

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.

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 Northwest 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 286;

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 495;

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 2004196943 of the El Paso County records.

DEDICATION CERTIFICATE:

KNOW ALL MEN by THESE PRESENTS: That the undersigned, being all the owners, mortgages 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
Thomas J. Puskas	

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: _____

My commission expires: _____

Notary Public

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: _____

My commission expires: _____

Notary Public

NOTARY CERTIFICATE:

The hereon Dedication 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 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.

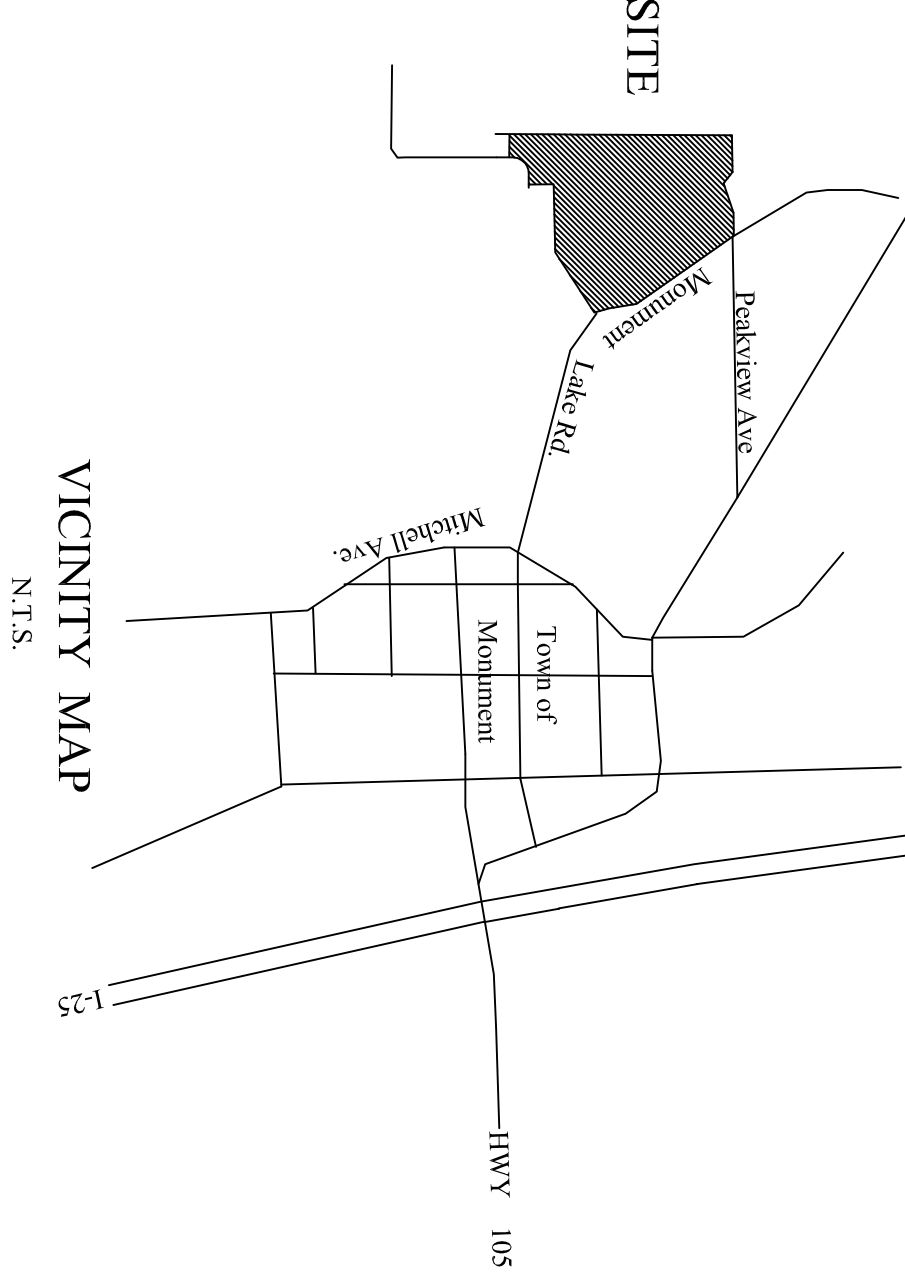
SURVEYOR'S CERTIFICATE:

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.

COUNTY CLERK AND RECORDER:

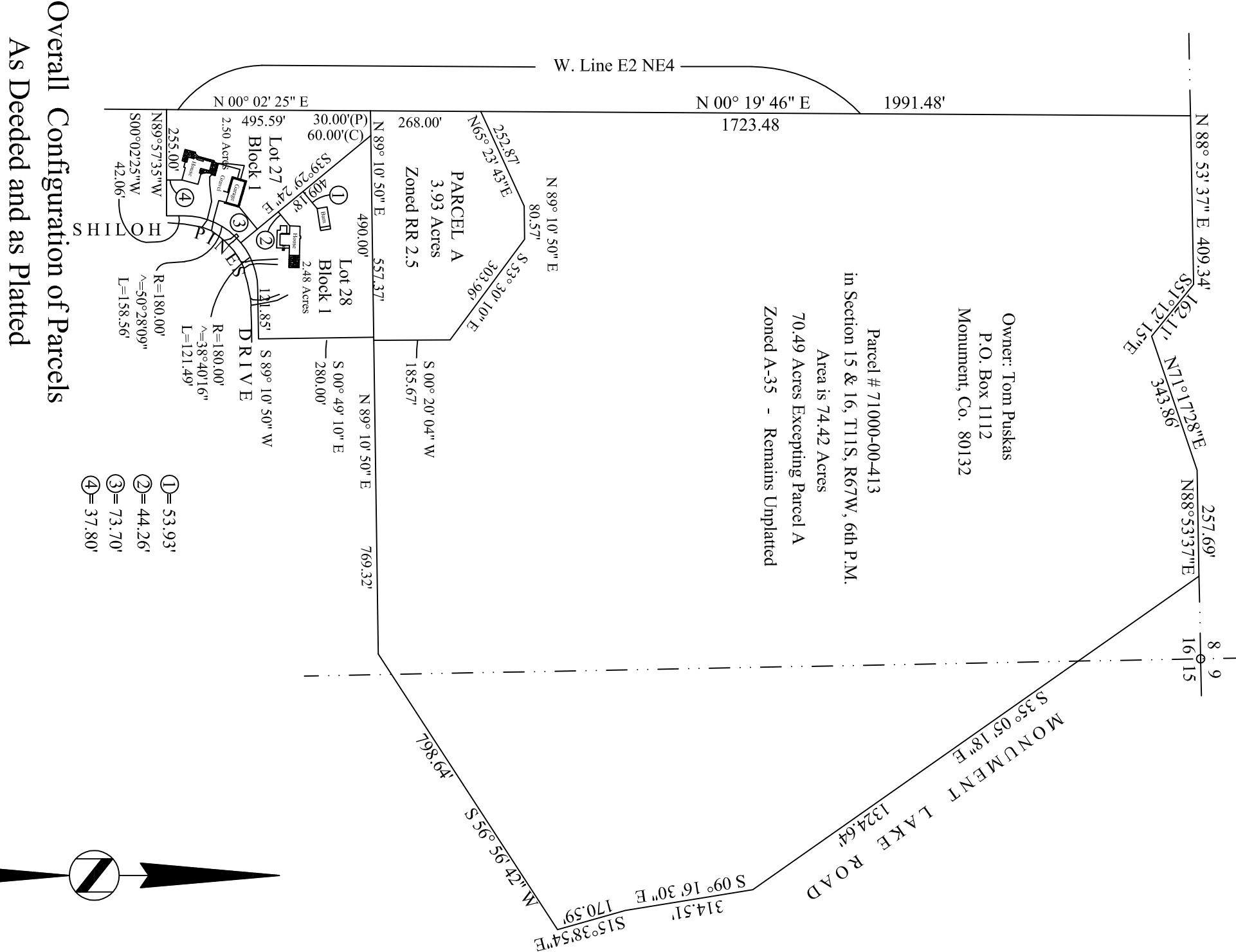
State of Colorado }
County of El Paso } SS
I hereby certify that this instrument was filed for record in my office at _____ O'Clock _____ m. this _____ day of _____, 2022, and is duly recorded at Reception No. _____ of the records of El Paso County, Colorado.

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



PCD File # XXXX-XXX

REVISIONS		11-11-17: Add Improvements	
03-22-22: Revise Lots			
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- NOTE:**
- 1) Lots 27 and 28, Block 1, Shiloh Pines were within Forest View Acres Water District. The District boundary is revised so that Lot 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 recited 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 connect 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. 16-154) 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:

- (P)=Platted Info
(C)=Calculated Info
(M)=Field Measured
o=Monument as noted
R=Radious
~=Curve Delta
L=Arc Length
(X)X=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.