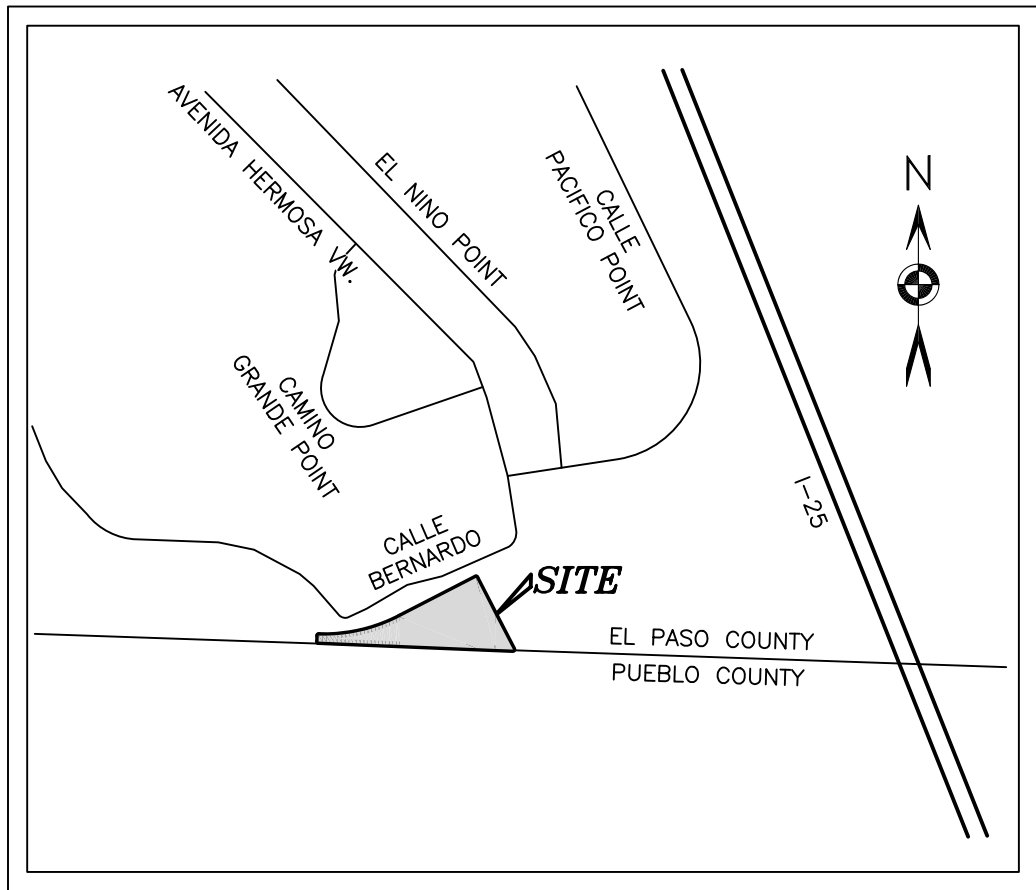


FINAL PLAT  
VILLA CASITAS FILING No. 4  
A REPLAT OF LOT 14 AND A PORTION OF CALLE BERNARDO RIGHT-OF-WAY, VILLA CASITAS FILING No. 1,  
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP  
(NOT TO SCALE)

KNOW ALL BY THESE PRESENTS:

That Jesus Barron, being the owner of the following described tract of land to wit:

Lot 14, Villa Casitas Filing No. 1, County of El Paso, State of Colorado;

AND

That the County of El Paso, State of Colorado, being the owner of the following described tract of land to wit:

That portion of the Calle Bernardo right-of-way lying adjacent to the Northerly line of Lot 14, Villa Casitas Filing No. 1, as recorded under Plat Book R-2 at Page 63, records of El Paso County, lying within the Southwest Quarter of Section 35, Township 17 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

BASIS OF BEARINGS: Bearings are based upon the South line of Lot 14, Villa Casitas Filing No. 1, monumented at the East end with a #5 rebar and orange plastic cap stamped "PLS 38141", and on the West end with a #4 rebar and is assumed to bear N 87°37'25" W, a field measured distance of 1,251.81 feet.

COMMENCING at the Northwest corner of said Lot 14; thence along the Northerly line of said Lot 14, 373.80 feet along the arc of a 1070.00 foot radius curve to the left, having a central angle of 20°00'59" and a chord that bears N 81°41'43" E, 371.91 feet to the POINT OF BEGINNING; thence N 58°35'26" E, a distance of 25.26 feet; thence S 31°24'34" E, a distance of 5.56 feet to a point on the Northerly line of said Lot 14; thence along the Northerly line of said Lot 14, 25.86 feet along the arc of a 1070.00 foot radius curve to the right, having a central angle of 01°23'05" and a chord that bears S 70°59'41" W, 25.86 feet to the POINT OF BEGINNING.

Containing a calculated area of 72 square feet of land, more or less.

DEDICATION

The above owners have caused said parcel of land to be platted into a lot as shown hereon. The undersigned does hereby grant and convey to the County of El Paso all right-of-way dedications and easements for public use. The tract of land herein platted shall be known as VILLA CASITAS FILING No. 4 in the County of El Paso, State of Colorado.

OWNERS CERTIFICATE

The undersigned, being all the owners, mortgagees, beneficiaries of the deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into a lot as shown hereon under the name and subdivision of VILLA CASITAS FILING No. 4.

By: \_\_\_\_\_  
Jesus Barron Date

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

The above and aforementioned instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

By: Jesus Barron, Owner

Witness my hand and seal:

My Commission expires \_\_\_\_\_

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

By: \_\_\_\_\_  
COUNTY OF EL PASO OFFICIAL Date

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

The above and aforementioned instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

By:

Witness my hand and seal:

My Commission expires \_\_\_\_\_

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

EASEMENT STATEMENT:

All easements are as shown hereon per the plat of Villa Casitas Filing No. 1, recorded under Book R-2, Page 63 of the records of El Paso County. The sole responsibility for maintenance of these easements is hereby vested with the property owner.

FLOOD PLAIN CERTIFICATION:

The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C1170G, effective date December 7, 2018, indicates this parcel of land to be located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

SURVEYOR'S NOTES

- 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 the certification shown hereon.
- The approval of this Replat vacates all prior plats for the area described by this plat.
- The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
- This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. A current title commitment was not provided at the time of survey and the client did not request rights-of-way or easements to be shown as part of this survey.
- This survey was performed in the field on August 7, 2020.
- The overall subject parcel contains a calculated area of 252,581 square feet (5.798 acres) of land, more or less.
- BASIS OF BEARINGS: Bearings are based upon the South line of Lot 14, Villa Casitas Filing No. 1, monumented at the East end with a #5 rebar and orange plastic cap stamped "PLS 38141", and on the West end with a #4 rebar and is assumed to bear N 87°37'25" W, a field measured distance of 1,251.81 feet.
- Found monuments shown hereon are flush with grade, unless noted otherwise.
- For boundary determination of subject parcel, refer to Land Survey Plat as recorded under Reception No. 222900018.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- Lot 14, Villa Casitas Filing No. 1 is currently zoned RR-5 (Residential Rural).
- All property owners are responsible for maintaining proper storm water drainage in and through their Property. Any 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 runoff shall not be placed in drainage easements.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

SURVEYOR'S CERTIFICATE:

I Spencer J. Barron, 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 August 7, 2020, by me or under my direct supervision and that the monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in compliance with the applicable 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 the surveyor's knowledge, opinion, and belief.

This certification is neither a warranty nor guarantee, either expressed or implied.

\_\_\_\_\_  
Spencer J. Barron  
Colorado Professional Land Surveyor No. 38141  
For and on behalf of Barron Land, LLC

COUNTY APPROVAL

This plat for VILLA CASITAS FILING No. 4 was approved for filing by the El Paso County, Colorado Planning

and Community Development Department this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

This plat for VILLA CASITAS FILING No. 4 was approved for filing by the El Paso County, Colorado Board of

County Commissioners on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public are accepted, but public improvements thereon will not become the 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.

Villa Casitas Filing No. 1 in entirety is vacated and amended for the areas described by this replat 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 #803466.

\_\_\_\_\_  
Chair, Board of County Commissioners Date

RECORDING

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record at my office at \_\_\_\_ O'clock \_\_M., this day of \_\_\_\_\_, 2023 A.D., and is duly recorded under Reception Number \_\_\_\_\_ of the records of El Paso County, Colorado.

Fee: \_\_\_\_\_

Surcharge: \_\_\_\_\_

Chuck Broerman, Recorder

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

OWNERS OF RECORD:

Jesus Barron  
10015 Calle Bernardo Point  
Fountain CO 80817  
720-688-1659  
  
County of El Paso, State of Colorado  
1675 W. Garden of the Gods Road  
Suite 2201  
719-520-6202

DATE: 12/22/2022		REVISIONS	
No.	Remarks	Date	By

FEES:

School Fee: \_\_\_\_\_  
Bridge Fee: \_\_\_\_\_  
Park Fee: \_\_\_\_\_  
Drainage Fee: \_\_\_\_\_

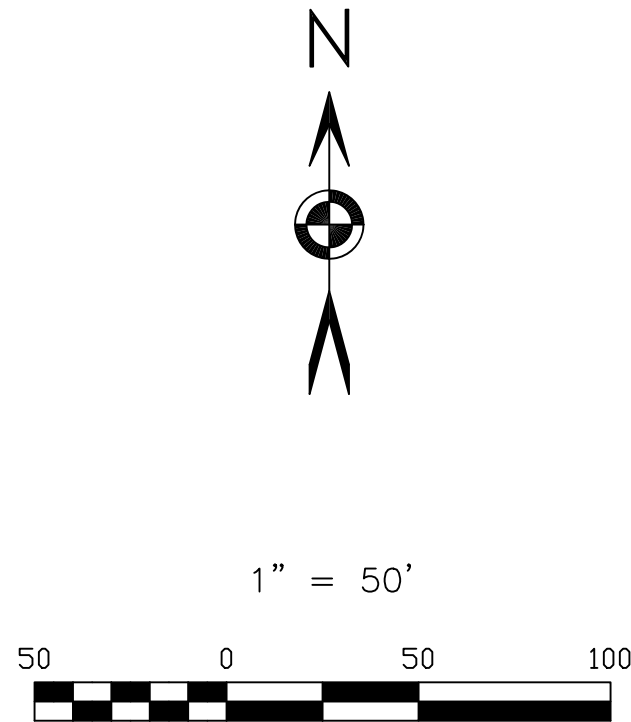
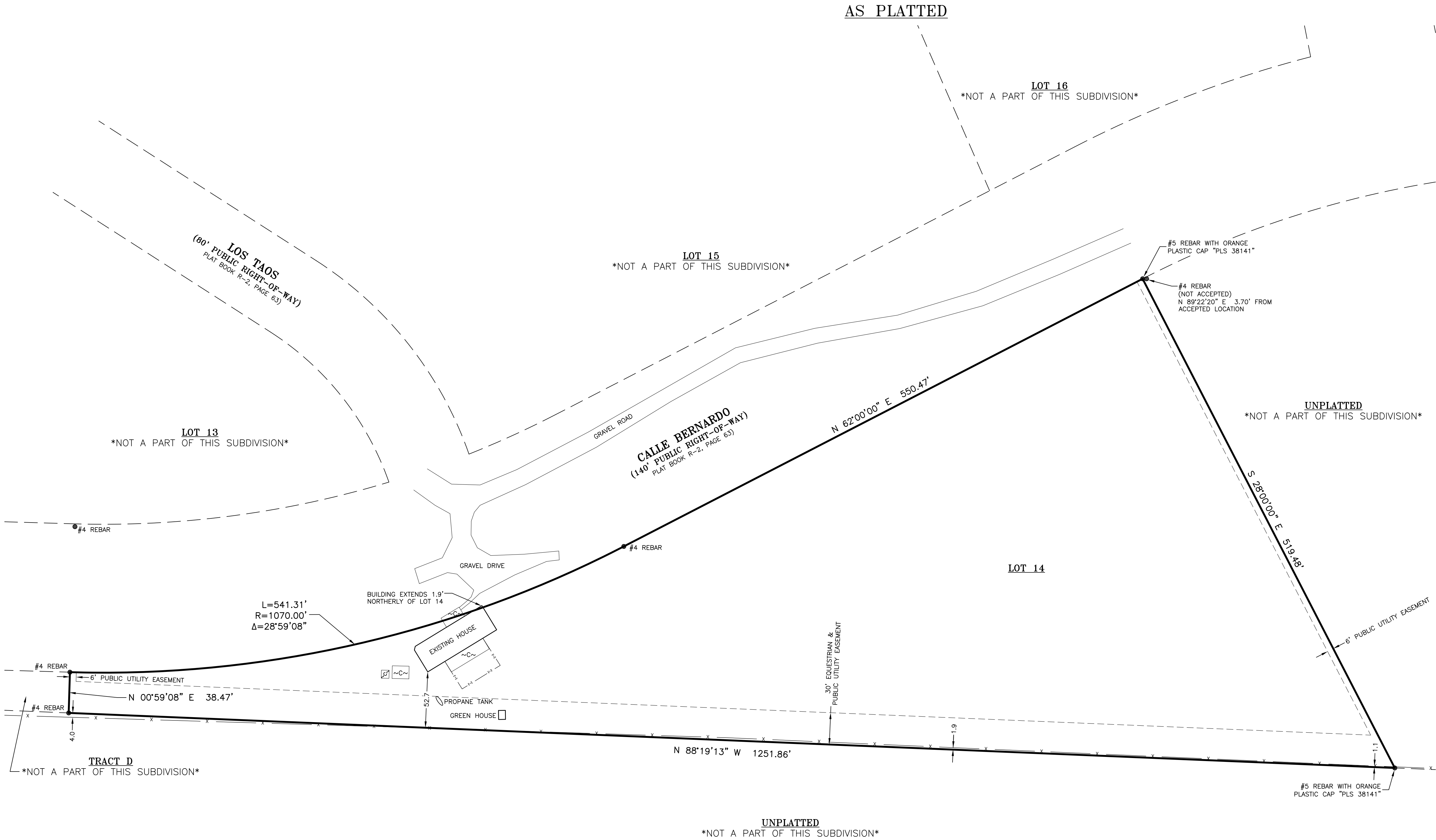
PCD FILE No. BOA-21-009

**BARRON & LAND**

BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION  
2790 N. Academy Blvd., Suite 311 P: 719.360.6827  
Colorado Springs, CO 80917 F: 719.466.6527  
www.BARRONLAND.com

PROJECT No.: 20-041 SHEET 1 OF 3

FINAL PLAT  
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- LEGEND**
- FOUND MONUMENT AS NOTED
  - SET No. 5 REBAR AND ORANGE PLASTIC CAP OR NAIL & BRASS TAG STAMPED "PLS 38141"
  - (M) FIELD-MEASURED DIMENSIONS
  - (R) RECORD DIMENSIONS
  - (C) CALCULATED DIMENSIONS
  - ~C~ CONCRETE SURFACE
  - X X X BARBED WIRE FENCE
  - WOOD FENCE
  - BOUNDARY LINE
  - - - ADJACENT PARCEL LINE
  - - - EASEMENT LINE

PCD FILE No. BOA-21-009

DATE: 12/22/2022		REVISIONS	
No.	Remarks	Date	By

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PROJECT No.: 20-041 SHEET 2 OF 3

FINAL PLAT  
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