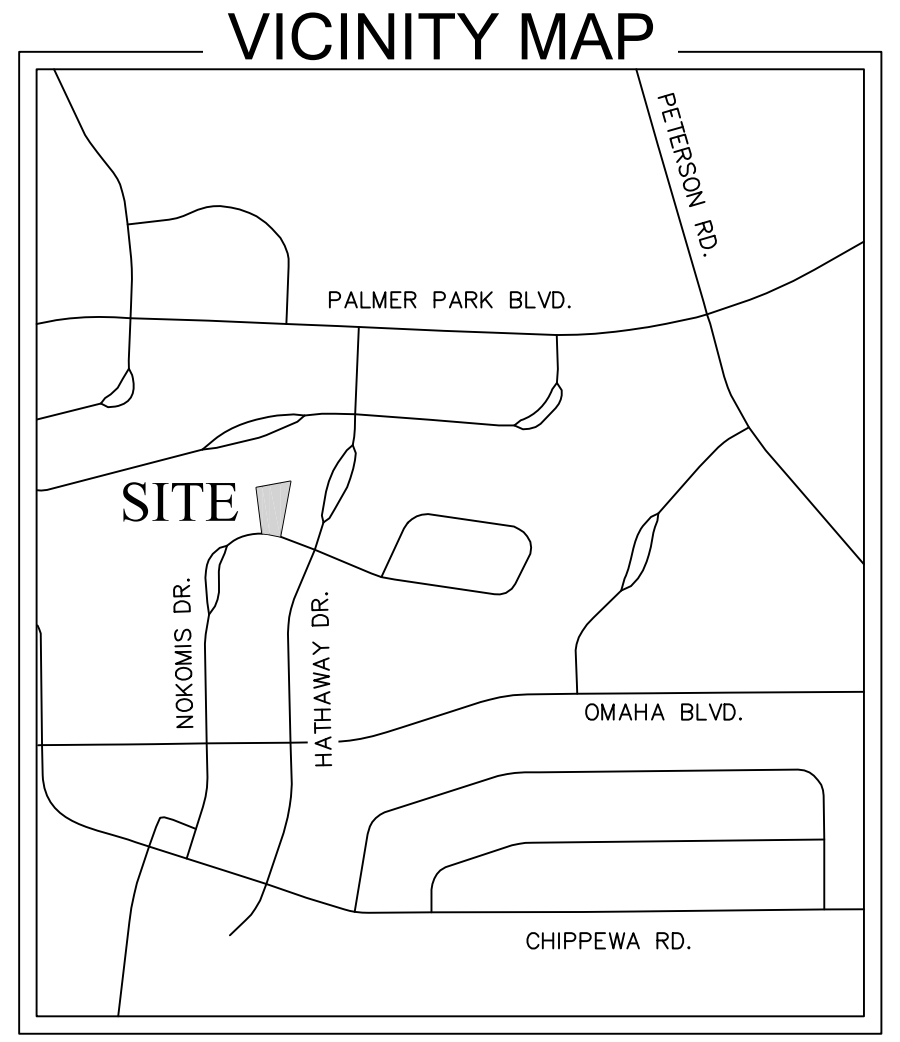


# CIMARRON WESTRIDGE FILING No. 1A AND 4A

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



**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 lands into a lot and easements as shown hereon under the name and subdivision of **CIMARRON WESTRIDGE FILING No. 1A AND 4A**. 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 to El Paso County standards and that proper drainage and erosion control for same 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 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 shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

\_\_\_\_\_  
 Brenda Sanders Date

STATE OF COLORADO }  
 COUNTY OF EL PASO } SS

Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by  
 Brenda Sanders

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

Witness my hand and official seal \_\_\_\_\_  
 Notary Public

**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. SR55116627 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 plat 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 08041C0753 G effective date December 7, 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 plat 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes or conditions specified hereon.

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

**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 hereon, by me or under my direct supervision and that all 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 my knowledge, information and belief.

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

I attest the above on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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 }  
 COUNTY OF EL PASO } SS

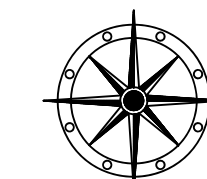
I hereby certify that this instrument was filed in my office on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D., and was recorded at Reception Number \_\_\_\_\_ of the records of El Paso County, Colorado.

\_\_\_\_\_  
 El Paso County Clerk and Recorder

**FEES:**

- Bridge Fee: \_\_\_\_\_
- El Paso County School Fee: \_\_\_\_\_
- Regional Park Fee: \_\_\_\_\_
- Drainage Basin Fee: \_\_\_\_\_

PCD FILE No. \_\_\_\_\_



**COMPASS SURVEYING & MAPPING, LLC**  
 3253 WEST CAREFREE CIRCLE  
 COLORADO SPRINGS, CO 80917  
 719-354-4120  
 WWW.CSAMLLC.COM

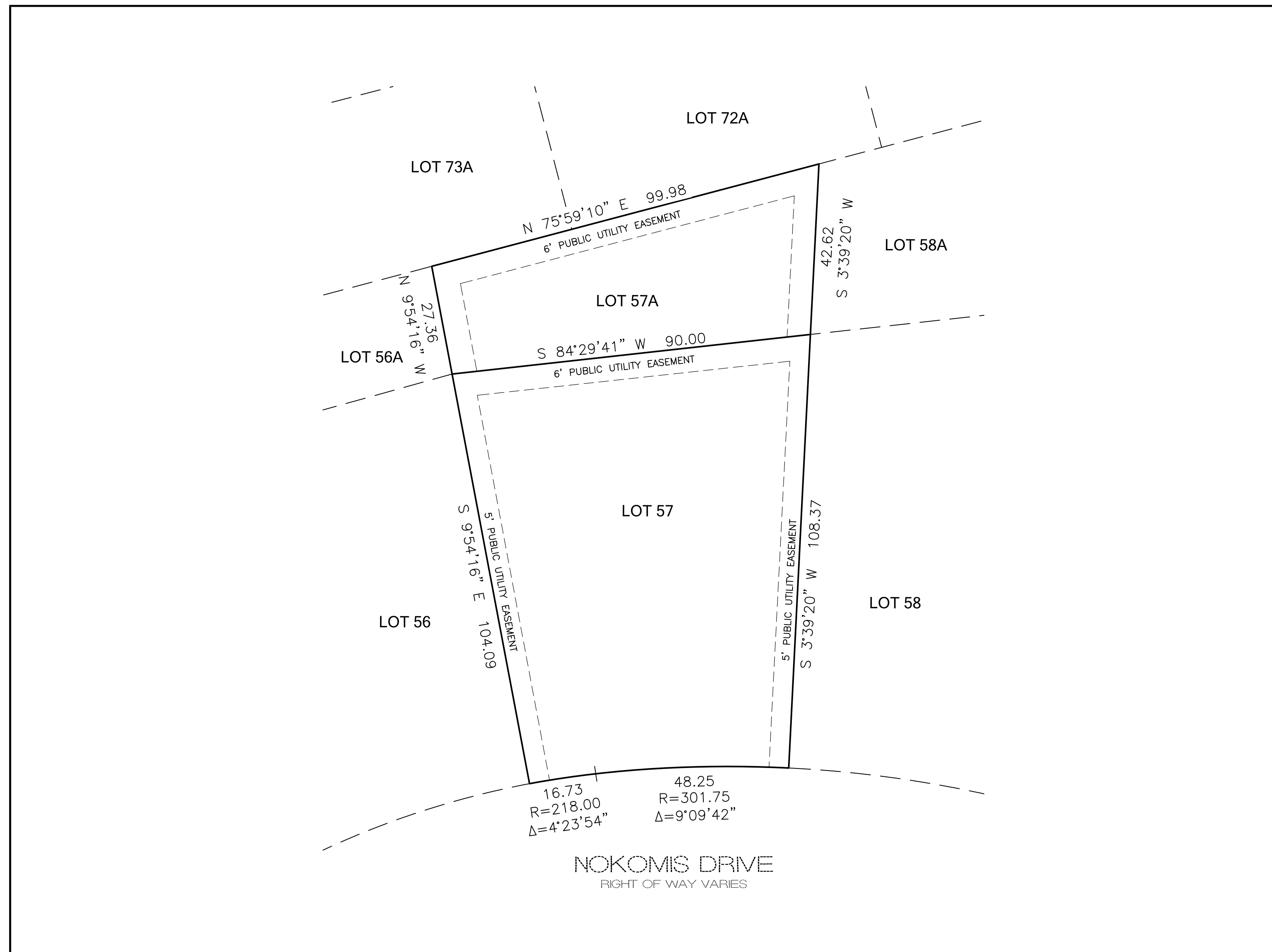
REVISIONS:	

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

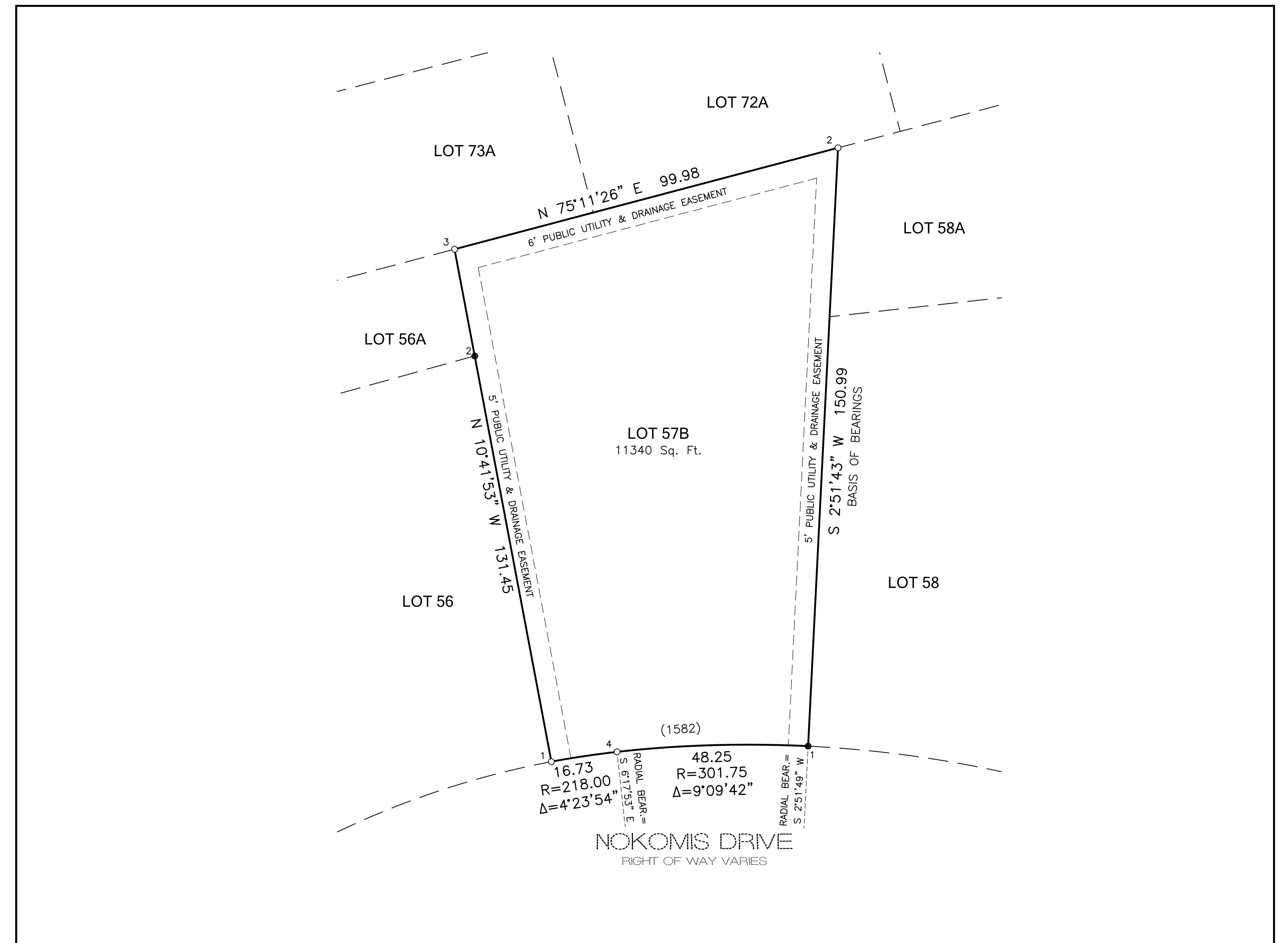
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AS PLATTED

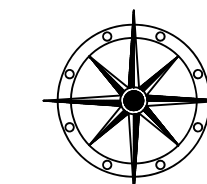
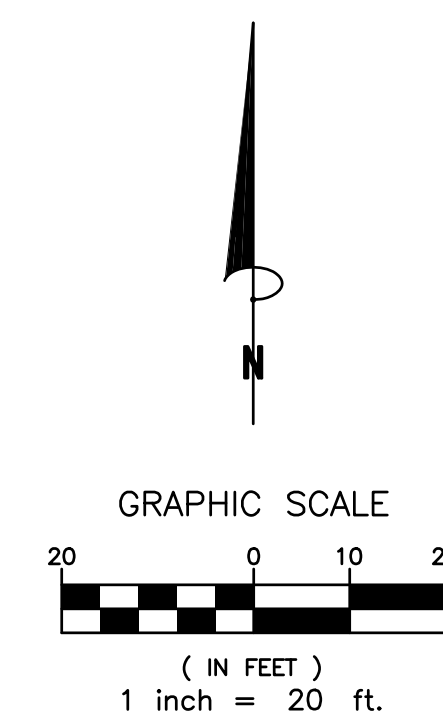


AS REPLATTED



**MONUMENT LEGEND:**

- 1● - Denotes found #4 rebar with 1" yellow plastic cap inscribed "PLS 15586", 0.5 below ground
- 2● - Denotes found #4 rebar with 1-1/2" red plastic, illegible, 0.7 below ground
- 1○ - Denotes set #5 rebar with orange plastic cap marked "PLS 32439", flush with ground
- 2○ - Denotes set #5 rebar with 2" aluminum cap marked "PLS 32439, WC 0.5", flush with ground
- 3○ - Denotes set nail with 1-1/2" aluminum washer marked "PLS 32439", flush with ground
- 4○ - Denotes set 1-1/4" brass plug marked "PLS 32439", flush with ground



PCD FILE No. \_\_\_\_\_

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