

SUBDIVISION/CONDOMINIUM PLAT

Reception Number Date Time

Reception Fee Number of Pages File Number

Cimarron Westridge Filing No. 1A and
Name of Plat

4A

Brenda Sanden

Owner's Name

Subdivision 2 p Condominium

C&R/016 Revised 6/06

Steve Schleiker
08/16/2024 10:48:09 AM
Doc \$0.00 2
Rec \$23.00 Pages

El Paso County, CO



224715385

CIMARRON WESTRIDGE FILING No. 1A AND 4A
 A REPLAT OF LOT 57, CIMARRON WESTRIDGE FILING No. 1 AND LOT 57A, CIMARRON WESTRIDGE FILING No. 4
 LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6,
 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

15385

KNOW ALL MEN BY THESE PRESENTS:

That Brenda Sanders, being the owner of the following described tract of land to wit:
 Lot 57, Cimarron Westridge Filing No. 1, and Lot 57A, Cimarron Westridge Filing No. 4, El
 Paso County, Colorado.

OWNERS CERTIFICATION:

The undersigned, being all the owners, mortgages, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lots as shown hereon under the name and subdivision of **CIMARRON WESTRIDGE FILING No. 1A AND 4A** under the provisions of the laws of the State of Colorado, and have dedicated to public use and said owner does hereby covenant and agree that the public improvements will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by El Paso County, Colorado, the utility easements shown hereon 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 shown hereon. The entities responsible for providing the services for which the easements are established are hereby designated as the utility owners. The easements are established for the purposes of installation, maintenance, and replacement of utility lines and related facilities.

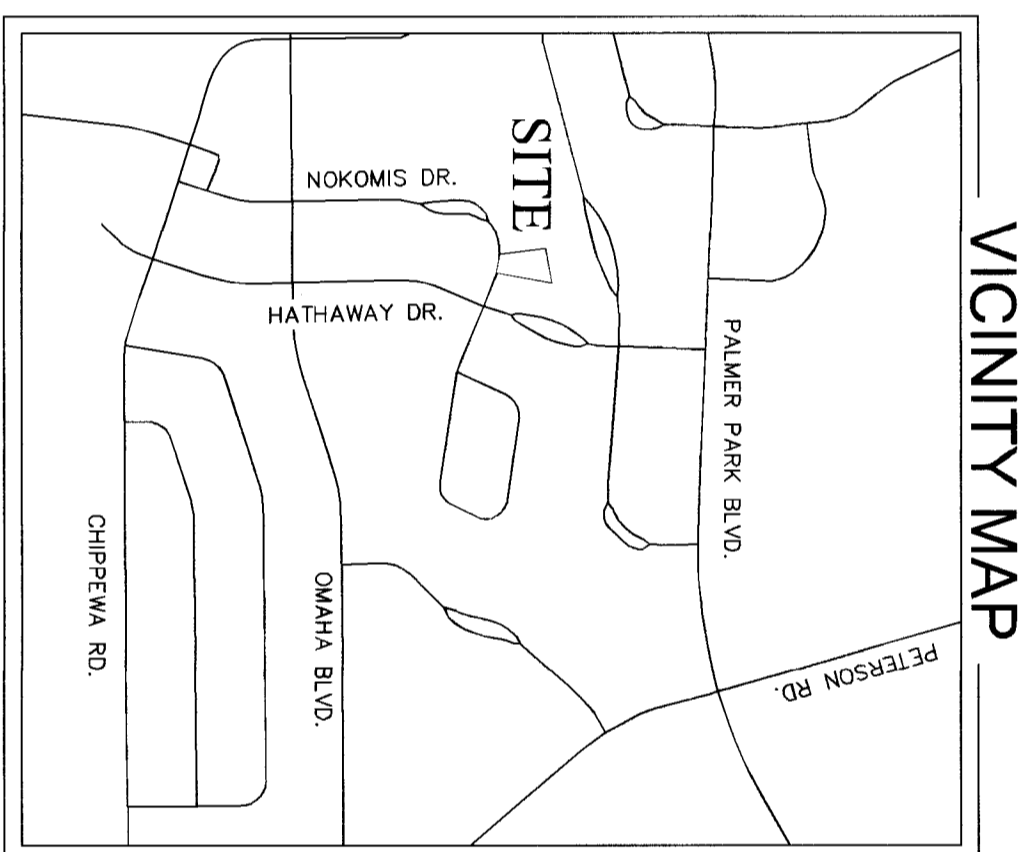
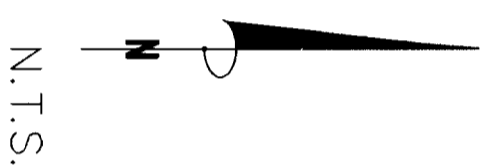
Brenda Sanders
 Brenda Sanders }
 Date 8/17/2024

STATE OF COLORADO } SS
 COUNTY OF EL PASO }
 Acknowledged before me this 7th day of August, 2024 by
 Brenda Sanders

My commission expires January 31, 2027
 Witness my hand and official seal Terina Donnell
 Notary Public



FEES:
 Bridge Fee: 0
 El Paso County School Fee: 0
 Regional Park Fee: 0
 Drainage Basin Fee: 0



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 Commitment for Title Insurance prepared by Land Title Guarantee Company, File No. SR85116627 with an effective date of April 11, 2024 at 5:00 P.M.
- 2) Basis of bearings is the east line of the property, monumented as shown and assumed to bear South 2 degrees 51 minutes 43 seconds West, 150.99 feet.
- 3) Water service is provided by Cherokee Metropolitan District.
- 4) Sanitary Sewer service is provided by Cherokee Metropolitan District.
- 5) Fire protection is provided by the Cimarron Hills Fire Protection District.
- 6) The address exhibited on this plot is for informational purposes only. It is not the legal description and is subject to change.
- 7) Easements are as shown. The sole responsibility for surface maintenance of these easements is hereby vested with the property owner.
- 8) 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 Commitment for Title Insurance prepared by Stewart Title Guaranty Company, File No. 01330-41942 with an effective date of January 06, 2024 at 8:00 A.M.
- 9) 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 be commenced more than ten years from the date of the certification shown hereon.
- 10) FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 58047C0725, effective date December 1, 2018, indicates that this parcel of land is located in Zone X (areas determined to be outside the 0.2% chance annual floodplain).
- 11) (1592) - Denotes property address.

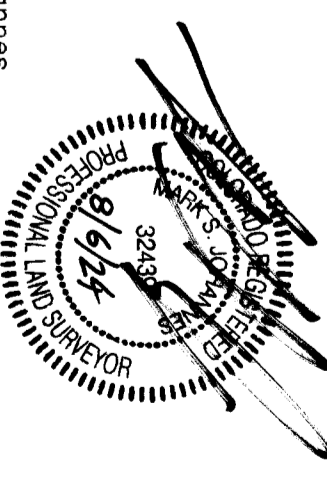
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

This plot for CIMARRON WESTRIDGE FILING No. 1A AND 4A was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the 20th day of August, 2024, subject to any notes or conditions specified hereon:
[Signature] the Director
[Signature] the Planning Director
 8/18/24 Date

SURVEYOR'S CERTIFICATION:

I, Mark S. Johannes, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plot truly and correctly represents the results of a survey made on the date of survey shown hereon, by me or under my direct supervision and that all 0.000+ monuments exist as shown hereon, and monumented in the appropriate base 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 guarantee, either expressed or implied.
 I attest the above on this 8th day of August, 2024.



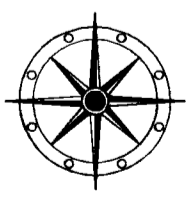
Mark S. Johannes
 Colorado Professional Land Surveyor No. 32439
 For and on behalf of Compass Surveying and Mapping, LLC

CLERK AND RECORDER:

STATE OF COLORADO } SS
 COUNTY OF EL PASO }

I hereby certify that this instrument was filed in my office on this 16th day of August, 2024 A.D., and was recorded at Reception Number 224716385 of the records of El Paso County, Colorado.

El Paso County Clerk and Recorder
 by *Maurely Davis*, Deputy



COMPASS SURVEYING & MAPPING, LLC
 3253 WEST CAREFREE CIRCLE
 COLORADO SPRINGS, CO 80917
 719-3544120
 WWW.CSAMLLC.COM

PCD FILE No.: VR244

REVISIONS:	County comments:
1	8/05/24

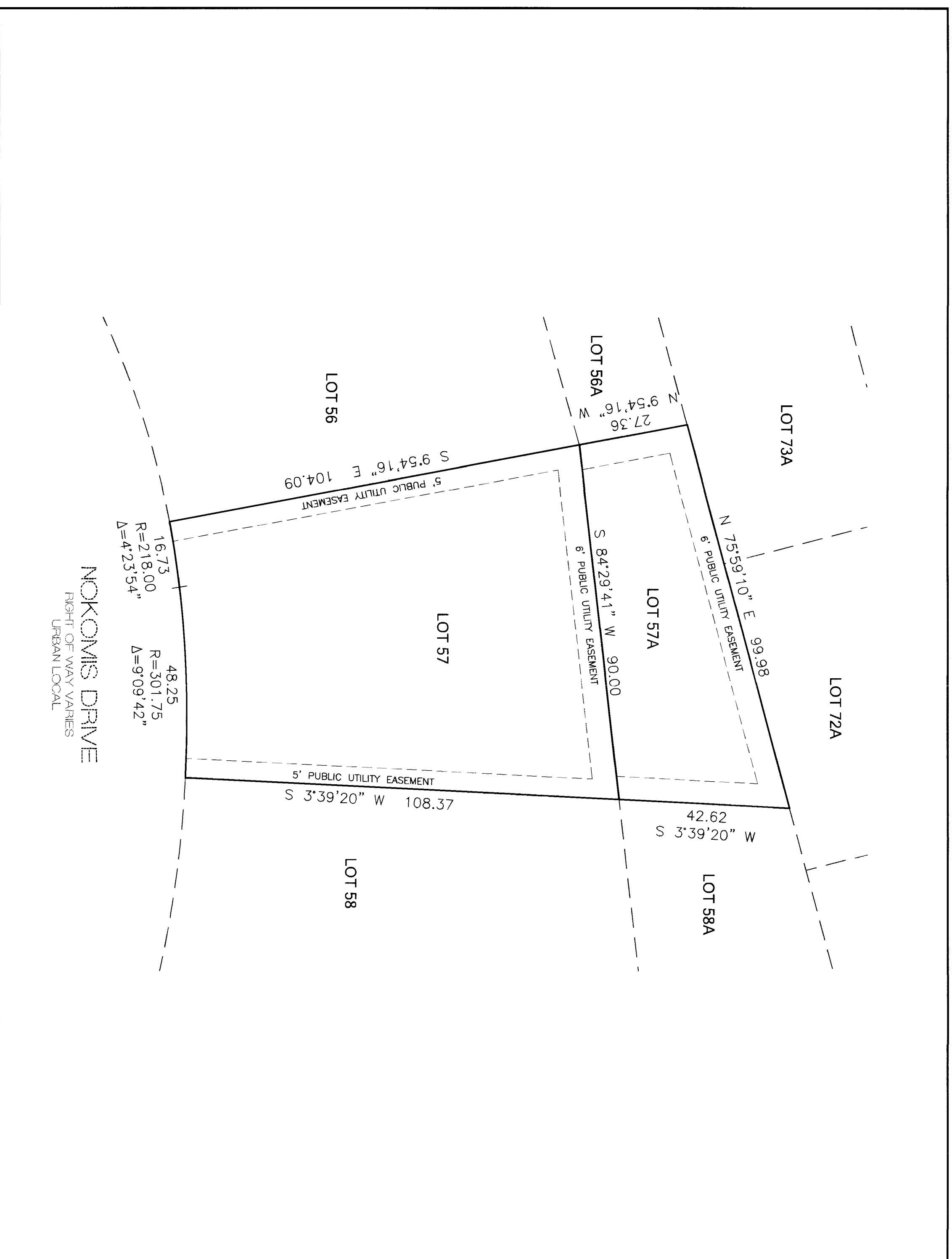
PROJECT NO. 24106
 JUNE 27, 2023
 SHEET 1 OF 2

CIMARRON WESTRIDGE FILING No. 1A AND 4A

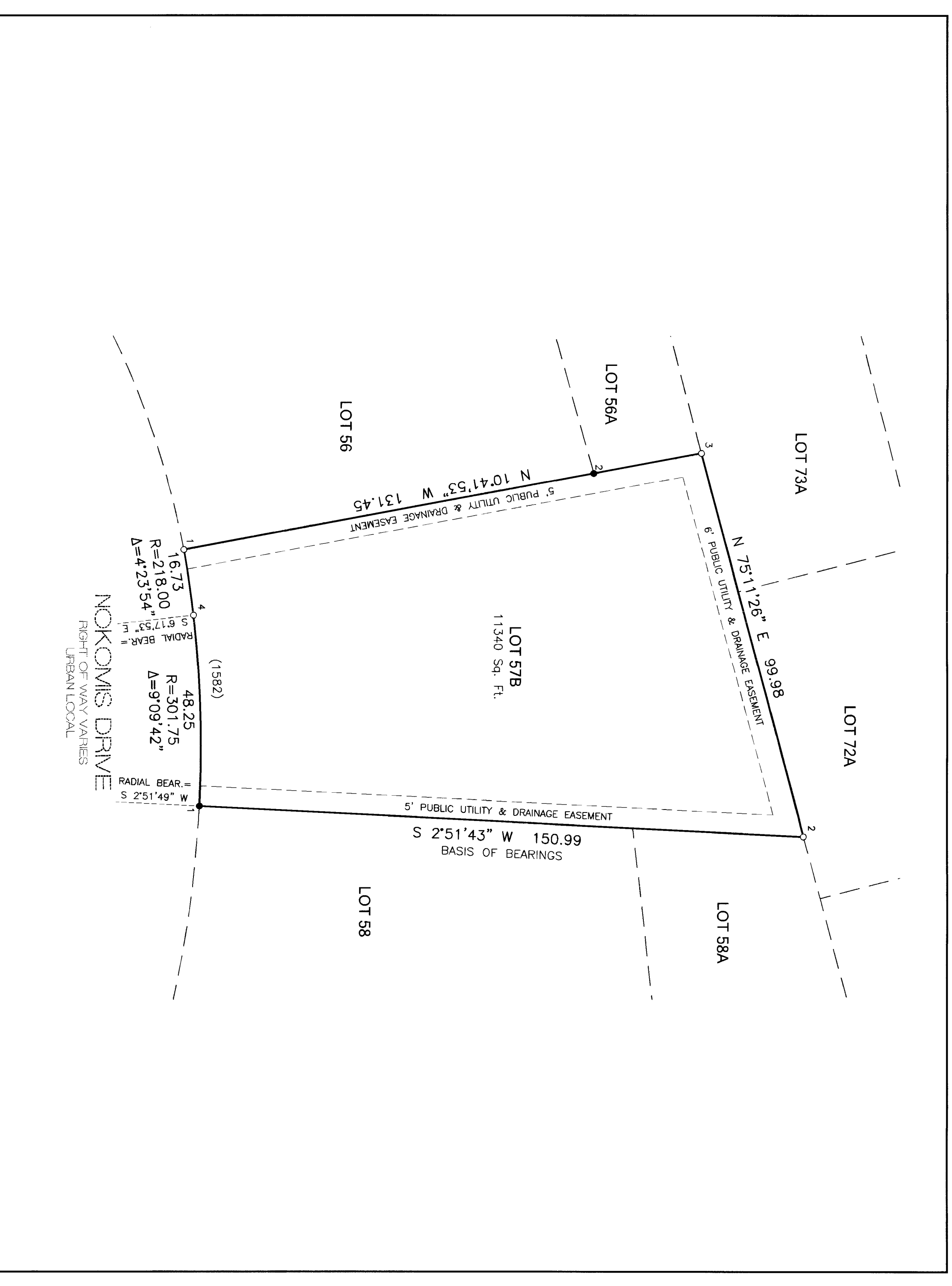
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AS PLATTED

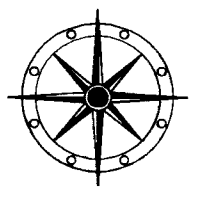
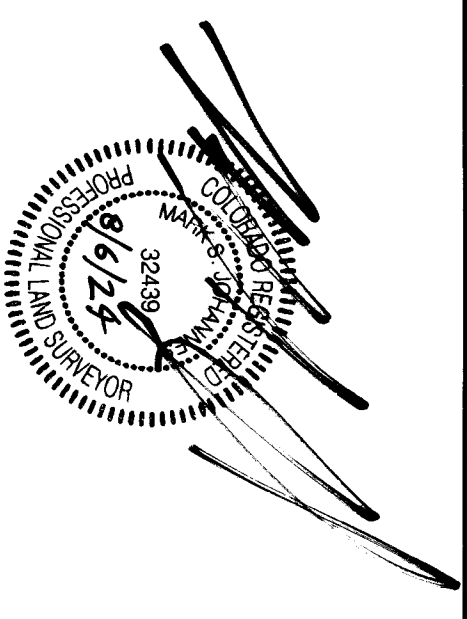
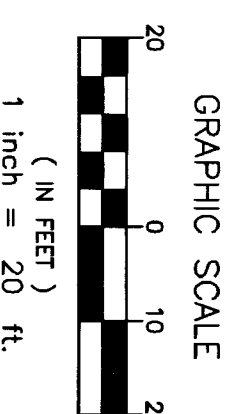


AS REPLATTED



MONUMENT LEGEND:

- 1 • - Denotes found #1 rebar with 1" yellow plastic cap inscribed "PLS 15588", 0.5 below ground
- 2 • - Denotes found #4 rebar with 1-1/2" red plastic, illegible, 0.7 below ground
- 1 o - Denotes set #5 rebar with orange plastic cap marked "PLS 32439", flush with ground
- 2 o - Denotes set #5 rebar with 2" aluminum cap marked "PLS 32439, WC 0.5", flush with ground
- 3 o - Denotes set nail with 1-1/2" aluminum washer marked "PLS 32439", flush with ground
- 4 o - Denotes set 1-1/4" brass plug marked "PLS 32439", flush with ground



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REVISIONS:	DATE	COMMENTS
1	8/05/24	County comments.

PROJECT NO. 24106
 JUNE 27, 2023
 SHEET 2 OF 2