

# KETTLE CREEK ESTATES FILING NO. 2

## A REPLAT OF LOT 1, KETTLE CREEK ESTATES LOCATED IN SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO

**KNOW ALL MEN BY THESE PRESENTS** that J + M, INVESTMENTS, LLC, is the owner's of the following described land:

**TO WIT**

LOT 1, KETTLE CREEK ESTATES, AS RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS UNDER RECEPTION NO. 223715184.

CONTAINING 5.13 ACRES MORE OR LESS

EL PASO COUNTY  
STATE OF COLORADO

**DEDICATION**

That, J + M INVESTMENTS, LLC, being the owner of the above described land being platted and/or subdivided in El Paso County, Colorado, under the name of KETTLE CREEK ESTATES FILING NO. 2, have laid out, platted and/or subdivided the same as shown on this plat and do hereby dedicate to the public at large the streets, alleys, roads and other public areas as shown hereon and hereby dedicate those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon. The sole right to assign use or vacate is vested with the Board of County Commissioners.

**IN WITNESS WHEREOF**

The said J + M INVESTMENTS, LLC, JAY D STONER, MEMBER.

has subscribed their names this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_

By \_\_\_\_\_  
JAY D STONER - MEMBER

**NOTARY STATEMENT**

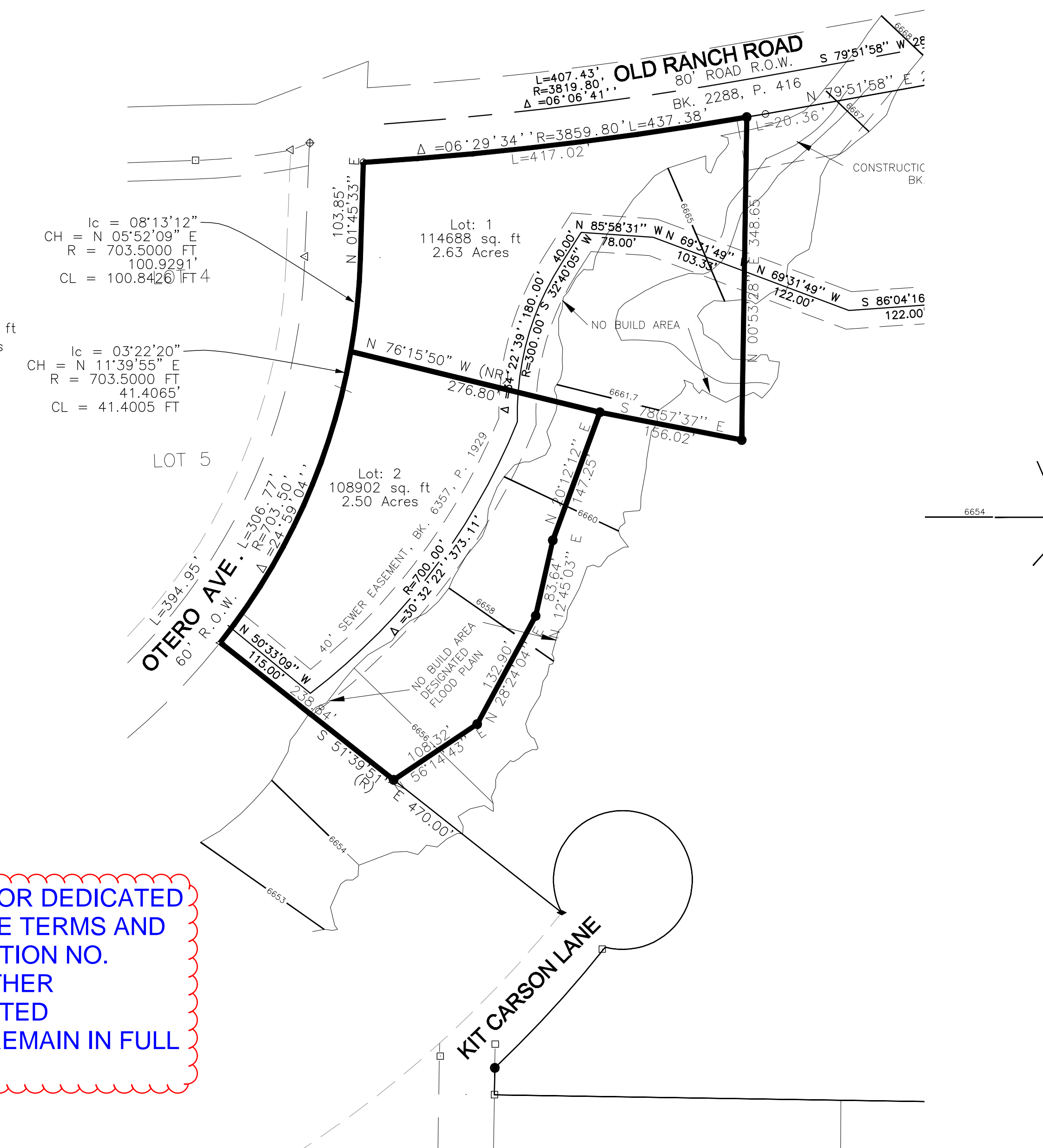
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_, by JAY D STONER.

My commission expires \_\_\_\_\_  
My address is \_\_\_\_\_  
Witness my hand and official seal \_\_\_\_\_

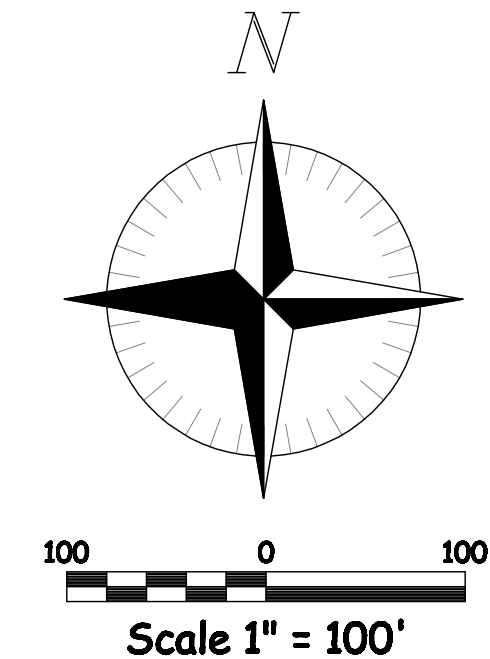
\_\_\_\_\_  
Notary Public

Please include Springs Utilities Easement Clause: ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 224026331 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.

NOTICE  
ACCORDING TO C.R.S. 13-80-105, 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 CERTIFICATE SHOWN HEREON.



- NOTES:**
- 1.) BEARINGS SHOWN ARE BASED UPON THE EAST LINE OF LOTS 7 & 8, SPRING CREST AMENDED FILING, BEING S 00°53'28" W, PER RECORDED PLAT, BETWEEN THE FOUND 1/2" IRON PIPE AND THE FOUND 1" CAP L.S. NO. 37988 AS SHOWN HEREON.
  - 2.) RECORDED AND APPARENT RIGHTS-OF-WAY ARE SHOWN AS PER TITLE COMMITMENTS NO.0E1019782 AND 0E1019789, BY LAND TITLE GUARANTEE COMPANY.
  - 3.) ANY CONSTRUCTION WITHIN THE FEMA FIRM FLOOD HAZARD AREA MUST BE DONE IN ACCORDANCE WITH THE EL PASO COUNTY FLOOD DAMAGE PREVENTION REGULATIONS.
  - 4.) ALL DIMENSIONS SHOWN IN U.S. SURVEY FEET
  - 5.) This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number 08041C0506G, effective date December 7, 2018. No structures or fences are permitted within the designated Floodplain areas.
  - 6.) The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
  - 7.) No driveway shall be established unless an access permit has been granted by El Paso County.
  - 8.) Mailboxes shall be installed in accordance with the El Paso County and United States Postal Service regulations.
  - 9.) The subdividers agree on behalf of their self and any developer of builder, successors and assignees that subdivider and/or their successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documents on all sales documents and in plat notes to ensure a title search would find the fee obligation before sale of property.
  - 10.) All property owners are responsible for maintaining proper storm drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.



- LEGEND:**
- SET 1/2" X 18" REBAR, W/ 1" CAP L.S. NO. 37907
  - ⊗ FOUND #37988 AL. CAP ON #5 REBAR
  - FOUND 1/2" IRON PIPE
  - ◁ FOUND ORANGE #32439 CAP ON #4 REBAR
  - ⊕ FOUND #32439 ZAPPIT ON CONCRETE NAIL
  - ◆ FOUND 1/2" IRON ROD
  - ◇ FOUND #4 REBAR

LIMIT OF 100-YEAR FLOOD PLAN AND FLOOD ELEVATION

**REGISTERED LAND SURVEYOR'S CERTIFICATE**

I, MATTHEW J. KOCH, 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 8-2-2022, 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.

I attest the above on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MATTHEW J. KOCH P.L.S. Date  
Colorado registered PLS # 37907

**ACKNOWLEDGMENT AND ACCEPTANCE OF PLAT**

This plat for KETTLE CREEK ESTATES was approved for filing by the El Paso, 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 No. \_\_\_\_\_

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

**EASEMENT STATEMENT**

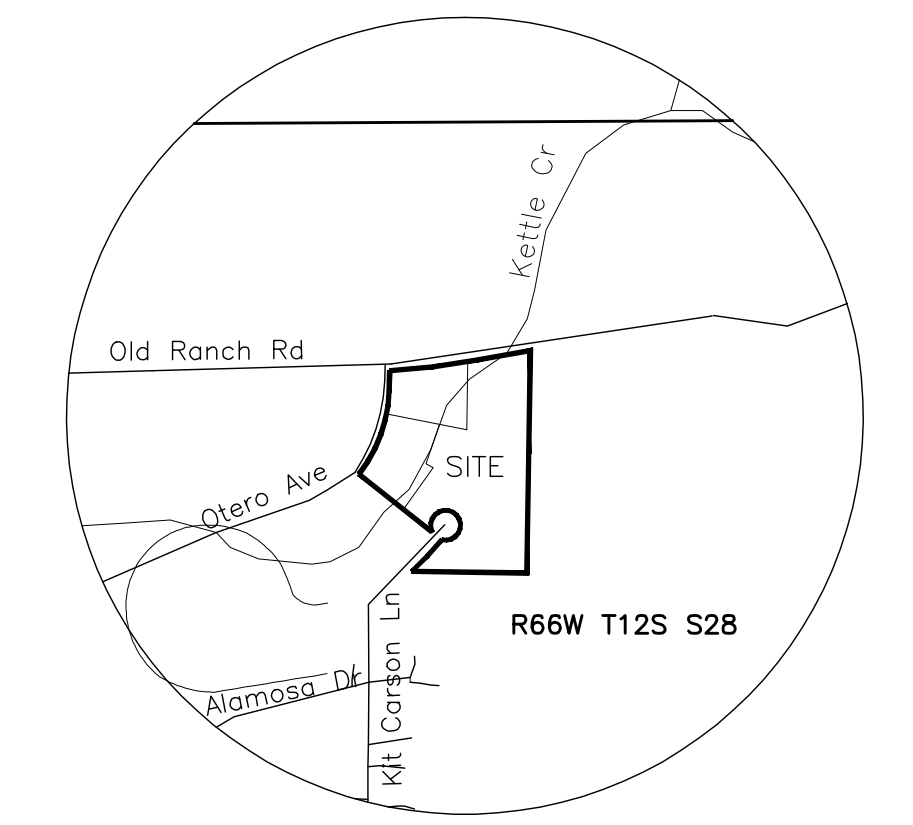
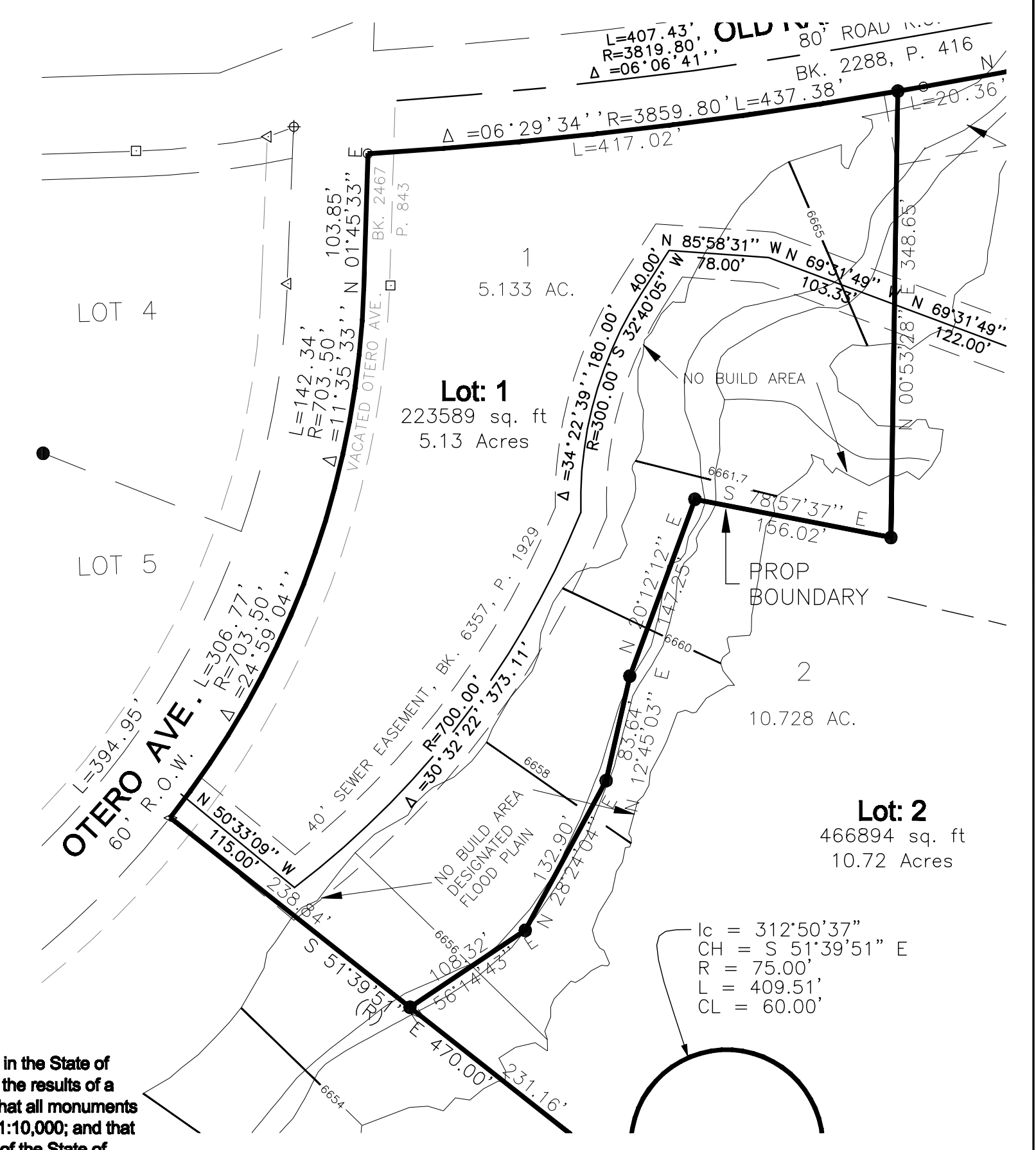
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

**COUNTY CLERK AND RECORDERS STATEMENT**

STATE OF COLORADO)  
COUNTY OF EL PASO)

This plat was filed for record in the office of the County Clerk and Recorder of El Paso County, Colorado, at \_\_\_\_\_ .M., on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D. under reception number \_\_\_\_\_.

\_\_\_\_\_  
EL PASO County Clerk & Recorder



VICINITY MAP  
N.T.S.

PRELIMINARY

**CORNERSTONE  
LAND SURVEYING, L.L.C.**  
1022 PHAY AVE.  
CAÑON CITY, COLORADO 81212  
719-275-8881