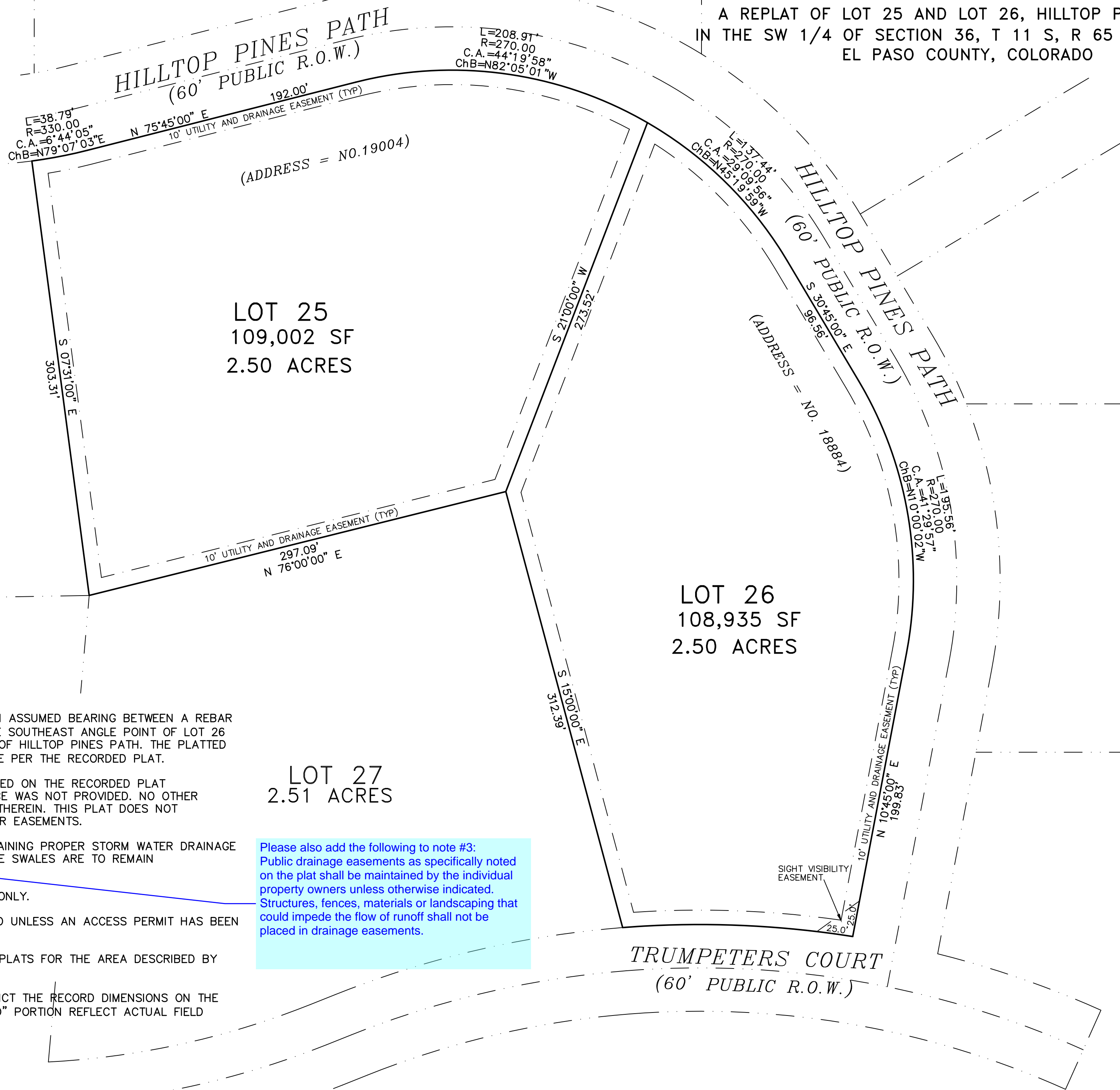


# GALER SUBDIVISION

A REPLAT OF LOT 25 AND LOT 26, HILLTOP PINES FILING NO. 1  
IN THE SW 1/4 OF SECTION 36, T 11 S, R 65 W OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO

as platted:

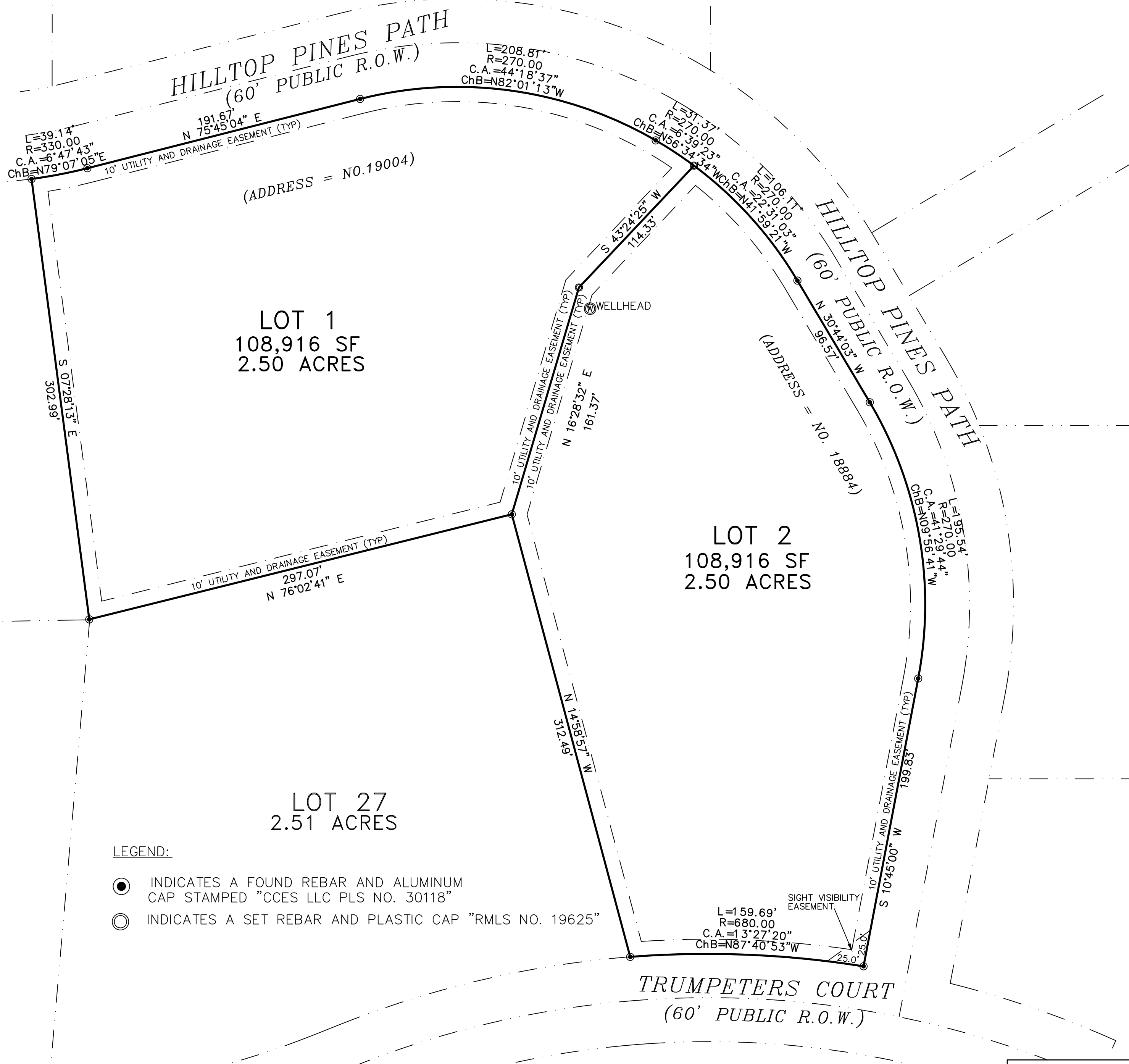


**NOTES:**

1. ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING BETWEEN A REBAR WITH ALUMINUM CAP STAMPED "CCES NO. 30118" AT THE SOUTHEAST ANGLE POINT OF LOT 26 AND THE POINT OF CURVATURE ON THE WESTERLY SIDE OF HILLTOP PINES PATH. THE PLATTED BEARING BETWEEN THOSE MONUMENTS IS N 10° 45' 00" E PER THE RECORDED PLAT.
2. ALL EASEMENTS OF RECORD SHOWN HEREON ARE BASED ON THE RECORDED PLAT REFERENCED ABOVE. A COMMITMENT FOR TITLE INSURANCE WAS NOT PROVIDED. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY RMLS FOR OWNERSHIP OR EASEMENTS.
3. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. REAR YARD DRAINAGE SWALES ARE TO REMAIN UNOBSTRUCTED, I.E., NO SOLID FENCING.
4. ALL LOTS SHALL BE FOR SINGLE FAMILY RESIDENCES ONLY.
5. NO NEW DRIVEWAY OR ACCESS SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
6. THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
7. BOUNDARY DATA ON THE "AS PLATTED" PORTION DEPICT THE RECORD DIMENSIONS ON THE ORIGINAL PLAT. BOUNDARY DATA ON THE "AS REPLATTED" PORTION REFLECT ACTUAL FIELD DATA.

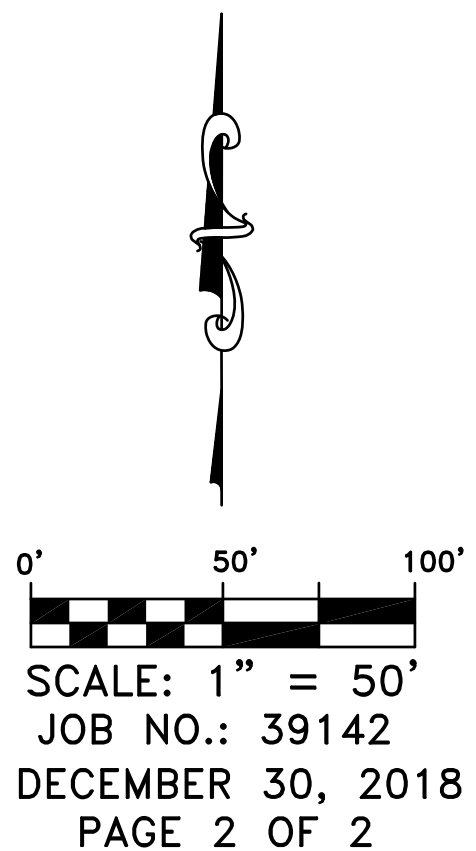
Please also add the following to note #3:  
Public drainage easements as specifically noted on the plat shall be maintained by the individual property owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

as replatted:



**LEGEND:**

- INDICATES A FOUND REBAR AND ALUMINUM CAP STAMPED "CCES LLC PLS NO. 30118"
- INDICATES A SET REBAR AND PLASTIC CAP "RMLS NO. 19625"



Please add PCD File No. SF1916


  
 ROCKY MOUNTAIN LAND SERVICES
   
 4465 NORTHPARK DRIVE SUITE 303
   
 COLORADO SPRINGS, COLORADO 80907
   
 719-630-0559



This plat for (name of subdivision or plat) 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

**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 # \_\_\_\_\_

**DIVISION  
HILLTOP PINES FILING  
S, R 65 W OF THE 6**

**EL PASO COUNTY, COLORADO**

**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)

RECEIVED  
IN THE S

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

**KNOW ALL MEN BY THESE PRESENTS:**

THAT GLENN STEPHEN GALER AND MARY ELLEN GALER AND JOSHUA AND ALLISON GALER, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

**TO WIT:**

LOT 25 AND LOT 26, HILLTOP PINES FILING NO. 1 AS RECORDED UNDER RECEPTION NUMBER 207712603 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER AND LOCATED IN A PORTION OF THE SOUTHWEST ONE-FOURTH OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO. SAID LOTS CONTAIN 5.00 ACRES, MORE OR LESS.

**DEDICATION:**

THE ABOVE PARTIES IN INTEREST HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND REPLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT. SAID PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID EASEMENTS WHICH PLAT SO PLATTED SHALL BE KNOWN AS "GALER SUBDIVISION", EL PASO COUNTY, COLORADO. ALL EASEMENTS DEPICTED HEREON ARE HEREBY DEDICATED TO PUBLIC USE.

**IN WITNESS WHEREOF:**

THE AFOREMENTIONED, GLENN STEPHEN GALER AND MARY ELLEN GALER, HAVE EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D.

\_\_\_\_\_  
GLENN STEPHEN GALER

\_\_\_\_\_  
MARY ELLEN GALER

STATE OF COLORADO )  
) ss. COUNTY OF EL PASO )

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D., BY GLENN STEPHEN GALER AND MARY ELLEN GALER

WITNESS MY HAND AND OFFICIAL SEAL: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**IN WITNESS WHEREOF:**

THE AFOREMENTIONED, JOSHUA GALER AND ALLISON GALER, HAVE EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D.

\_\_\_\_\_  
JOSHUA GALER

\_\_\_\_\_  
ALLISON GALER

STATE OF COLORADO )  
) ss. COUNTY OF EL PASO )

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D., BY JOSHUA GALER AND ALLISON GALER.

WITNESS MY HAND AND OFFICIAL SEAL: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF. 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.

\_\_\_\_\_  
CHRISTOPHER THOMPSON P.L.S. NO. 19625  
FOR AND ON BEHALF OF:  
ROCKY MOUNTAIN LAND SERVICES  
4465 NORTHPARK DRIVE SUITE 303  
COLORADO SPRINGS, COLORADO 80907  
(719) 630-0559

\_\_\_\_\_  
DATE

**COUNTY APPROVAL:**

APPROVAL IS GRANTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D.

\_\_\_\_\_  
DEVELOPMENT SERVICES DIRECTOR

**COUNTY APPROVAL:**

APPROVAL IS GRANTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D.

\_\_\_\_\_  
EL PASO COUNTY PLANNING DIRECTOR

**EASEMENTS:**

UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10') FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AND BOTH SIDES OF ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10') FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF SAID EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

THIS PROPERTY IS SUBJECT TO ALL REQUIREMENTS, NOTES, CONDITIONS, COVENANTS AND OBLIGATIONS AS DEPICTED ON THE RECORDED PLAT OF HILLTOP PINES FILING NO. 1 AS RECORDED UNDER RECEPTION NUMBER 207712603 OF SAID COUNTY RECORDS.

**RECORDING:**

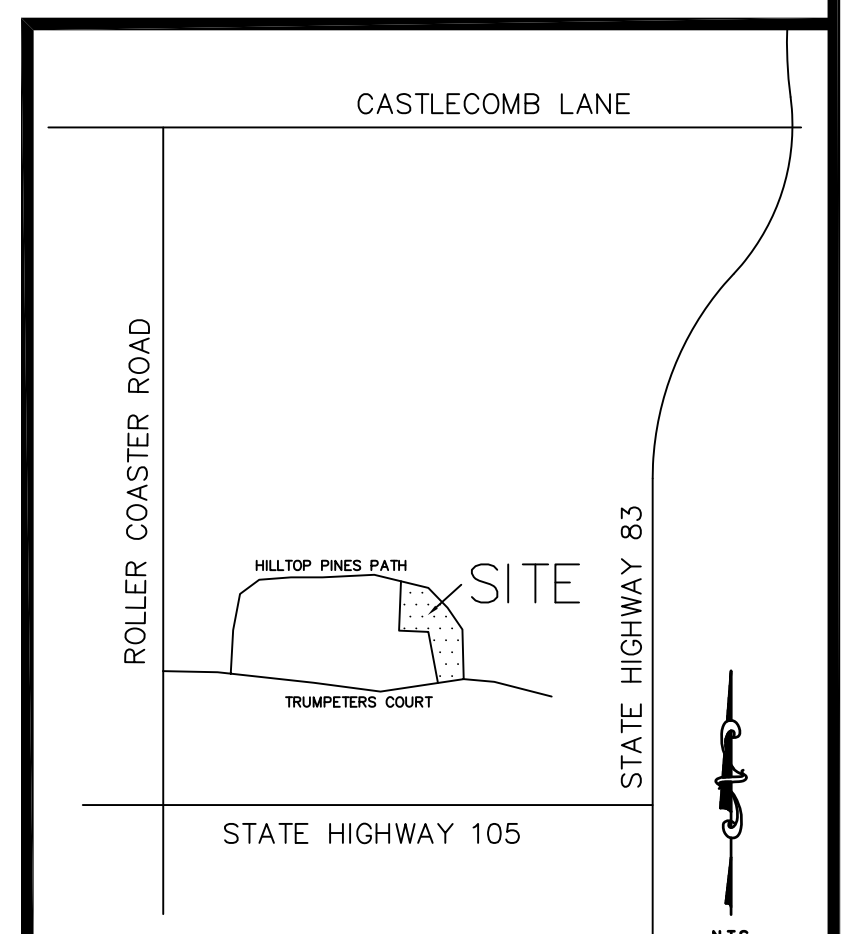
STATE OF COLORADO )  
) ss. COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY,

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_ FEE: \_\_\_\_\_

DEPUTY



**ROCKY MOUNTAIN LAND SERVICES**  
4465 NORTHPARK DRIVE SUITE 303  
COLORADO SPRINGS, COLORADO 80907  
719-630-0559