

APACHE WOODS FILING NO. 3 APACHE WOODS FILING NO. 2, APACHE WOODS & AN AMENDED PLAT OF LOTS 6, AND 7, BLOCK 2, APACHE WOODS LOT 10A, APACHE WOODS FILING NO. 2

A portion of the Northeast One-quarter (NE1/4) of the Southeast One-quarter (SE1/4) of Section 6, Township 12 South (T12S), Range 65 West (R65W) of the 6TH P.M. County of El Paso, State of Colorado

County of El Paso, State of Colorado

KNOW ALL MEN BY THESE PRESENTS:

That Douglas J. Brunnel, Jennifer N. Brunnel and Robert C. Schmidt II, being the owners of the described tracts of land, do hereby:

LAND DESCRIPTION:

A tract of land located in a portion of the Northeast One-quarter (NE1/4) of the Southeast One-quarter (SE1/4) of Section 6, Township 12 South (T12S), Range 65 West (R65W) of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

A part of Lots 6 and 7, Block 2, Apache Woods as recorded under Reception No. 120740 and Lot 10A, Apache Woods Filing No. 2 as recorded under Reception No. 215715633, all in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado.

Said Tract contains 8.126 acres (353,977 sq. ft.) more or less.

OWNERS CERTIFICATE:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots and easements as shown herein under the name and subdivision of APACHE WOODS FILING NO. 2. 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 maintained and repaired by the owner of the lots benefited therefrom. The utility easements shown hereon are provided 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 dedicated for public maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby provided for public maintenance by the applicant and the applicant hereby grants and conveys to the public utility companies the services for which the easements are established and hereby grants the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Douglas J. Brunnel (Owner Lots 6 & 10A) _____ Jennifer N. Brunnel (Owner Lots 6 & 10A)

Robert C. Schmidt II (Owner Lot 7)

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, A.D., by Douglas J. Brunnel, Jennifer N. Brunnel and Robert C. Schmidt II.

Witness my Hand and Seal: _____ Notary Public

My Commission Expires: _____

Address: _____

BASIS OF BEARINGS STATEMENT:

The bearings of this plat are based upon a line between the Southwest corner of Lot 1, Block 1, Apache Woods and the Southwest corner of Lot 9, Block 2, Apache Woods as recorded under Reception No. 120740 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado, and a line between the Northwest corner of Lot 3, Block 1, Apache Woods and the Northwest corner of Lot 9, Block 2, Apache Woods as recorded under Reception No. 120740 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado. The bearings of the lines between the Northwest corner of Lot 3, Block 1, Apache Woods and the Northwest corner of Lot 9, Block 2, Apache Woods as recorded under Reception No. 120740 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado, are hereby verified as being correct with the individual property owners.

EASEMENTS:

Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a ten (10') foot public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a twenty (20') foot public utility and drainage easement. The book and page references for maintenance of these easements is hereby verified with the individual property owners.

APPROVALS:

This plat for APACHE WOODS FILING NO. 3 was approved for filing by the El Paso County, Colorado Planning and Community Development 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 plats recorded in the Office of the El Paso County Clerk and Recorder at Reception No. 120740 and Reception No. 215715633.

Director, Planning and Community Development

RECORDING:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ M., this _____ day of _____, 20____ A.D., and is duly recorded at Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: _____ CHUCK BROGEMAN, Recorder

FEE: _____ By: _____ Deputy

PARK FEES: _____

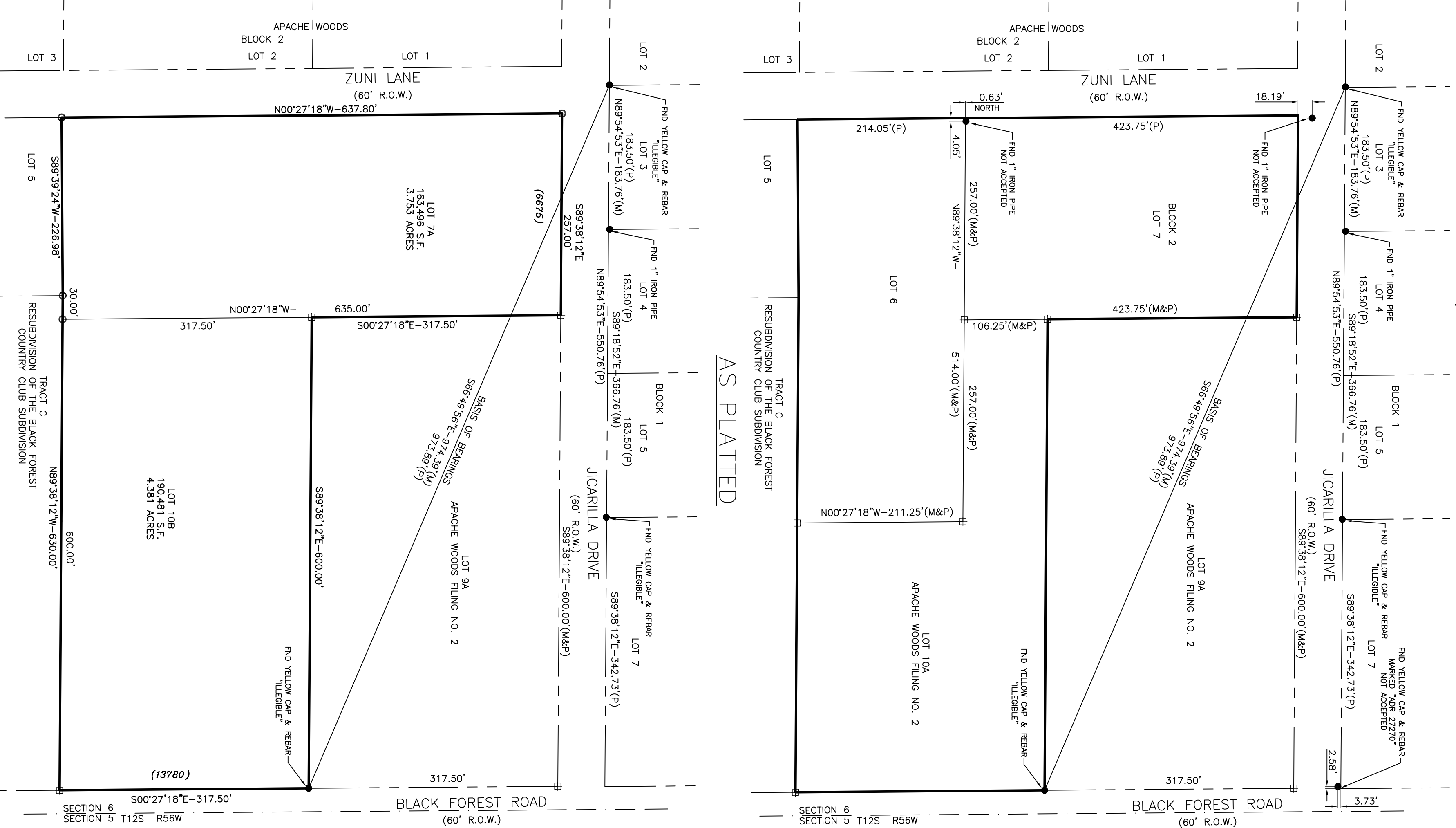
REGIONAL: _____ N/A

NEIGHBORHOOD: _____ N/A

DRAINAGE BASIN: _____ N/A

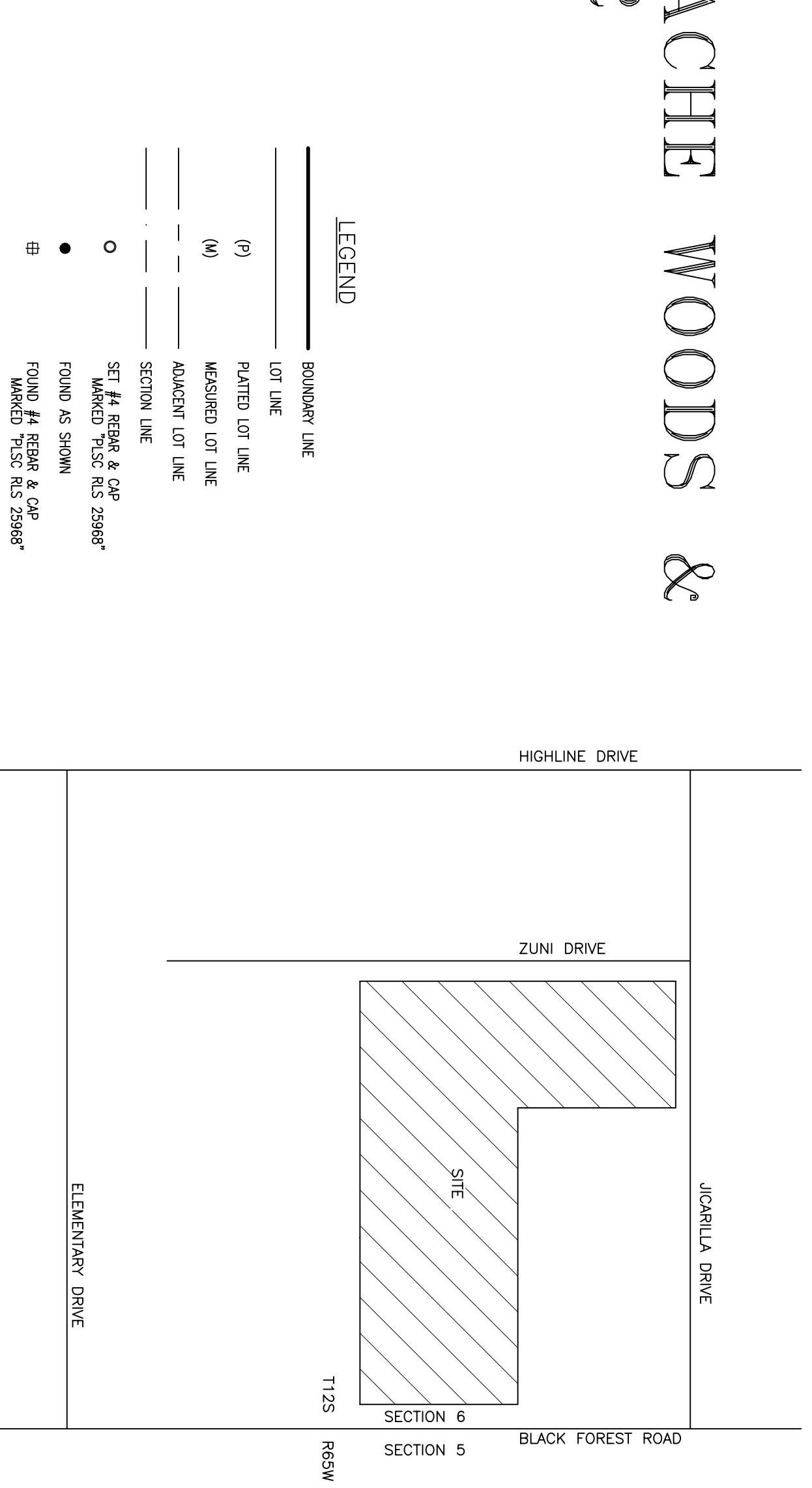
BRIDGE FEE: _____ N/A

PINNACLE LAND SURVEYING COMPANY, INC.
121 COUNTY ROAD 5, DIVIDE, CO 687-7360



AS AMENDED

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM THE DATE OF RECORDATION OF THIS INSTRUMENT. ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



VICINITY MAP

N.T.S.



IN

- NOTES:
- This survey does not constitute a title search by Pinnacle Land Surveying Company to determine ownership of easements of record. For all information regarding easement, rights-of-way and title of record, Pinnacle Land Surveying Company relied upon on a Commitment for Title Insurance, prepared by Old Republic National Title Insurance Company, effective date January 26, 2017, Commitment No. SRS55060567-2.
 - Easements, conditions, covenants, restrictions, reservations and notes on the plat of Apache Woods recorded August 13, 1959 under Reception No. 120740.
 - Restrictive covenants, which do not contain a forfeiture or reverter clause, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as contained in instrument recorded September 16, 1959, in Book 1766 of Page 133.
 - The effect of maintenance covenants, recorded April 21, 1987, in Book 5352 at Page 1037, (affects a portion of parcel A)
 - Terms, conditions and provisions of road maintenance agreement recorded February 20, 1992 in Book 5937 at Page 864.
 - The effect of grant of right of way to Mountain View Electric Association, Inc., recorded December 08, 2008, under Reception No. 208129656 (affects a portion of parcel A)
 - Easements, conditions, covenants, restrictions, reservations and notes on the plat of Apache Woods Filing No. 2 recorded June 22, 2015 under Reception No. 215715633.
 - Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.
 - Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve the system and in conjunction with the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.
 - All property owners are 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 runoff shall not be placed in drainage easements.
 - No driveway shall be established unless an access permit has been granted by El Paso County. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Black Forest Road per Land Development Code Section 63.3.C.2 and 63.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the Black Forest Fire Protection District.
 - All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
 - The addresses (_____) exhibited on this plat are for informational purposes only. They are not the legal descriptions and are subject to change.
 - Developer shall comply with federal and state laws, regulations, ordinances, and permit requirements, and other agency requirements, if any, or 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 regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Priedie's Meadow Jumping Mouse).
 - Mulchboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
 - This property is located in Flood Zone X determined to be outside the 500-year floodplain as determined by the FEMA Flood Insurance Rate Map, Community Map Number 0804100315 F, effective date March 17, 1997.
 - All distances shown hereon are in U.S. Feet.
 - There are 2 lots within this subdivision.

SURVEYOR'S CERTIFICATION:

I, John W. Towner, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat, map, and other data presented herein represents the results of a survey made on the date shown hereon. Any data shown hereon that is not the result of a survey made on the date shown hereon is not to be relied upon. I am duly licensed under the laws of the State of Colorado, and this 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____.

PINNACLE LAND SURVEYING CO., INC.

John W. Towner, Colorado registered P.L.S. No. 25986

Date _____

APACHE WOODS FILING NO. 3
DRAWN BY: JMW
CHECKED BY: JMW
JOB NO.: 16004400
DATE: 8/28/17
SHEET 1 OF 1

POD FILE NO. NR-17-006