

PETERSON'S REPLAT

A Minor Subdivision and a Vacation and Replat of Parcels in Shiloh Pines Subdivision and Parts of the NW 1/4 and SW 1/4 of Section 15 Together with Parts of the NE 1/4 and SE 1/4 of Section 16, all in Township 11 South, Range 67 West of the 6th P.M., El Paso County, Colorado.

PROPERTY DESCRIPTION:

Lot 27, Block 1 together with Lot 28, Block 1, Shiloh Pines Subdivision, El Paso County, Colorado together with the following described Parcel, to wit: The west One Half of the Northwest Quarter and the West One Half of the Southwest Quarter of Section 15 and the East One Half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 16, all in Township 11 South, Range 67 West of the 6th Principal Meridian, El Paso County, Colorado.

Excepting therefrom the following portions thereof:

A.) That portion of Section 15 conveyed to the people of the State of Colorado by warranty deed recorded July 12, 1892 in Book 192 at Page 586;

B.) That portion recorded July 12, 1892 in Book 192 at Page 586;

C.) That portion lying within the North 10 feet of the Northwest Quarter of the Northwest Quarter of Section 15, conveyed to J.L. Freeman by warranty deed recorded November 15, 1923 in Book 706 at Page 505;

D.) That portion conveyed to Norman C. Foote and Alice B. Foote by warranty deed recorded June 25, 1971 in Book 2417 at Page 843;

E.) That portion conveyed to Leigh C. Wilde by Quitclaim deed recorded December 01, 1979 in Book 3190 at Page 39;

F.) That portion conveyed to Lough C. Wilde by Quitclaim deed recorded December 01, 2004 under Reception Number 204196943 of the El Paso County records.

Containing 79.42 acres, 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 hereon, have laid out, subdivided, varied and platted said lands into lots and easements as shown hereon under the name and subdivision of Peterson's Replat. All public improvements so platted are hereby dedicated to public use and said owners do 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 owners' 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.

NOTARY CERTIFICATE:

The hereon Owners' Certificate was acknowledged before me this _____ day of _____, 2022 by Brian S. Peterson and Tibby K. Peterson.

Witness my hand and official seal: _____

My commission expires: _____

Notary Public

NOTARY CERTIFICATE:

The hereon Owners' Certificate was acknowledged before me this _____ day of _____, 2022 by John M. Hershey and Melissa M. Hershey.

Witness my hand and official seal: _____

My commission expires: _____

Notary Public

NOTARY CERTIFICATE:

The hereon Owners' Certificate was acknowledged before me this _____ day of _____, 2022 by Thomas J. Puskas.

Witness my hand and official seal: _____

My commission expires: _____

Notary Public

BOARD OF COUNTY COMMISSIONERS:

This plat of Peterson's Replat was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 2022, subject to any notes specified hereon and any conditions included in the Resolution of Approval. The dedications of land to the public for easements are accepted, but public improvements hereon 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 Civil Engineering Criteria Manual, and the Subdivision Improvements Agreement.

SURVEYOR'S CERTIFICATE:

I, Jerome W. Hannigan, a licensed Professional Land Surveyor in the State of Colorado do hereby certify that this plat truly and correctly represents the results of a land survey made on April 14, 2017 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 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.

COUNTY CLERK AND RECORDER:

State of Colorado }
County of El Paso } SS
I hereby certify that this instrument was filed for record in my office on this _____ day of _____, 2022, and was recorded at Reception Number _____ of the records of El Paso County.

El Paso County Clerk & Recorder

PCD File: VR-226

School Fees: _____

Road & Bridge Fees: _____

Drainage Fees: _____

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