

Steve Schleiker

El Paso County, CO

11/01/2024 09:35:41 AM

Doc \$0.00

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Rec \$23.00

Pages



224715438

SUBDIVISION/CONDOMINIUM PLAT

Reception Number

Date

Time

Reception Fee

Number of Pages

File Number

Flying Horse North Filing NO 1B
Name of Plat

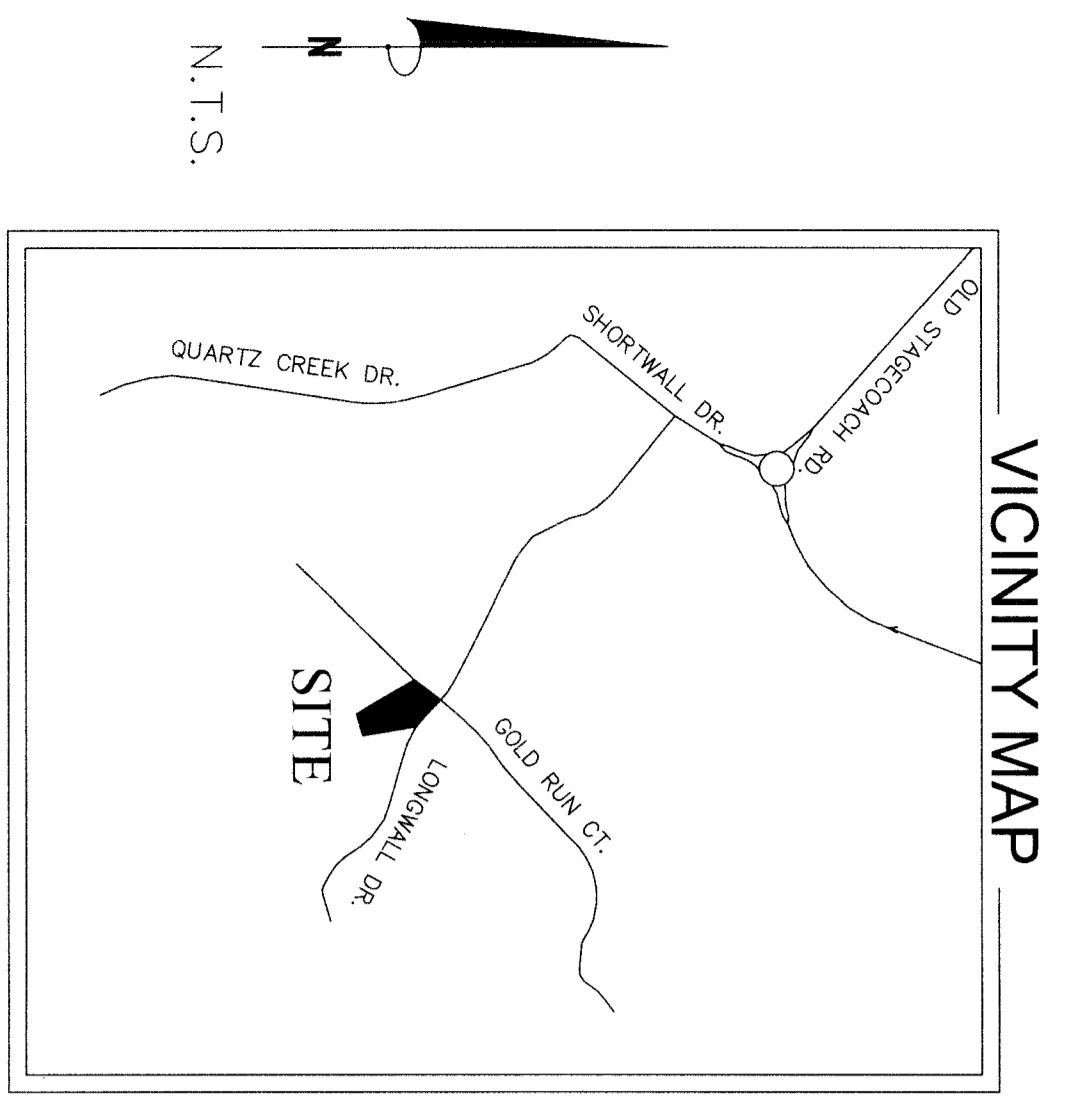
Jason and Megan Cain
Owner's Name

Subdivision



Condominium





NOTES:

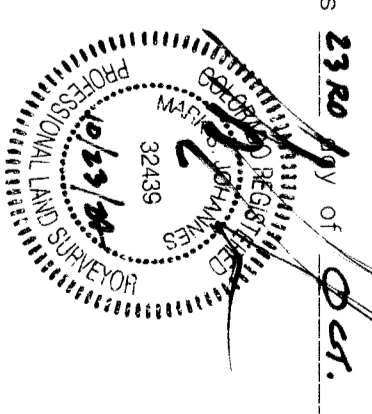
- 1) This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Colorado title opinion from the Company, Inc., File No. 455-110944333-071-74L with an effective date of May 11, 2021.
- 2) Basis of bearings is the east line of the property, monumented as shown and assumed to bear South 6 degrees 45 minutes 00 seconds East, 321.84 feet.
- 3) Individual wells are the responsibility of each property owner. Permits for the 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.
- 4) Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department must approve each system and in some cases the Department may require an engineer designed system prior to permit approval.
- 5) Easements are as shown herein, with the sole responsibility for the surface maintenance of easements being vested with the individual property owner.
- 6) All structural foundations shall be designed by a professional engineer, currently licensed in the State of Colorado. Soils report by Entech dated February 22, 2016.
- 7) The following reports have been submitted and are on file at the County Planning and Community Development Department: Soils and Geological Study, Water Availability Study, Drainage Report, Erosion Control Report, Traffic Study Impact.
- 8) Water in the Denver Basin aquifers is allocated 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. Applicants and oil future owners in the subdivision should be aware that the economic life of a water supply 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.
- 9) 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. A wildfire mitigation report was prepared for this site and is on file with the Planning and Community Development Department.
- 10) This plat is regulated by a P.U.D. Development Plan as recorded under Reception No. 217032585.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

This plat for FLYING HORSE NORTH FILING No. 1B was approved for filing by the El Paso County Planning and Community Development Department Director effective on 2024 day of October, 2024, subject to any notes or conditions specified herein:
Margaret N. Lemmon
 Planning and Community Development Director
 Date: 10/26/24

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 herein, by me or under my direct supervision and that all monuments shown on this plat have been properly established in accordance with the laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code, to the best of my knowledge, information and belief.
 This certification is neither a warranty nor a guarantee, either expressed or implied.
 I attest the above on this 23RD day of Oct., 2024.



Mark S. Johannes
 Colorado Professional Land Surveyor No. 52439
 For and on behalf of Compass Surveying and Mapping, LLC

CLERK AND RECORDER:

STATE OF COLORADO }
 COUNTY OF EL PASO }
 I hereby certify that this instrument was filed in my office on this 25TH day of November, 2024, A.D., and was recorded at Reception Number 24715438 of the records of El Paso County, Colorado.
Kathleen Connolly
 El Paso County Clerk and Recorder

OWNERS CERTIFICATION:
 The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, do hereby certify and platted said lands into a lot and easements as shown hereon under the name and subdivision of **FLYING HORSE NORTH FILING No. 1B**. 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 at said owner's 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 authorized by the owners herein, and the easements so dedicated are hereby granted and the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

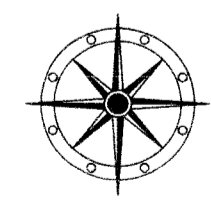
KNOW ALL MEN BY THESE PRESENTS:
 That Jason and Megan Cain, being the sole owners of the following described tract of land to wit:
 Lot 60, Flying Horse North Filing No. 1, El Paso County, Colorado.

Jason Cain Date 10-25-24 *Megan Cain* Date 10/25/24

STATE OF COLORADO }
 COUNTY OF EL PASO } SS
 I, *John Forwander*, Notary Public, State of Colorado, Notary ID 20194224096, do hereby certify that Jason Cain and Megan Cain acknowledged before me this 25TH day of October, 2024 by

Jason Cain and Megan Cain
 My commission expires June 25th, 2027
 Witness my hand and official seal *John Forwander*
 Notary Public

FEES:
 Bridge Fee: *WA*
 El Paso County School Fee: *WA*
 Regional Park Fee: *WA*
 Drainage Basin Fee: *WA*



POD FILE NO. VR247
 COMPASS SURVEYING & MAPPING, LLC
 3253 WEST CAREFREE CIRCLE
 COLORADO SPRINGS, CO 80917
 719-354-4120
 WWW.CSMLLC.COM

REVISIONS:		
1	10/21/24	County comments

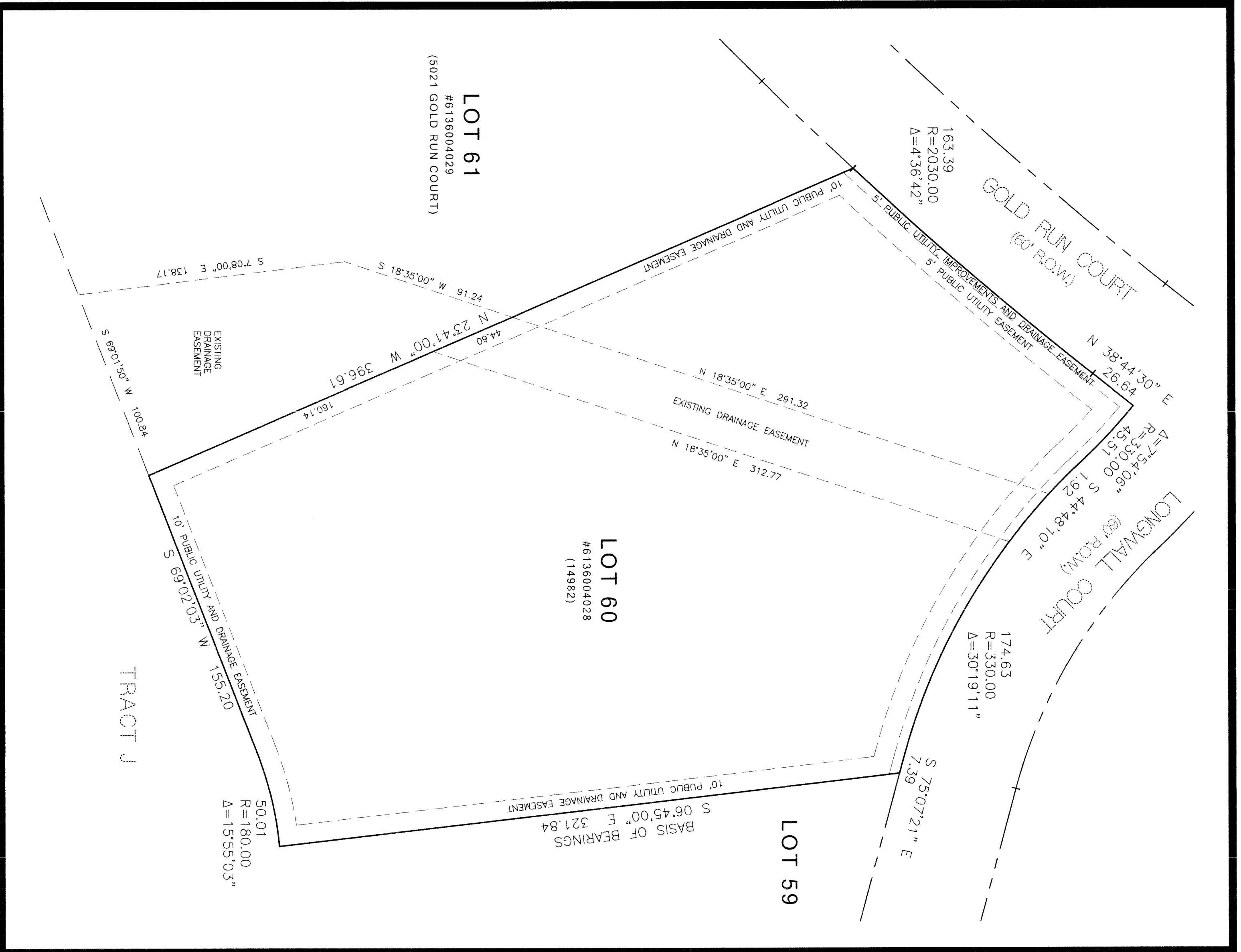
PROJECT NO. 24157
 AUGUST 5, 2024
 SHEET 1 OF 2

FLYING HORSE NORTH FILING No. 1B

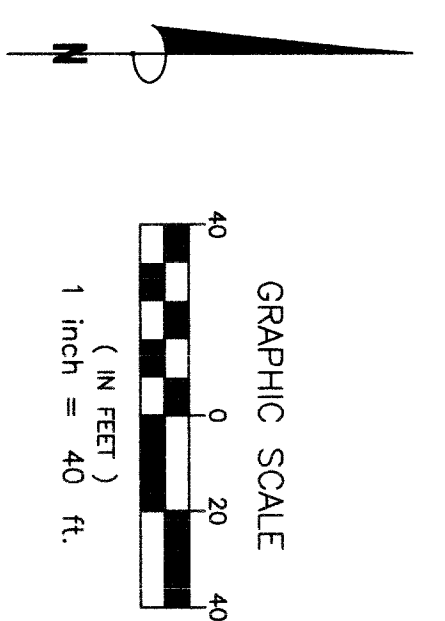
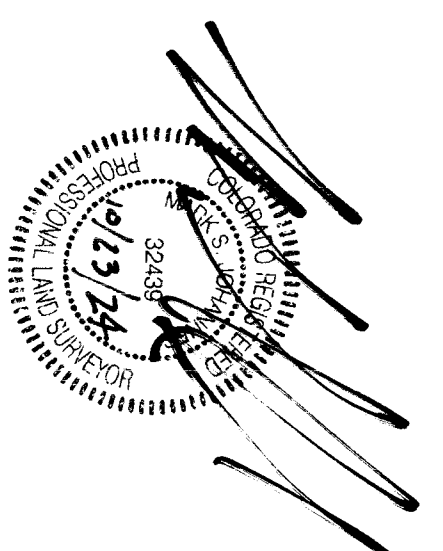
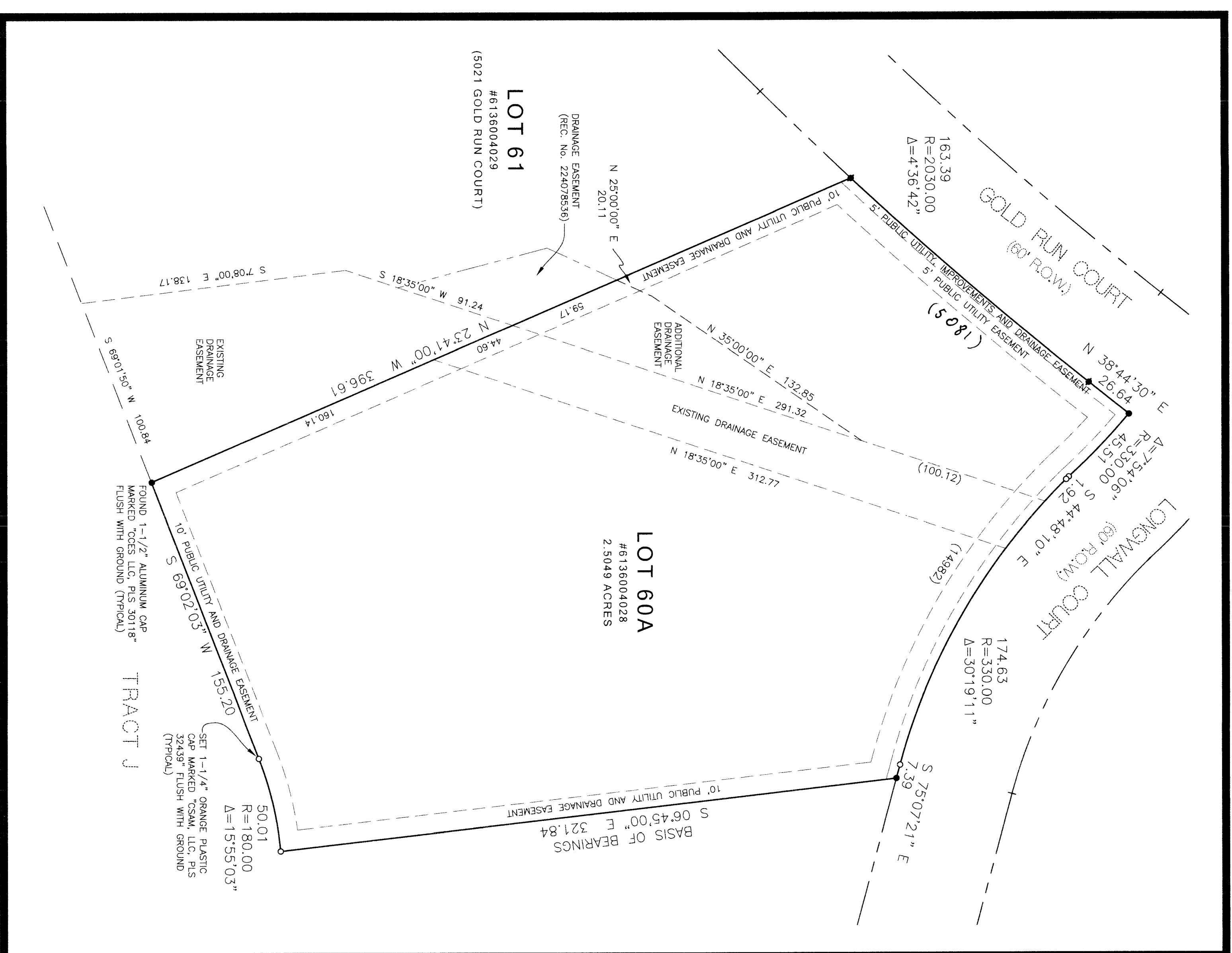
AN ADMINISTRATIVE REPLAT OF LOT 60, FLYING HORSE NORTH FILING No. 1
 LOCATED IN THE WEST HALF OF SECTION 36,
 TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

15438

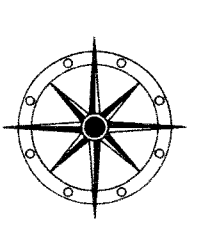
AS PLATTED: #14238



AS REPLATTED



REVISIONS:	DATE	BY	COMMENTS
1	10/21/24	County	comments



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PROJECT NO. 24157
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 SHEET 2 OF 2