PLAT AMENDMENT
ABIDING WORD LUTHERAN CHURCH SUBDIVISION, FIRST AMENDMENT

AN AMENDMENT OF LOT 1, LOCATED IN A PORTION OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO

SHEET 1 OF 1

PURPOSE:
THE PURPOSE OF THIS AMENDMENT IS TO VACATE THE PUBLIC ROAD EASEMENT SHOWN ON THE ORIGINAL PLAT. THE PUBLIC ROAD EASEMENT IS NO LONGER NEEDED AND WILL NOT BE USED FOR PROPOSED IMPROVEMENTS.

LEGAL DESCRIPTION:
KNOW ALL MEN BY THESE PRESENTS:

THAT STEVE H. KANG AND ANNIE S. KWON, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOT 1, ABIDING WORD LUTHERAN CHURCH SUBDIVISION RECORDED AT RECEPTION NO. 206712443 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

PARCEL CONTAINS 14.35 ACRES MORE OR LESS.

DEDICATION:

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 A LOT, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF *"ABIDING WORD LUTHERAN CHURCH SUBDIVISION, FIRST AMENDMENT"*. 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.

OWNERS:

THE AFOREMENTIONED *STEVE H. KANG AND ANNIE S. KWON* HAS EXECUTED THIS INSTRUMENT

THIS _____ DAY OF _____, 20___, A.D. BY_____.

_____
STEVE H. KANG

_____
ANNIE S. KWON

STATE OF COLORADO)
SS
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ BY STEVE H. KANG AND ANNIE S. KWON

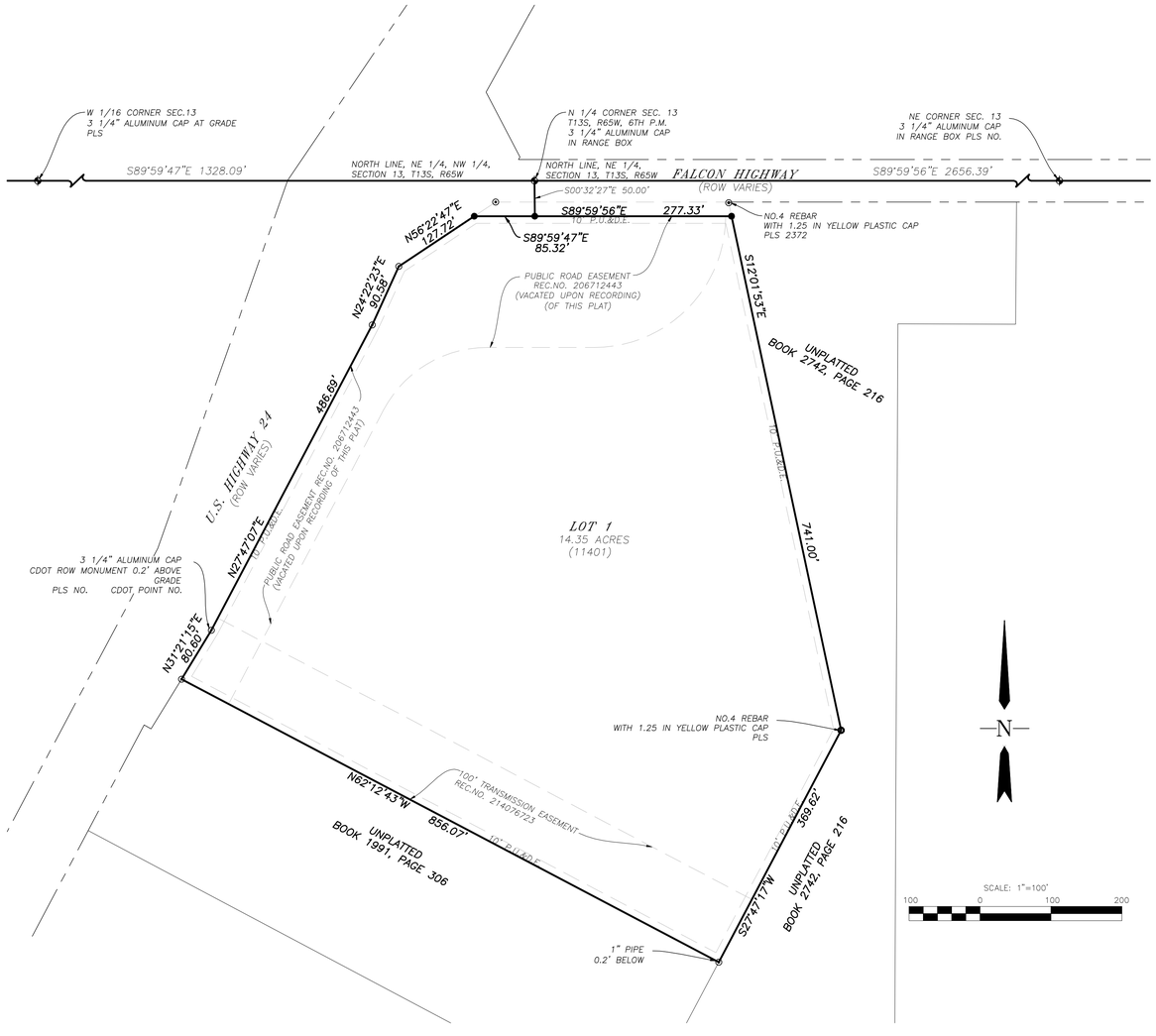
_____
NOTARY PUBLIC

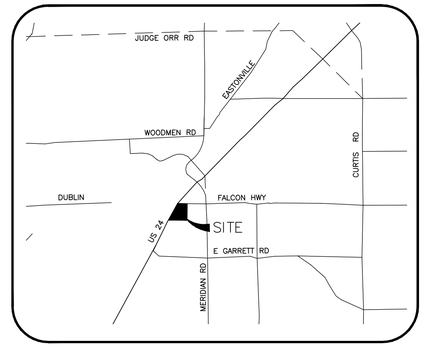
MY COMMISSION EXPIRES:_____

NOTES:

1. *THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE LAND SURVEYING LLC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, RIDGELINE LAND SURVEYING LLC RELIED UPON A COMMITMENT FOR TITLE INSURANCE NO. _____, PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED _____.*
2. *ACCESS TO THIS LOT IS TO BE VIA FALCON HIGHWAY, NO DIRECT ACCESS TO HIGHWAY 24 IS ALLOWED.*
3. *EASEMENTS ARE AS SHOWN. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.*
4. *ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.*
5. *ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.*
6. *SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.*
7. *NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS, EXCEPT FENCES; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.*
8. *THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT; WATER AVAILABILITY STUDY, DRAINAGE REPORT.*
9. *ACCESS: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.*
10. *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.*
11. *WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS, THE HOME OWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.*
12. *WATER WITHDRAWAL AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE COVENANTS FOR THIS SUBDIVISION RECORDED AT RECEPTION NO. 206153945, OF THE OFFICE OF THE CLERK AND RECORDER AND THE TERMS OF THE WATER COURT APPROVED WATER AUGMENTATION PLAN.*
13. *OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE PROPERTY OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THIS LOT OF ALL APPLICABLE REQUIREMENTS OF THE DECREE ENTERED IN CASE NO. 05CW34 (DIVISION 2) AND THEIR COSTS OF OPERATING THE PLAN FOR AUGMENTATION AND RESPONSIBILITY FOR METERING AND COLLECTING DATA REGARDING WATER WITHDRAWALS FROM WELLS.*
14. *A PRIVATE DETENTION POND MAINTENANCE AGREEMENT IS RECORDED UNDER RECEPTION NO. 206153444 OF THE RECORDS OF EL PASO COUNTY.*
15. *ADDRESSES: THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.*
16. *MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.*
17. *ANY PERSON KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508. OF COLORADO REVISED STATUES.*
18. *PROPERTY SUBJECT TO THE RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT OR REMOVE HIS ORE AS PER BOOK 208, AT PAGE 893.*
19. *PROPERTY SUBJECT TO A BLANKET ELECTRIC EASEMENTS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION BY INSTRUMENTS RECORDED IN BOOK 2265 AT PAGE 837 AND IN BOOK 2394 AT PAGE 893.*

LOT 1 ACREAGE:	*14.35*
TOTAL ACREAGE:	*14.35*





VICINITY MAP
N.T.S.

LEGEND

✥	PLSS CORNER
⊙	FND #5 REBAR AND RED PLASTIC CAP PLS 32430 (UNLESS SHOWN OTHERWISE)
●	SET 18" NO.4 REBAR AND YELLOW PLASTIC CAP AT GRADE PLS 34583 (UNLESS SHOWN OTHERWISE)
(1145)	ADDRESS FROM ENUMERATIONS
P.U.&D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
(NR)	NON-RADIAL BEARING
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING ROW

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°59'56"E FROM THE NORTH 1/4 CORNER OF SAID SECTION 13 (3 1/4" ALUM. CAP PLS 17664) TO THE NORTHEAST CORNER OF SAID SECTION 13 (3 ¼" ALUM. CAP PLS 17664).

FLOOD PLAIN STATEMENT
ALL OF THE PROPERTY LIES IN ZONE X, PER FLOOD INSURANCE RATE MAP NO. 08041C0561 G DATED DECEMBER 7, 2018. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THESE ZONES.

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 BASEDUPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION:

I JAMES F. LENZ, 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 DATE OF SURVEY, 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 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.

JAMES F. LENZ
PROFESSIONAL LAND SURVEYOR
IN THE STATE OF COLORADO, NO 34583
FOR AND ON BEHALF OF RIDGELINE LAND SURVEYING LLC.

COUNTY CERTIFICATION:

THIS PLAT FOR "ABIDING WORD LUTHERAN CHURCH SUBDIVISION, FIRST AMENDMENT" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS ___ DAY OF _____, 20___, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE (COVENANTS). THE DEDICATIONS OF LAND TO THE PUBLIC STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME 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

_____ _____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT *DATE*

_____ _____
MARK FLUTCHER, COUNTY ASSESSOR *DATE*

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____ 2026, AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER
STEVE SCHLEIKER

BY: _____ _____ *FEE:* _____
DEPUTY

SURVEYED
JUNE 2026
NOVEMBER 2026

DATE OF PREPARATION
NOVEMBER 2026

Ridgeline Land Surveying
575 VALLEY STREET, SUITE 3
COLORADO SPRINGS, CO 80915
TEL: 719.238.2917

DATE: 11/2/26
SHEET 1 OF 1
PCD#