

**REPLAT APPROVAL CERTIFICATE
EL DORADO ACRES TRACT A
PROJECT FILE NO. SB2020-002**

WHEREAS, the El Dorado Acres subdivision was approved by the Board of County Commissioners in January 1969 and recorded at Reception No. 132531; and

WHEREAS, El Dorado Acres established 31 residential lots of approximately 5 acres in size along with one tract, known as Tract A, of approximately 10.6 acres in size as shown on Exhibit 1, attached hereto; and

WHEREAS, Tract A constitutes six percent of the gross subdivision acreage as was the required amount of public land dedication as set forth in the Douglas County Subdivision Resolution in place at the time of original plat approval; and

WHEREAS, Tract A was never transferred to a public entity for park, school, or other public purposes and there have been no requests submitted to the County, El Dorado Acres HOA, or tract owner for the public use of Tract A; and

WHEREAS, ownership of Tract A has changed multiple times since its original establishment with no request for residential building permit having been made to the Douglas County; and

WHEREAS, in the El Dorado Acres HOA amended covenants, controls, and restrictions residential use is allowed on both lots and tracts within the subdivision; and

WHEREAS, the owners of Tract A and Douglas County wish to clarify that the Tract is no longer intended for public use; and

WHEREAS, the intent of the original plat is maintained and no other changes to the plat exhibit are proposed; and

WHEREAS, the Board of County Commissioners considered the replat request for the proposed plat note amendment at a public land use meeting on _____, 2020;

NOW, THEREFORE, IT IS HEREBY ORDERED that:

Tract A is hereby replatted as a residential lot and renamed as Lot 32, El Dorado Acres.

This legal description is to be used for all conveyances/transfers of the property.

A revised deed is recorded at the Clerk and Recorder's Office on ____ day of ____, 2020.

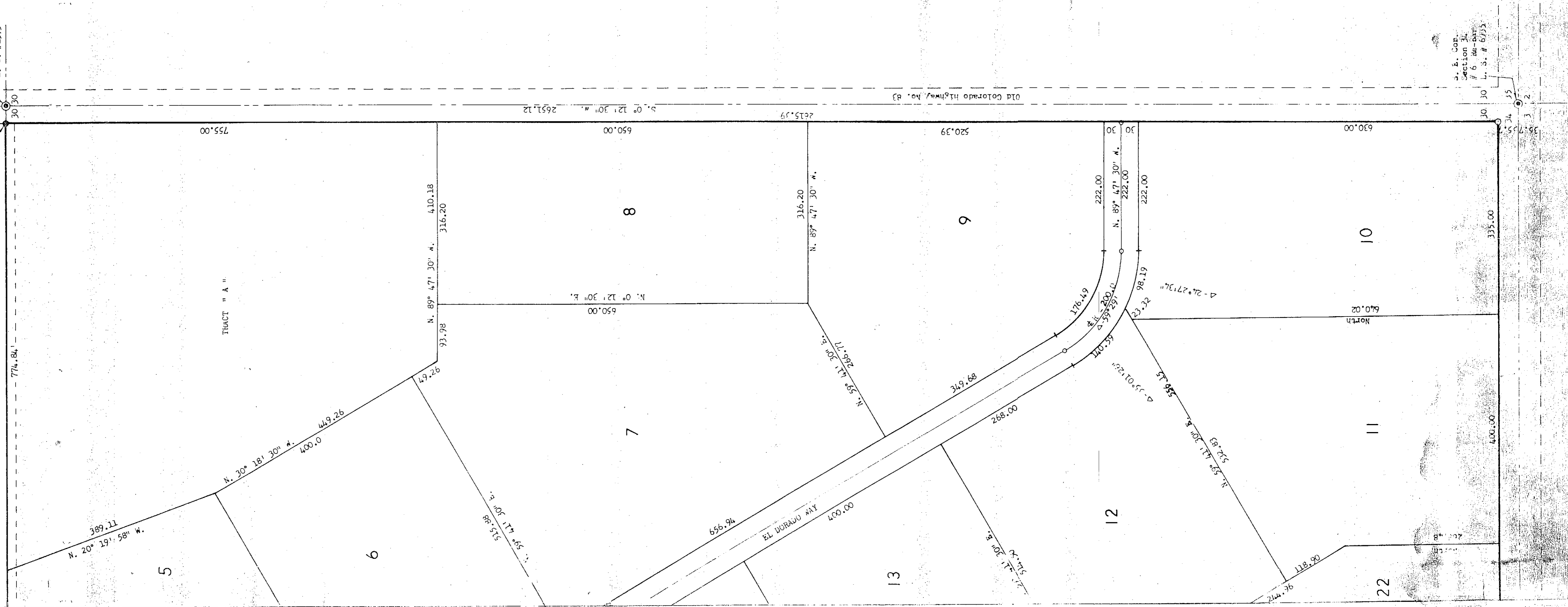
Notary Public

EL DORADO ACRES

KNOW ALL MEN BY THESE PRESENTS: That the El Dorado Investment Group, a Partnership, 530 Penrose Blvd., Colorado Springs, Colorado, R. Burns Moore and David I. Folman, Jr., Managing Partners, is the party in interest to the following described property:

TO WIT: That portion of the South Half of Section 34, Township 10 South, Range 66 West of the 6th P. M. in Douglas County, Colorado lying East of the New Colorado State Highway No. 83, East Right of Way line, said tract being further described as; Beginning at the Southeast corner of said Section 34; thence West 2864.81 feet on the South line thereof; thence N. 0°25' W., 35.70 feet on the East Right of Way line of the New Colorado State Highway No. 83; thence N. 47°02' W., 153.6 feet on said East Right of Way line; thence N. 0°25' W., 2150.00 feet on said East Right of Way line; thence N. 5°17'45" E., 100.50 feet on said East Right of Way line; thence N. 0°25' W., 195.20 feet on said East Right of Way line to the P. C. of a curve to the right; thence continue Northerly around said East Right of Way line an arc distance of 51.30 feet, the chord of this arc bears N. 0°51' W., a distance of 51.30 feet; thence N. 89°56'30" E., 2984.09 feet on the East-West Centerline of said Section 34 to the East 1/4 Corner thereof; thence S. 0°12'30" W., 2651.12 feet on the East line of said Section 34 to the Southeast Corner thereof and the point of beginning; excepting from the above the East 30 feet and the South 35.70 feet thereof; said tract contains a net acreage of 176.784 Acres, excluding the said East 30 feet and the South 35.70 feet.

1/2" Pipe
L. S. # 1593
East 1/4 Cor.
Section 34
T. 10 S. R. 66 W.
L. S. # 1593



IN WITNESS WHEREOF: The undersigned have executed their presents this 27 day of January 1969 A. D.

EL DORADO INVESTMENT GROUP

R. Burns Moore
R. Burns Moore
Managing Partner

David I. Folman, Jr.
David I. Folman, Jr.
Managing Partner

STATE OF COLORADO)
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 27 day of January 1969 A. D.
My commission expires Sept 2 - 1972

Notary Public Freemary Thompson

ATTORNEY'S CERTIFICATE: I, Byron L. Akers, Jr., an attorney at law duly licensed to practice before the courts of record of Colorado, do hereby certify that I have examined the Title of all lands herein above dedicated and shown upon the within plat as a public way and the Title to such lands is in the dedicator, free and clear of all liens and encumbrances; except two Trust Deeds recorded in the Douglas County records as follows: No.1 Reception No. 132113 January 14, 1969 3:30 P.M. Book 189 1A's 508 No.2 Reception No. 132116 January 14, 1969 3:40 P.M. Book 190 Page 3

Dated this 14th day of January, 1969 A. D. at 3:40 o'clock P. M. Signed Byron L. Akers, Jr.
Byron L. Akers, Jr.

SUBDIVIDER'S CERTIFICATE: The undersigned registered Land Surveyor in the State of Colorado does hereby certify that the accompanying plat has been prepared in accordance with Chapter 136 of the Colorado Revised Statutes 1963, as amended and that the above described tract of land was surveyed under his supervision and that the attached plat shows accurately the described tract of land and the Subdivision thereof to the best of his knowledge and belief.

Edward J. Dal
Edward J. Dal
Land Surveyor No. 2372

APPROVAL: The foregoing plat is approved for filing and conveyance of roads, Drives and Lanes and accepted by the County of Douglas, State of Colorado, subject to the condition that the County shall undertake maintenance of any such roads, Drives and Lanes only after construction thereof has been satisfactorily completed by the Subdivider at no expense to the County, provided in the judgement of the County Commissioners, public need and necessity is shown therefore; provided further that it shall be the obligation of the Subdivider to maintain such roads, Drives and Lanes until acceptance for maintenance by Douglas County.

Approved by the Douglas County Planning Commission this 31 day of Feb 1969 A.D.

St. J. J. J.
Chairman

Approved by the Board of County Commissioners this 31 day of Feb 1969 A. D.

St. J. J. J.
Chairman

NOTES: All bearings are relative to the recent descriptions of Colorado State Highway No. 83 and the boundary survey made by L. S. No. 1593 on August 21, 1968.

All boundary, control points and lot corners shall be marked by No. 4 re-bar with attached cap stamped with surveyors No. 2372 unless otherwise indicated on attached plat.

Water and sanitation facilities shall be provided by the individual lot owners.

Reception No. _____

STATE OF COLORADO)
COUNTY OF DOUGLAS)

I hereby certify that this instrument was filed in my office at _____
Book _____

J. E. Cor.
Section 34
T. 10 S. R. 66 W.
L. S. # 6/53

