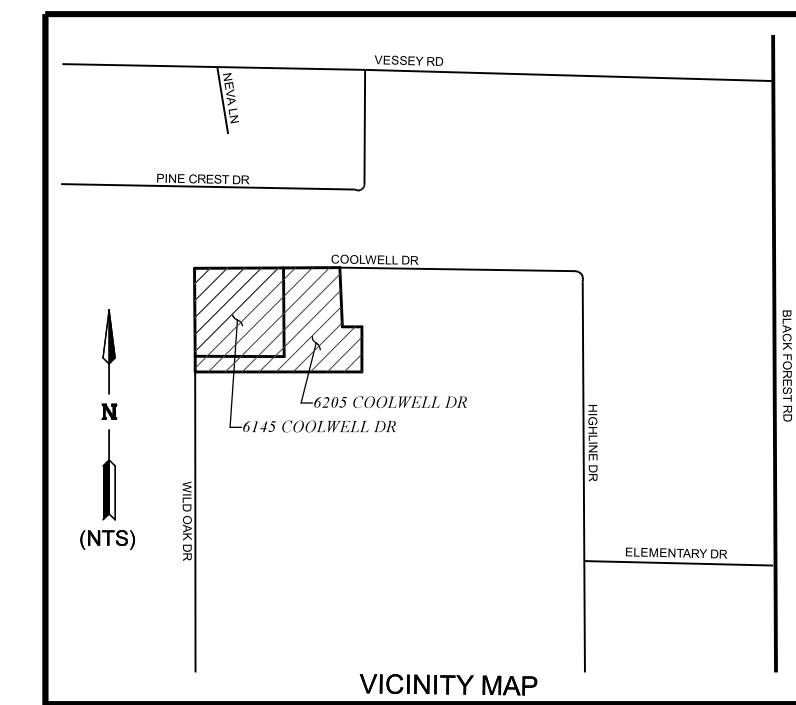


NAGY/STARK LOT LINE ADJUSTMENT

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



KNOW ALL MEN THESE PRESENTS:

THAT JAMES J AND ANDREA NAGY 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, CULWELL/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 Z, PAGE 56, RECORDS OF EL PASO COUNTY.

AREA = 18.606 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 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 SUBDIVISION OF NAGY/STARK LOT LINE ADJUSTMENT. 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 _____ OWNERS/MORTGAGEE _____

OWNERS/MORTGAGEE _____

BY:

TITLE:

ATTEST:

STATE OF COLORADO)

COUNTY OF _____) SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019 BY _____ AS _____

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____

NOTARY PUBLIC _____

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 DIRECTOR ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PREVIOUS PLAT NAME IN ENTIRETY IS AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT AMENDMENT/LOT LINE ADJUSTMENT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION # _____

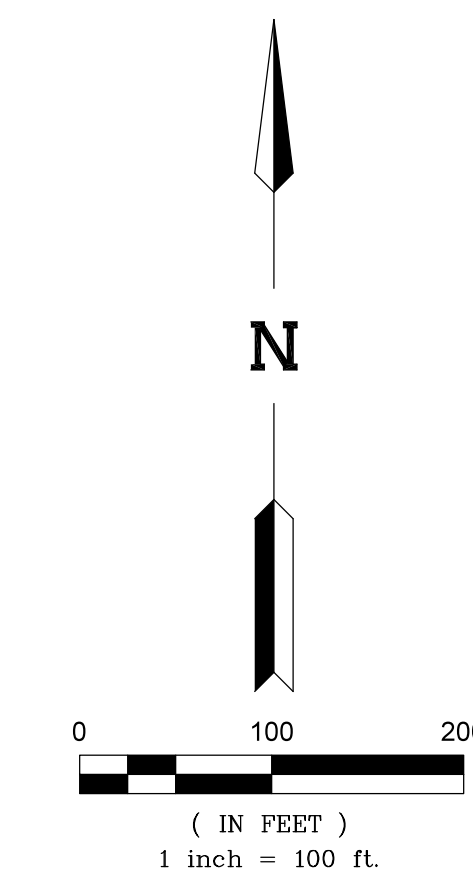
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____

EASEMENTS:

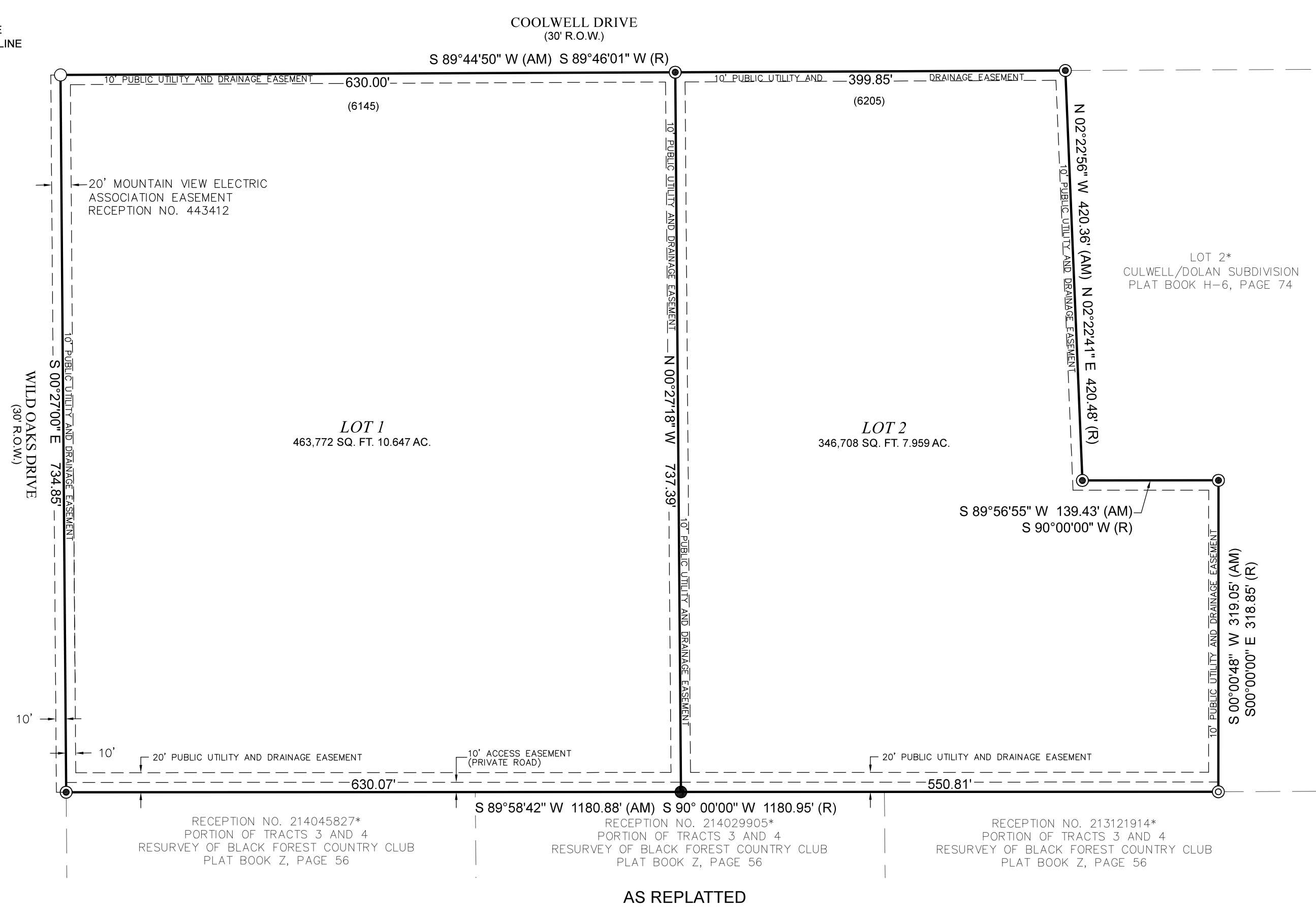
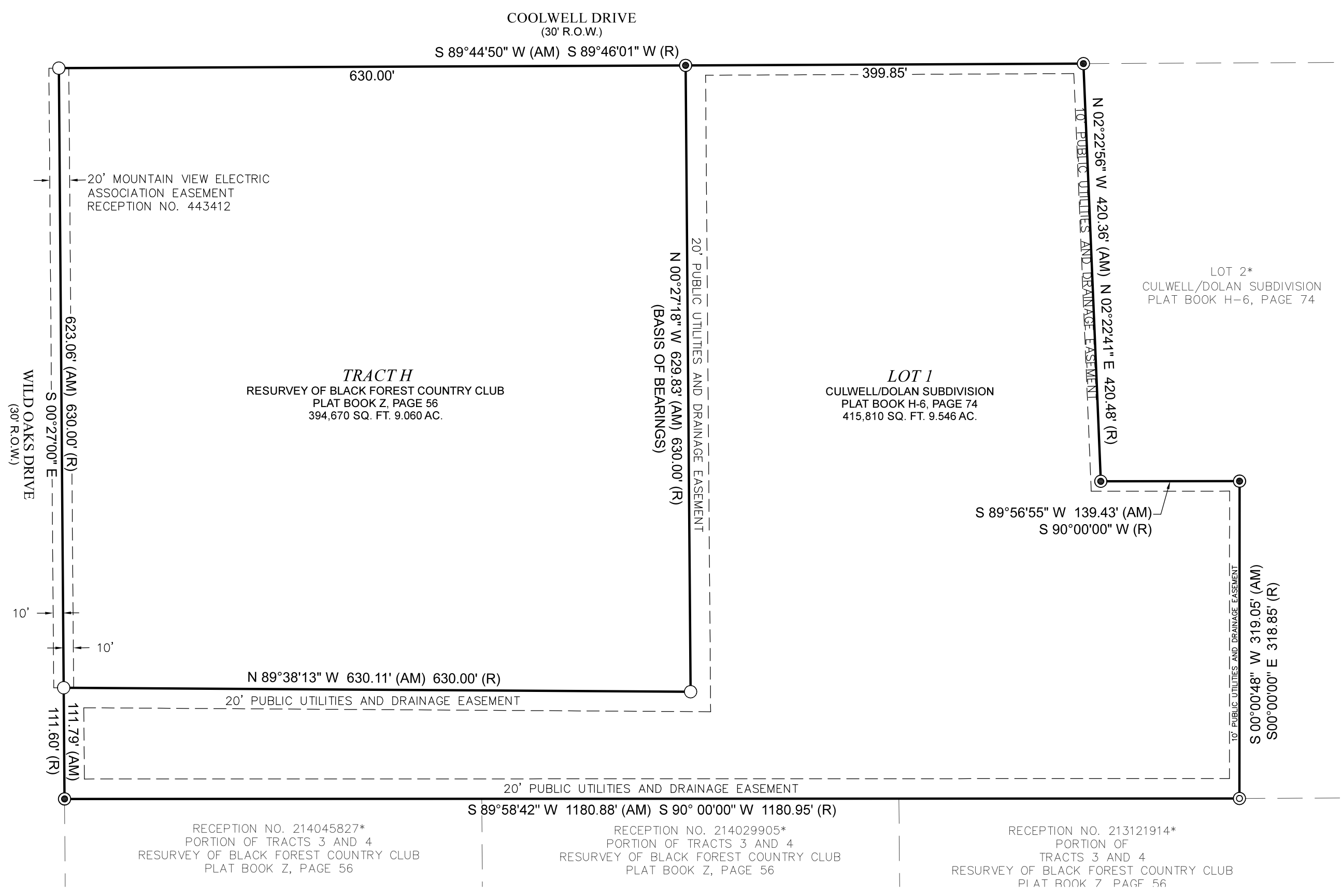
UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

NOTES:

- DATE OF PREPARATION NOVEMBER 07, 2019.
- THE BASIS OF BEARING IS THE WEST LINE OF LOT 1, CULWELL/DOLAN SUBDIVISION BEING MONUMENTED AT THE SOUTH END BY A FOUND 1" PIPE AND AT THE NORTH END BY A FOUND 1/2" REBAR WITH PLASTIC CAP ILLEGIBLE. SHOWN OF THE PLAT OF THE CULWELL/DOLAN SUBDIVISION RECORDED IN PLAT BOOK H-6 AT PAGE 74, RECORDS OF EL PASO COUNTY TO BEAR N 0°27'18" W.
- UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.
- THIS PLAT WAS CREATED USING TITLE REPORTS FROM FIDELITY NATIONAL TITLE (INSURANCE COMPANY TITLE REPORT NO. F065470-370-CSP, EFFECTIVE DATE: NOVEMBER 27, 2019 AT 8:00 A.M. AND TITLE REPORT NO. F0654771-370-CSP, EFFECTIVE DATE: DECEMBER 3, 2019 AT 8:00 A.M.)
- FLOODPLAIN STATEMENT: THE PROPERTIES ARE LOCATED IN A ZONE X, (AREA OF MINIMAL FLOOD HAZARD), PER FEMA MAP NUMBER 08041C0315G, REVISED DECEMBER 7, 2018.



- LEGEND:**
- SET 5/8"X1/8" REBAR WITH ORANGE PLASTIC CAP "PLS 30106"
 - FOUND 1/2" REBAR WITH PLASTIC CAP ILLEGIBLE
 - ⊙ FOUND 1/2" REBAR
 - FOUND 1" PIPE
 - BOUNDARY LINE
 - - - ADJACENT LOT LINE
 - - - EASEMENT LINE
 - AM - AS MEASURED
 - R - RECORDED
 - (xxxx) - DENOTES ADDRESS
 - * NOT A PART OF THIS SURVEY



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 REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISIONS FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUEL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR, AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED 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.
- 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.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE 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.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED POSTAL SERVICE REGULATIONS.
- THE ADDRESSES EXHIBITED ON THE PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- PRIVATE ROAD: THE PRIVATE ROAD AS SHOWN ON 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 WHICH ITS USE AND BENEFIT IS INTENDED.

SURVEYOR'S CERTIFICATION:

I, THOMAS S. MARR, 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 THE DATE OF THE SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10000, 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 _____, 2019

THOMAS S. MARR
COLORADO P.L.S. NO. 30106

RECORDING:

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 _____

PCD File No. SF1928

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	PER COUNTY COMMENTS	TSM	02/08/20

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

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.		
PROJECT NO. 19-091	Drawn By: TSM Checked By: TSM	Date: 11/07/19 Sheet: 1 of 1



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