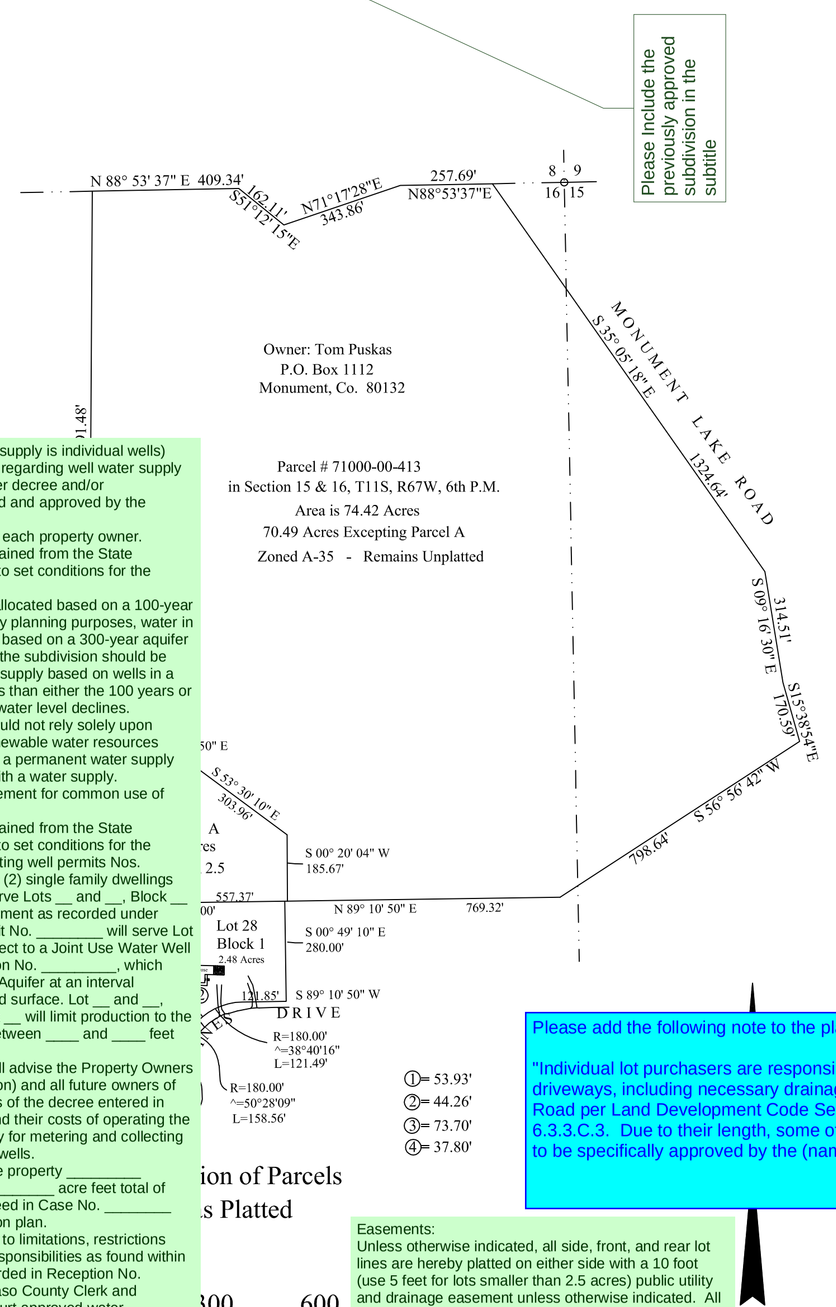
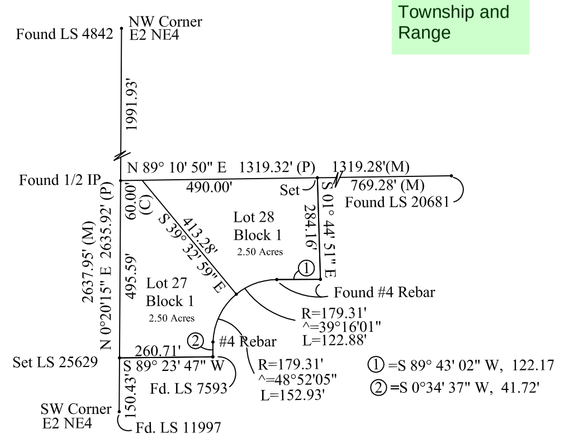
PETERSON'S REPLAT

A Minor Subdivision and a Vacation and Replat of Parcels in Sections 15 and 16, T 11 S, R 67 W of the 6th P.M., El Paso County, Colorado.

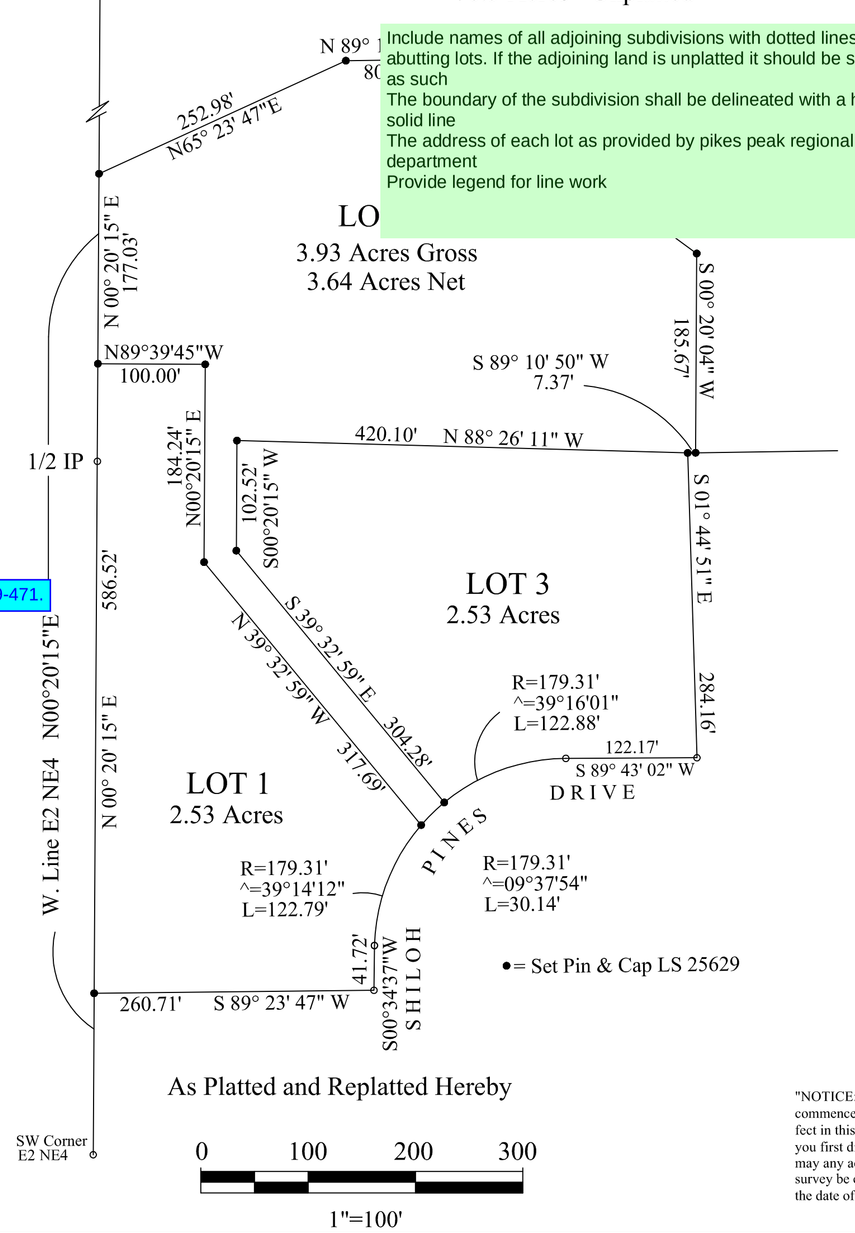
Please include the previously approved subdivision in the subtitle

Indicate quarter sections and write out Section Township and Range





Field Determined Boundary
of Lots 27 & 28
1"=300'



PUSKAS
70.5 Acres - Unplatted

Include names of all adjoining subdivisions with dotted lines of abutting lots. If the adjoining land is unplatted it should be shown as such
The boundary of the subdivision shall be delineated with a heavy solid line
The address of each lot as provided by pikes peak regional department
Provide legend for line work

Please add the following note to the plat:

"Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from _____ Road 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 (name of Fire District)."

Water Supply: (utilized when the water supply is individual wells)
(Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)
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 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.
(Utilized when there is a joint well agreement for common use of wells)
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. Two (2) existing well permits Nos. _____ and _____ will serve two (2) single family dwellings each. Well permit No. _____ will serve Lots __ and __, Block __ subject to a joint Use Water Well Agreement as recorded under Reception No. _____. Well permit No. _____ will serve Lot __, Block __ and Lot __, Block __, subject to a Joint Use Water Well Agreement as recorded under Reception No. _____, which limits production to the _____ Aquifer at an interval between ___ and ___ feet below ground surface. Lot __ and __, Block __ and Lots __ through __, Block __ will limit production to the _____ Aquifer at an interval between ____ and ____ feet below ground surface.
Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No._____ (Division __), and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.
Owner shall reserve in any deeds of the property _____ acre-feet of _____ Aquifer and _____ acre feet total of _____ Aquifer water as decreed in Case No. _____ (Division __) for use in this augmentation plan.
Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. _____, of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Revise to 19-471.

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 xxxx at Page xxxx of the County Records. Those same Covenants are extended to apply to Lots 1 and 3 hereon.
3.) Lot 2 is not within Forest View Acres Water District. Water and sanitary sewer are the responsibility of the lot owner. Additionally, Lot 2 is not subject to the Shiloh Pines Covenants.
4.) All lots are subject to a 7 foot wide Drainage and Utility Easement on all side and rear lot lines.
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.) No driveway shall be established unless an access permit has been granted by El Paso County.
8.) The subdivider agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or 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. 16-454) at or prior to the time of Building Permit submittal for the additional lot. 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.
9.) The addresses exhibited on this plat are for informational purposes only. They are not a legal description and are subject to change.
10.) The following Reports have been submitted in association with the Final Plat and are file at El Paso County Planning and Community Development:

Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)

NOTE:
(P)=Platted Info
(C)=Calculated Info
(M)=Field Measured
○=Monument as noted
R=Radius
^=Curve Delta
L=Arc Length
(N.R.)=Line is not radial
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.

Mailboxes:
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

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 conveyed to El Paso County for Road purposes by Quitclaim 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 204196943 of the El Paso County records.
Containing 79.42 acres, more or less.

DEDICATION CERTIFICATE:

KNOW ALL MEN by THESE PRESENTS: That the undersigned, being all the owners, mortgagees and holders of other interests in the land described above, have caused such land to be surveyed, laid out, subdivided, platted, vacated and replatted into three lots and an unplatted parcel with easements as shown hereon under the name and style of Peterson's Replat. The utility and drainage easements shown hereon are reserved for public utility and drainage purposes.

Brian S. Peterson

Tibby K. Peterson

John M. Hershey

Melissa M. Hershey

Owners Certificate
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 lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of _____. 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/Mortgagee (Signature)

By:
Title:

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this _____ day of _____, 200__ by _____ as _____.

My commission expires _____

Witness my hand and official seal_____
Notary Public
Signatures of officers signing for a corporation shall be acknowledged as follows:
(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows:
(print name) as Manager/Member of company, a state limited liability company.
(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

"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 based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

NOTARY CERTIFICATE:

The hereon Dedication 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 Dedication 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:_____

Board of County Commissioners Certificate

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but public improvements thereon 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 Engineering Criteria Manual, and the Subdivision Improvements Agreement.

_____ _____
President, Board of County Commissioners Date

BOARD of COUNTY COMMISSIONERS:

This Plat and Vacation and Replat entitled Peterson's Replat is hereby approved for filing on the_____day of _____,2022 subject to any notes specified hereon and any Conditions included in the Resolution of Approval. Lots 27 and 28, Block 1, Shiloh Pines Subdivision are vacated in their entirety and replatted as shown hereon. Covenants, conditions and restrictions recorded against and appurtenant to the original Lots 27 and 28 will henceforth apply to Lots 1 and 3 respectively of this Peterson's Replat.

_____
President, Board of County Commissioners

Surveyors Certificate

I surveyor's name, 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.

I attest the above on this _____ day of _____, 20__.

_____
Surveyor's Name, (Signature) Date
Colorado registered PLS #_____

SURVE
I, Jerome W
do hereby c
made on A
exist as sho

WY 105

COUNTY CLERK AND RECORDER:

State of Colorado }
County of El Paso } SS

I hereby certify that this instrument ____m. this_____day of____ at Reception No._____ Colorado.

Clerk and Recorder

STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on this ____ day of _____, 20__, and was recorded at Reception Number _____ of the records of El Paso County

_____
El Paso County Clerk and Recorder

Park Fees: _____
School Fees: _____
Road & Bridge Fees: _____
Drainage Fees: _____

Add Owner contact telephone number and address

Revise to VR-226

PCD File # XXXX-XXX

REVISIONS
11-11-17: Add Improvements
03-22-22: Revise Lots

Jerome W.
HANNIGAN and ASSOCIATES, INC.
LAND SURVEYING ○ LAND PLANNING
LAND DEVELOPMENT CONSULTING
19360 SPRING VALLEY ROAD
MONUMENT, COLORADO 80132-9613
719-481-8292 ○ FAX:719-481-9071

SCALE	DATE	DRAWN BY
1"=300'/100'	11-04-17	jwh

TITLE
PETERSON'S REPLAT in Section 15 & 16, T11S,R67W,6th P.M., El Paso County, Colorado.

CLIENT
Brian & Tibby Peterson

SHEET	OF	JOB NUMBER
1	1	17-001