

Chuck Broerman  
06/22/2020 02:52:46 PM  
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El Paso County, CO



220714530

## SUBDIVISION/CONDOMINIUM PLAT

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Reception Number	Date	Time
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	1	14530
Reception Fee	Number of Pages	File Number

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Nagy/Stark Lot Line Adjustment

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Name of Plat

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Owner's Name

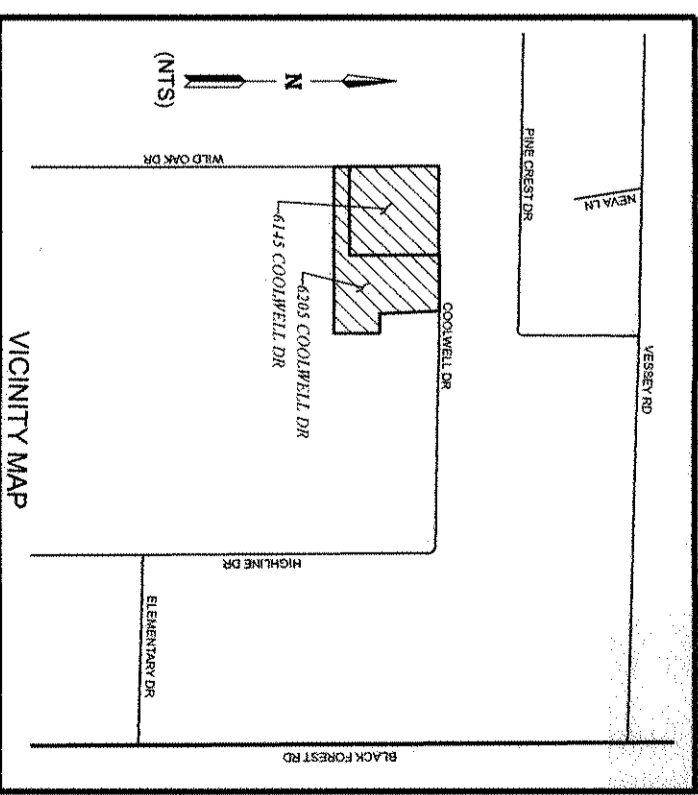
Subdivision

Condominium

# NAGY/STARK LOT LINE ADJUSTMENT

A REPEAT OF LOT 1 CUIWELL/DOLAN SUBDIVISION AND TRACT H, A RESURVEY OF BLACK FOREST COUNTRY CLUB, COUNTY OF EL PASO, STATE OF COLORADO

14530



KNOW ALL MEN THESE PRESENTS, THAT JAMES J. AND ANDEA MAGY AND APRIL STARK LIVING TRUST BEING OWNERS OF THE FOLLOWING TRACTS OF LAND:

TO WIT:

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

LOT 1, CUIWELL/DOLAN SUBDIVISION, COUNTY OF EL PASO STATE OF COLORADO RECORDED IN PLAT BOOK H-6 AT PAGE 74, RECORDS OF EL PASO COUNTY.

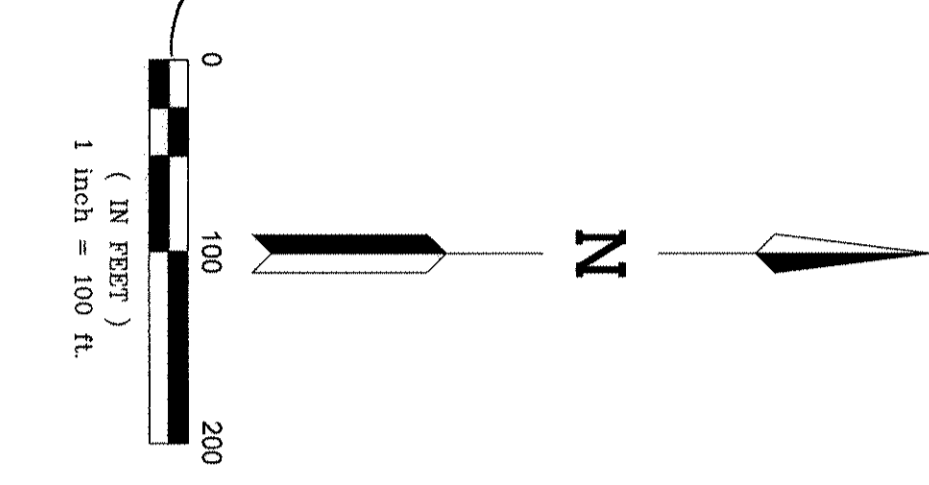
AND TRACT H, A RESURVEY OF BLACK FOREST COUNTRY CLUB, COUNTY OF EL PASO, STATE OF COLORADO RECORDED IN PLAT BOOK 2, PAGE 56, RECORDS OF EL PASO COUNTY.

AREA - 14.866 ACRES MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF CREDS 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 FOR PUBLIC UTILITIES, DRAINAGE AND ACCESS AS SHOWN HEREON UNDER THE NAME AND PLAT OF "NAGY/STARK LOT LINE ADJUSTMENT" AND HAVE HEREBY GRANTED TO SAID COVENANT AND AGREED THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAID 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 HEREBY ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY CONVEY AND AGREE THAT THE UTILITY EASEMENTS ARE HEREBY GRANTED FOR THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPAIR OF UTILITY LINES AND RELATED FACILITIES.

*James J. and Andea Magy*  
*April Stark*  
OWNERS/MORTGAGEE



OWNERS/MORTGAGEE

ATTEST:

STATE OF COLORADO, SS

COUNTY OF EL PASO, SS

ACKNOWLEDGED BEFORE ME THIS 9<sup>th</sup> DAY OF APRIL, 2020 BY

**THE MAGY'S & STARK'S** AS OWNERS

MY COMMISSION EXPIRES **March 16, 2024**

*[Signature]*  
CODY KOTHELNER  
NOTARY PUBLIC  
STATE OF COLORADO  
MY COMMISSION EXPIRES MARCH 16, 2024

COUNTY APPROVAL:

THIS PLAT FOR NAGY/STARK LOT LINE ADJUSTMENT WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON **03/12/20** DAY OF **MARCH 2020** SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PREVIOUS PLAT NAME IN ENTIRETY IS AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT. RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN **681416-1-114007042** AND **681416-1-114007042** ARE HEREBY REPEALED.

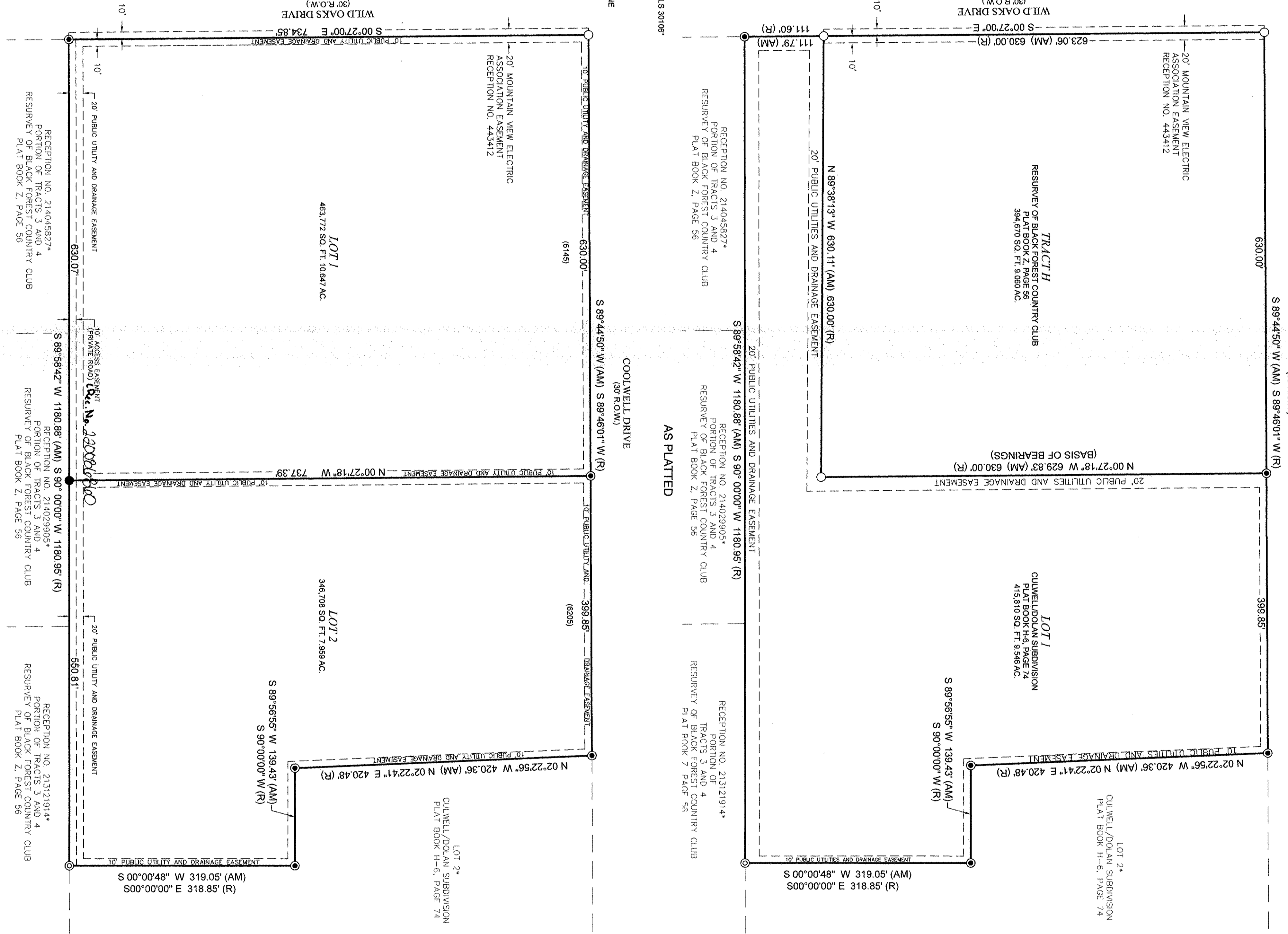
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE FRONT AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10' FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL EASEMENTS BEING 10' WIDE AND 10' DEEP. THE SOLE RESPONSIBILITY FOR MAINTENANCE AND DRAINAGE EASEMENT, THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

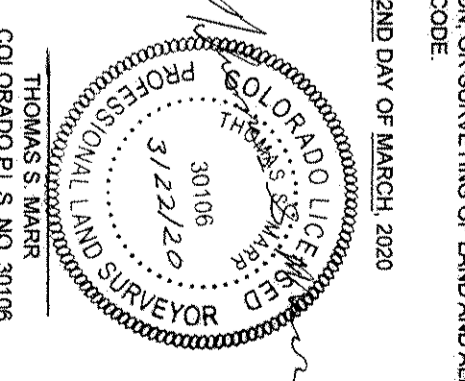
NOTES:

- DATE OF PREPARATION NOVEMBER 07, 2018.
- LOT 1, CUIWELL/DOLAN SUBDIVISION, BEING MONUMENTED AT THE SOUTH END BY AROUND THE NORTH END BY A CUIWELL/DOLAN SUBDIVISION RECORDED IN PLAT BOOK H-6 AT PAGE 74, RECORDS OF EL PASO COUNTY, COLORADO.
- UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.
- THIS PLAT WAS CREATED USING TITLE REPORTS FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE REPORT NO. F984770-370-CSR, EFFECTIVE DATE: NOVEMBER 22, 2018 AND A TITLE REPORT NO. F984771-370-CSR, EFFECTIVE DATE: NOVEMBER 22, 2018.
- FLOODPLAIN STATEMENT.
- THE PROPERTIES ARE LOCATED IN A ZONE X, (AREA OF MINIMAL FLOOD HAZARD), PER FEMA MAP NUMBER 59041003195, REVISED DECEMBER 7, 2018.



NOTES CONT'D:

- NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL, AND UNLESS EITHER THE APPLICANT/OWNER AND EL PASO COUNTY, ASSIGNED UNDER RECEPTION NO. 213121914+ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY.
- COLORADO OR, IN THE ALTERNATIVE, OTHER COUNTERPART IS PROVIDED TO MAKE PROVISIONS FOR DEEDS, CONTRACTS AND INSTRUMENTS TO BE CONSIDERED WITH THE EL PASO COUNTY PLAT MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PREMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, THE PLANNING AND COMMUNITY DEVELOPMENT COMMISSIONERS AND MET THE COUNTY AND PROCEEDURE REQUIREMENTS OF EL PASO COUNTY TO THE EFFECT OF THE COUNTY OF EL PASO, STATE OF COLORADO.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE AND EROSION CONTROL. PROPER DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
- NO DRIVEWAY ACCESS SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- REMOVAL OF ANY EXISTING UTILITY OR ERECTION OF ANY NEW UTILITY SHALL BE THE RESPONSIBILITY OF EACH PROPERTY OWNER. THE EL PASO COUNTY AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- SWAGE TREATMENT IS THE RESPONSIBILITY OF EACH PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF COLORADO.
- THE ADDRESSES EXHIBITED ON THE PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO PART OF THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY, UNTIL, AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
- SOLE MAINTENANCE OF THE PRIVATE ROAD WILL BE VESTED IN THE OWNERS OF THE PROPERTIES FOR **14, 57165 PARK RESIDUAL BUILDING EASEMENTS APPROVED BY EMAIL DATED 03/12/20** AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER OFFICE AT RECEPTION NUMBER **213121914+.**
- THOMAS S. MARK A DUTY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT FULLY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE OF THE SURVEY BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS BEING PREPARED IN FULL COMPLIANCE WITH THE REQUIREMENTS 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 22ND DAY OF MARCH, 2020



RECORDING:

STATE OF COLORADO

COUNTY OF EL PASO

WHAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS 22<sup>ND</sup> DAY OF **MAR**, 2020 AND WAS RECORDED AT RECEPTION NUMBER **213121914+** OF THE RECORDS OF EL PASO COUNTY.

*[Signature]*  
THOMAS S. MARK  
COLORADO P.L.S. NO. 30706

EL PASO COUNTY CLERK AND RECORDER *[Signature]*

Fe 9 10:00  
Su 4 3:00

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	PER COUNTY COMMENTS	TSM	02/09/20

A PARCEL LOCATED IN SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

AS REPLATTED

NOTICE 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 OR TEN YEARS FROM THE DATE OF THE SURVEY OR WHICHEVER IS EARLIER.

PROJECT 19-091

Drawn By: TSM Date: 11/07/19

Checked By: TSM Sheet: 1 of 1

MARRI LAND SURVEYING