

**spencer@barronland.com**

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**From:** TANJA & BARRY CURTIS <curtis3197@msn.com>  
**Sent:** Friday, August 7, 2020 11:41 AM  
**To:** spencer@barronland.com  
**Subject:** Fw: Curtis Sub  
**Attachments:** Curtis sub fil. no. 1.pdf

Is this the final enumeration that you need?

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**From:** Brent Johnson <brent@pprbd.org>  
**Sent:** Friday, August 7, 2020 11:15 AM  
**To:** TANJA & BARRY CURTIS <curtis3197@msn.com>; Keith Curtis <keith@pprbd.org>  
**Cc:** Nina Ruiz <ninaruiz@elpasoco.com>; Amy Vanderbeek <amy@pprbd.org>  
**Subject:** RE: Curtis Sub

Good morning,

Attached is a stamped copy of the plat for Curtis Sub. Fil. No. 1. According to Amy's notes, a \$10 Enumerations fee is due for this plat. I can take a credit card over the phone (there is a \$3.50 fee for this) or you can mail a check. Please let me know which way you want to go. Thanks.

**Brent Johnson**  
Enumerations Plans Examiner  
Pikes Peak Regional Building Department  
O: 719-327-2888 E: [brent@pprbd.org](mailto:brent@pprbd.org) W: [pprbd.org](http://pprbd.org)



Chuck Broerman  
09/10/2020 10:29:44 AM  
Doc \$0.00 4  
Rec \$28.00 Pages

El Paso County, CO



220140275

**From:** TANJA & BARRY CURTIS <curtis3197@msn.com>  
**Sent:** Friday, August 7, 2020 6:40 AM  
**To:** Brent Johnson <brent@pprbd.org>; Keith Curtis <keith@pprbd.org>  
**Cc:** Nina Ruiz <ninaruiz@elpasoco.com>  
**Subject:** Fwd: Curtis Sub

Brent and Keith

Amy is out of the office see below. Would either one of you be able to approve this so we can get enumerations approval and the Mylar finished for recording next week? Thanks so much Tanja Curtis

Thank you for your message. I will be out of the office August 7, 2020, returning Monday.

Please contact

Brent [327-2888](tel:327-2888)/[Brent@pprbd.org](mailto:Brent@pprbd.org) for Enumerations questions

Keith [327-2898/Keith@pprbd.org](mailto:327-2898/Keith@pprbd.org) for Floodplain questions

Begin forwarded message:

**From:** "[spencer@barronland.com](mailto:spencer@barronland.com)" <[spencer@barronland.com](mailto:spencer@barronland.com)>  
**Date:** August 5, 2020 at 14:33:53 MDT  
**To:** "[curtis3197@msn.com](mailto:curtis3197@msn.com)" <[curtis3197@msn.com](mailto:curtis3197@msn.com)>  
**Subject:** Curtis Sub

Please see attached.

Please feel free to contact me with any comments or questions.

Thank you,

## Spencer Barron

Professional Land Surveyor  
2790 N. Academy Blvd., Suite 311  
Colorado Springs, CO 80917  
P: 719.360.6827  
F: 719.466.6527  
[www.BARRONLAND.com](http://www.BARRONLAND.com)

**CAUTION:** - This is an external email. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe.

**FINAL PLAT**  
**CURTIS SUBDIVISION FILING NO. 1**  
 A PORTION OF THE SOUTHWEST QUARTER OF  
 SECTION 21, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE  
 COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

A tract of land being a portion of the Southwest Quarter of Section 21, Township 11 South, Range 66 West of the 6th E.P., Colorado, is being subdivided into lots, blocks, and other divisions as shown on the attached plat. The plat is subject to the provisions of the Subdivision Map Act, Chapter 38, Article 10, of the Constitution of the State of Colorado, and the provisions of the Subdivision Map Act, Chapter 38, Article 10, of the Constitution of the State of Colorado, and the provisions of the Subdivision Map Act, Chapter 38, Article 10, of the Constitution of the State of Colorado.

**DEDICATION**

The undersigned, being the owner and mortgagee in the land described herein, have had the plat described and placed on file in the office of the County Clerk and County Engineer of El Paso County, Colorado, and the same is hereby dedicated to the County of El Paso, State of Colorado, for the use and benefit of the public.

**OWNERS CERTIFICATE**

The undersigned, being the owner and mortgagee in the land described herein, have had the plat described and placed on file in the office of the County Clerk and County Engineer of El Paso County, Colorado, and the same is hereby dedicated to the County of El Paso, State of Colorado, for the use and benefit of the public.

By: Barry Royce Curtis

Title: Co-Trustee

By: Tony Theresa Curtis

Title: Co-Trustee

Witness my hand and official seal

My commission expires \_\_\_\_\_

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RECORDING:  
 STATE OF COLORADO,  
 COUNTY OF EL PASO, \$5

I hereby certify that this instrument was filed for record in my office on \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., and is duly recorded under

Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado

PURCHASE: \_\_\_\_\_

BY: \_\_\_\_\_ Deputy

CHUCK BUCKERMAN, RECORDER

By: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

**SURVEYOR'S NOTES**

1. NOTES: No error in calculation, the only small discrepancy was noted in the survey, which was corrected in this report. The survey was conducted on the 18th day of March, 2018, and the plat is subject to the provisions of the Subdivision Map Act, Chapter 38, Article 10, of the Constitution of the State of Colorado, and the provisions of the Subdivision Map Act, Chapter 38, Article 10, of the Constitution of the State of Colorado.
2. Any person who knowingly records, signs or delivers any public land survey monument or land boundary monument or accessory monument to a plat or map, or who knowingly assists in the recording of such a monument, shall be guilty of a class 2 misdemeanor.
3. The steel units used in this survey are U.S. Survey Feet.
4. The survey was performed in the field on April 27, 2018.
5. The overall subject parcel contains a calculated area of 1,819,533 square feet (20.111 acres) of land, more or less.
6. The survey was performed in the field on April 27, 2018.
7. The survey was performed in the field on April 27, 2018.
8. As a property owner is 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 of water shall be removed, replaced, or otherwise maintained to ensure proper drainage.
9. Unless otherwise indicated, all side, back, and rear lot lines are 10 foot wide, utility and drainage easements unless otherwise indicated. An exterior drainage easement or driveway easement is 20 foot wide utility and drainage easement. The water responsibility for maintenance of these easements shall be determined by the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service.
10. Overhead power lines, water lines, sewer lines, irrigation, water lines, and other utility easements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service, are shown on the plat and shall be maintained by the individual lot owners.
11. The survey was performed in the field on April 27, 2018.
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DATE	FILED	RECORDS	BY
10/24/18	10:15 AM	RECORDS	CHUCK BUCKERMAN
10/24/18	10:15 AM	RECORDS	CHUCK BUCKERMAN
10/24/18	10:15 AM	RECORDS	CHUCK BUCKERMAN
10/24/18	10:15 AM	RECORDS	CHUCK BUCKERMAN

MS 195

**BARRON LAND**

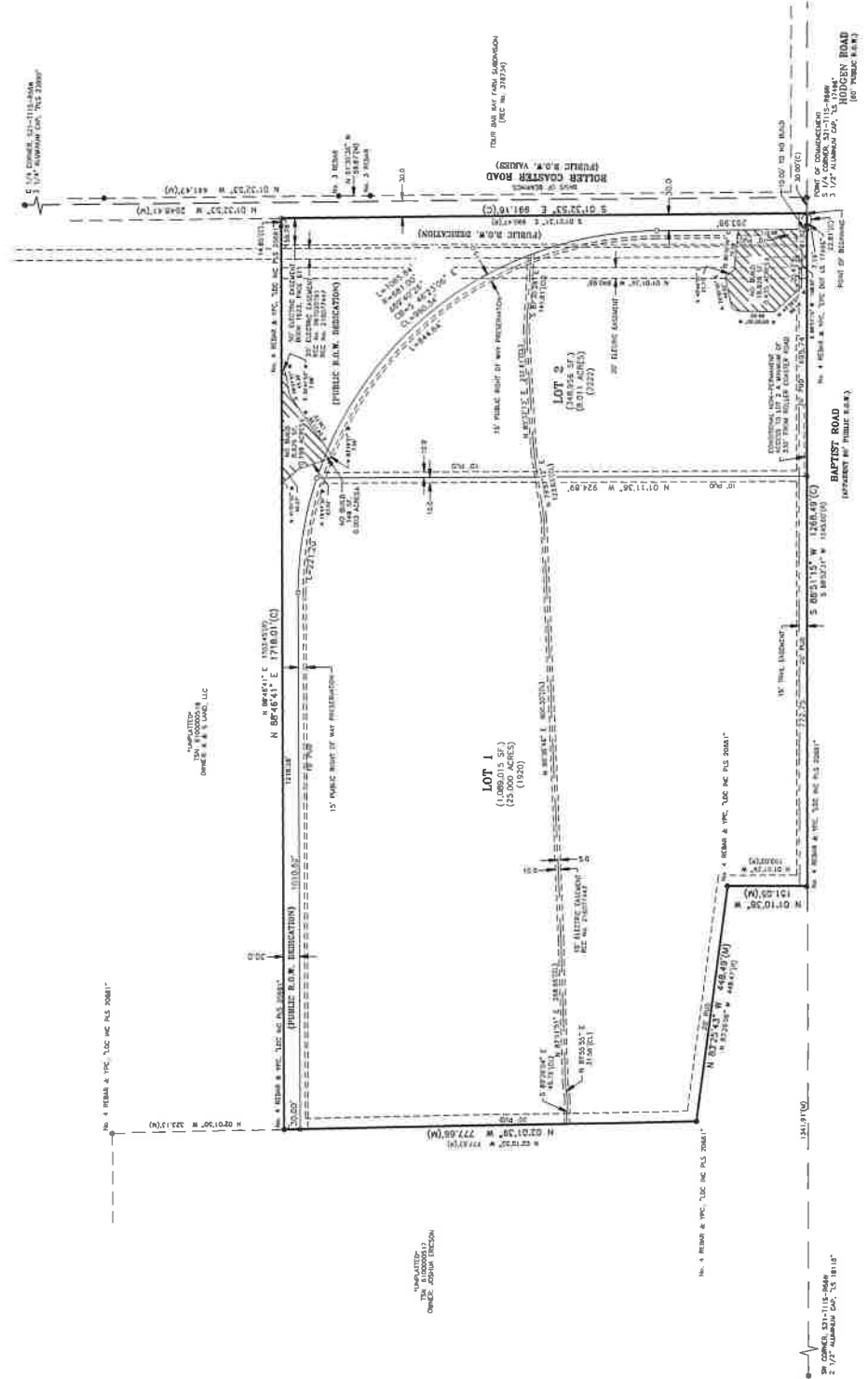
2700 N. Highway 40, Suite 201  
 Colorado Springs, CO 80907  
 P: 719.584.4343  
 F: 719.584.4343  
 WWW.BARRONLAND.COM

SHEET 1 OF 2

**FINAL PLAT**  
**CURTIS SUBDIVISION FILING NO. 1**  
 A PORTION OF THE SOUTHWEST QUARTER OF  
 SECTION 21, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
 COUNTY OF EL PASO, STATE OF COLORADO



- LEGEND**
- LOT AS SHOWN / OWNER
  - BASIC OR STANDARD PLAT
  - FOUND MONUMENT AS NOTED
  - FOUND SECTION MONUMENT AS NOTED
  - (P) RECORDED EASEMENTS
  - (R) RECORD SURVEYS
  - (D) DECEASED SURVEYS
  - ROW: RIGHT OF WAY
  - PUB: PUBLIC UTILITY AND DRAINAGE DITCH/QUIP
  - CL: CENTERLINE
  - (3227) ADDRESS



OWNER: J. M. LLOYD, LLC  
 2 1/2% ALUMINUM LOTS, 15' 11\"/>

Released for Permit  
 HORIZONTAL CONTROL  
 ENFORCEMENT

MS 195

DATE	BY	REVISIONS
02/15/2013	J.M. LLOYD	1. Original Survey and Plat Filed with the County Clerk, El Paso County, Colorado
02/15/2013	J.M. LLOYD	2. Revised Survey and Plat Filed with the County Clerk, El Paso County, Colorado
02/15/2013	J.M. LLOYD	3. Final Plat

**BARRON LAND**  
 COUNTY RECORDS DIVISION  
 10000 North 10th Street, Suite 200  
 Denver, Colorado 80231  
 Phone: (303) 733-1100  
 Fax: (303) 733-1101  
 www.barronland.com