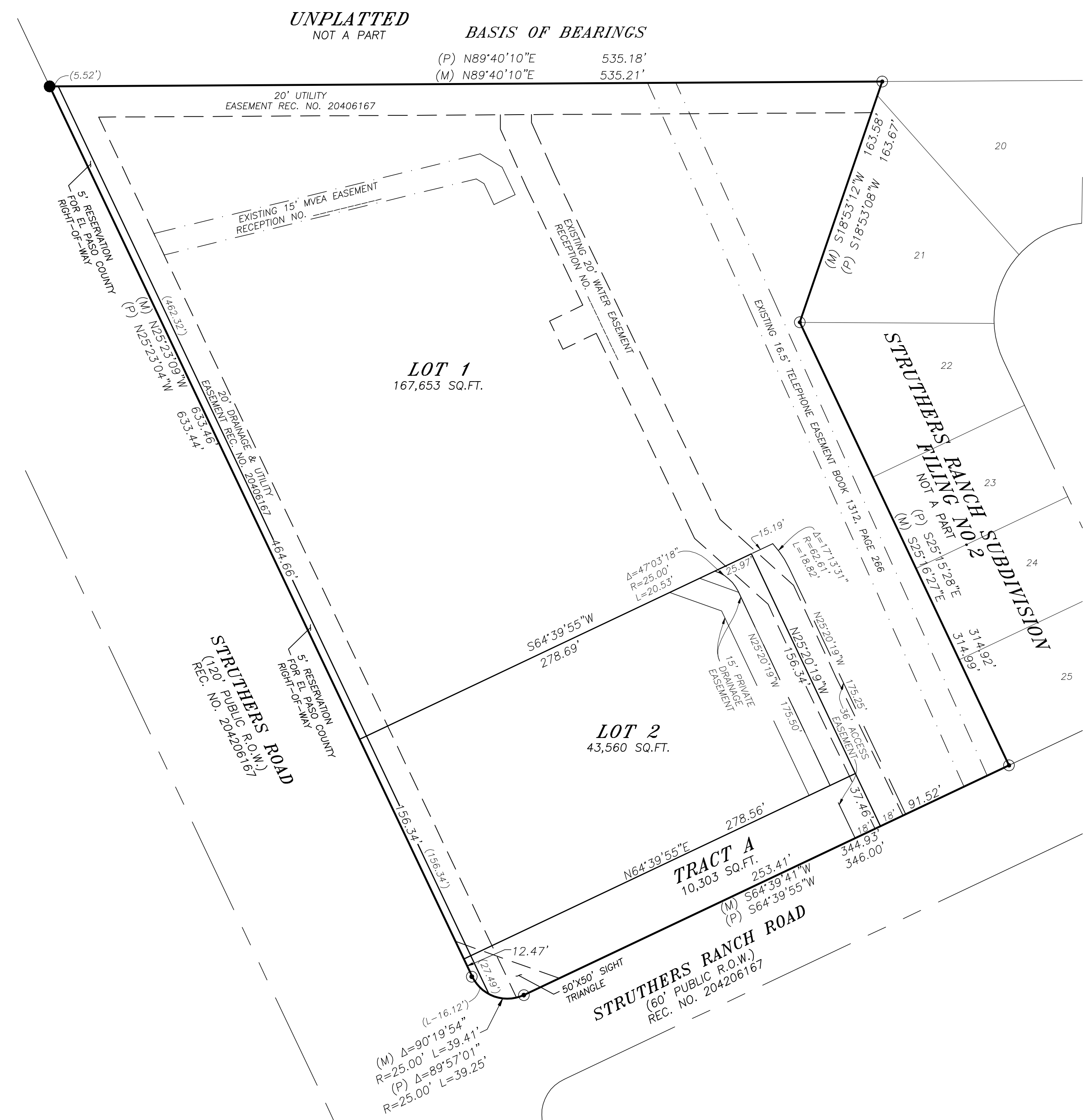


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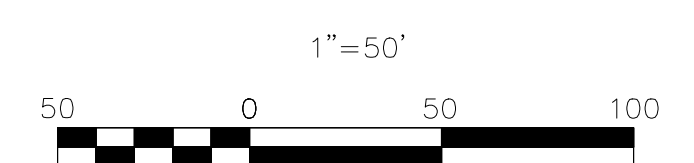
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 36,  
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO  
SHEET 1 OF 2



CURRENTLY EXISTING



AS REPLATTED



LEGEND

- FOUND NO.5 PIN WITH ALUMINUM CAP PLS 26965
- FOUND NO.5 PIN WITH ALUMINUM CAP PLS 9853

(-0.0) TOP OF MONUMENT BELOW GRADE  
(+0.0) TOP OF MONUMENT ABOVE GRADE

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 CERTIFICATION SHOWN HEREON.

SURVEYED  
FEBRUARY 2015/OCTOBER 2025

DATE OF PREPARATION  
OCTOBER 2025



DATE: 11/5/25  
SHEET 1 OF 2 PCD#