

# 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 Southeast 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 hereof:

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 conveyed to El Paso County for Road purposes by warranty deed recorded June 22, 1902 in Book 331 at Page 163;

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 Panther Properties Inc., by warranty deed recorded June 19, 1979 in Book 3190 at Page 39;

F.) That portion conveyed to Leigh C. Wilde by Quitclaim deed recorded December 01, 2004 under Reception Number 204169643 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 had our 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: \_\_\_\_\_ Notary Public

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

### 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: \_\_\_\_\_ Notary Public

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

### NOTARY CERTIFICATE:

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

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

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

### 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, for 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 07/14/2017 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.

\_\_\_\_\_  
Jerome W. Hannigan  
Colorado PLS 25629  
Date: \_\_\_\_\_

### 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

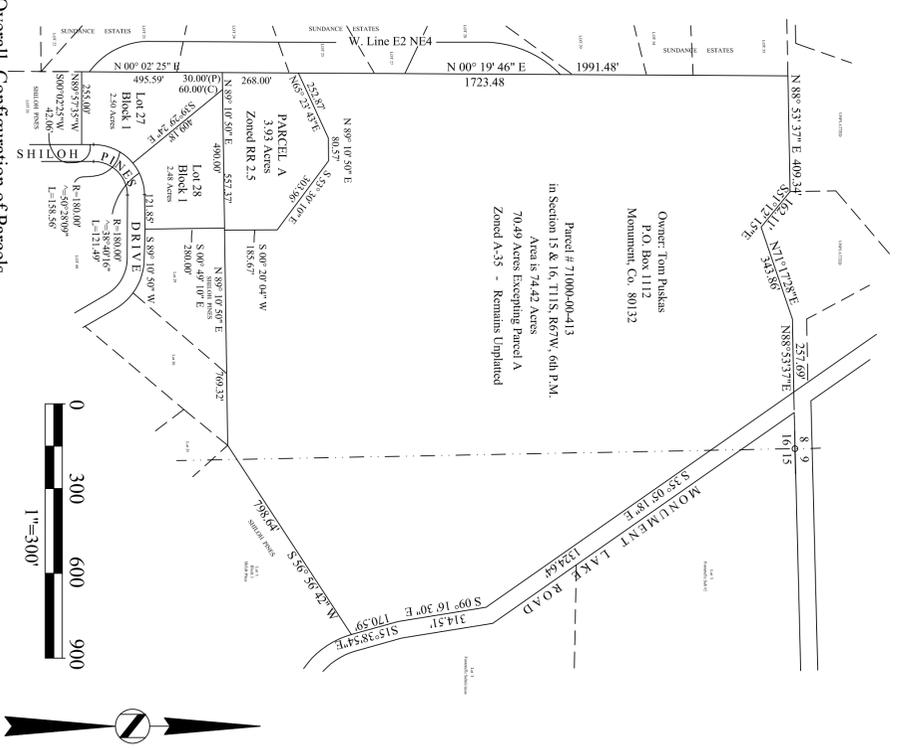
Park Fees: \_\_\_\_\_  
School Fees: \_\_\_\_\_  
Road & Bridge Fees: \_\_\_\_\_  
Drainage Fees: \_\_\_\_\_  
PCD File VR-226

REVISIONS
11-1-17: Add Improvements
03-22-22: Revis Lots
06-22-22: Per Comments
10-14-22: Add Drainage Easmt
12-14-22: Note 3 & 4.

Prepared by:  
**HANNIGAN and ASSOCIATES, INC.**  
LAND SURVEYING and LAND PLANNING  
LAND DEVELOPMENT CONSULTING  
1846 SHILOH VALLEY ROAD  
MONUMENT, COLORADO 80132-9613  
719-481-4292

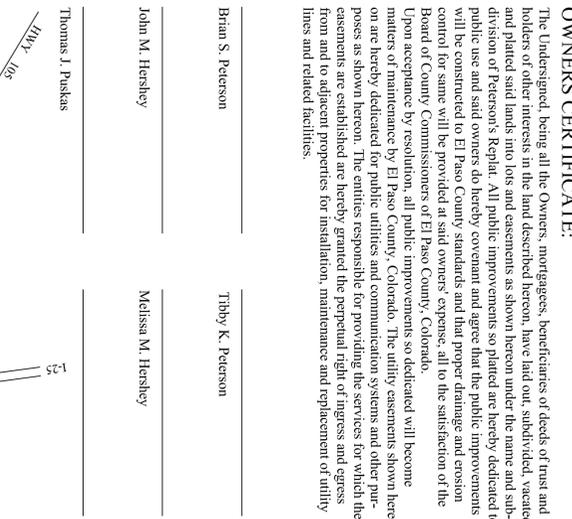
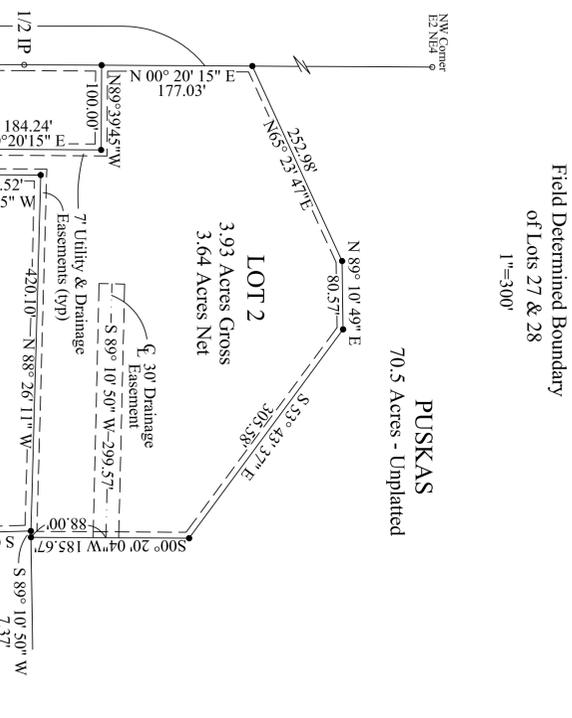
SCALE: 1"=300'/100'

DATE	11-04-17	DRAWN BY	JWH
TITLE	PETERSON'S REPLAT in Section 15 & 16, T11S, R67W, 6th P.M., El Paso County, Colorado.		
CHECKED BY	Brian & Tibby Peterson		
DATE	11-04-17	JOB NUMBER	17-001



**NOTE:**

- 1) Lots 27 and 28, Block 1, Shiloh Pines were within Forest View Acres Water District. The District boundary is revised so that Lots 1 and 3 of this Replat are wholly within and served by the District and remain subject to all District rules, regulations, specifications and policies.
- 2) Lots 27 and 28, Block 1, Shiloh Pines were subject to a Declaration of Covenants as recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_ of the County Records. Those same Covenants are extended to apply to Lots 1 and 3 hereon.
- 3) Lot 2 is not within, nor subject to, the Shiloh Pines Covenants. Additionally, Lot 2 is not within, nor subject to, the Forest View Acres Water District. 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. 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 and all future owners of Lot 2 should be aware that the economic life of a water supply based on wells in the 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. Forest View Acres Water District serves Lots 1 and 3. Lot 2 will be served by a future well or support by the Forest View Acres Water District.
- 4) Unless otherwise indicated, all side, front and rear lot lines are here-platted on either side with a 10 foot public utility and drainage easement and all exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- 5) All property owners are responsible for maintaining proper storm water drainage in and through their property. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- 6) This property is located within the Tri Lakes Fire Protection District which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in area and other fire mitigation requirements depending on the level of fire risk associated with the property and structures. Owners should contact the fire district for specific construction requirements.
- 7) Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Shiloh Pines Drive per Land Development Code Section 6.3.3 C.2 and 6.3.3 C.3. Due to their length, some of the driveways will need to be specifically approved by the Tri-Lakes Monument Fire Protection District.
- 8) The subdivider agrees on behalf of himself and/or his develop or builder successors and assigns that subdivider fees and said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Res. no. 15-471) at or prior to the time of building Permit submittal for the additional lot.
- 9) The fee obligation shall be documented on all sales documents to ensure that a title search would find the fee obligation before sale of the property.
- 10) Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.



**As Platted and Replatted Hereby**  
1"=100'

• = Set Pin & Cap LS 25629

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Bearings shown hereon are based on the assumption that the North line of Shiloh Pines Subdivision is assumed to bear N 89°10'50"E.  
(P)=Platted Info (C)=Calculated Info (M)=Field Measured  
G=Measurement as noted  
R=Radius      C=Curve Data      L=Arc Length  
(A,R)-Line is not radial  
The following Reports have been submitted in association with the Preliminary Plan or Final Plat and are file at the County Planning and Community Development Department: Drainage Report, Water Resources Report, Wetswater Disposal Report, Geology and Soils Report, Fire Protection and Wildfire Hazard Report.