

HILLTOP PINES FILING NO. 1A

A REPLAT OF LOT 25 AND LOT 26, HILLTOP PINES FILING NO. 1
IN THE SW 1/4 OF SECTION 9, T 11 S, R 66 W OF THE 6th P.M.,
EL PASO COUNTY, COLORADO

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-QUARTER 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.

OWNERS' CERTIFICATION:

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 AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "HILLTOP PINES FILING NO. 1A".

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 OWNERS' 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.

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:

I, CHRISTOPHER THOMPSON, 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 IN DECEMBER 2018, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN; 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.

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.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2019.

CHRISTOPHER THOMPSON
FOR AND ON BEHALF OF:
ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
(719) 630-0559

P.L.S. NO. 19625

DATE

COUNTY APPROVAL:

THIS PLAT "HILLTOP PINES FILING NO. 1A" 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.

"HILLTOP PINES FILING NO. 1" 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 UNDER RECEIPT NUMBER 207712603.

PLANNING AND COMMUNITY DEVELOPMENT 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.

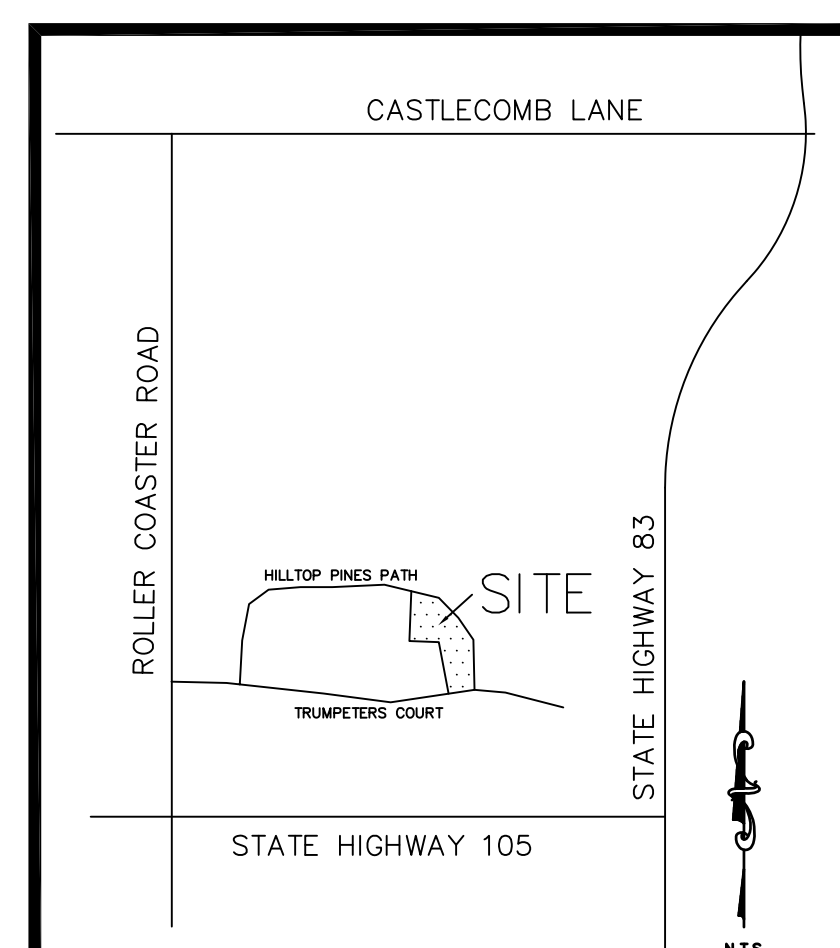
THIS PROPERTY IS SUBJECT TO ALL REQUIREMENTS, NOTES, CONDITIONS, COVENANTS AND OBLIGATIONS AS DEPICTED ON THE RECORDED PLAT OF HILLTOP PINES FILING NO. 1 AS RECORDED UNDER RECEPTION NUMBER 207712603 OF SAID COUNTY RECORDS.

RECORDING:

STATE OF COLORADO)
)ss
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ON THIS _____ DAY OF _____, 20____, AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____
EL PASO COUNTY CLERK AND REORDER

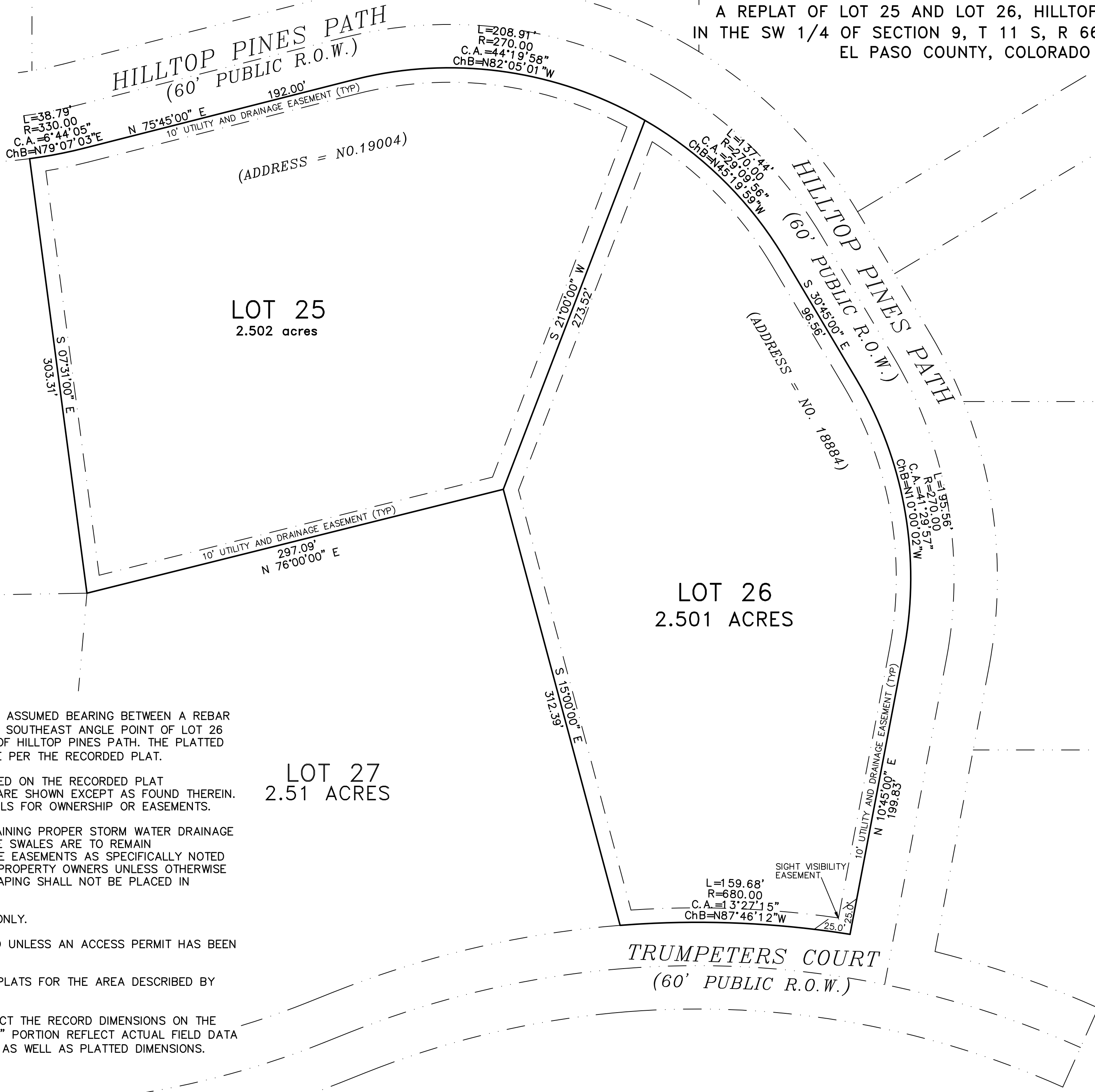



ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559

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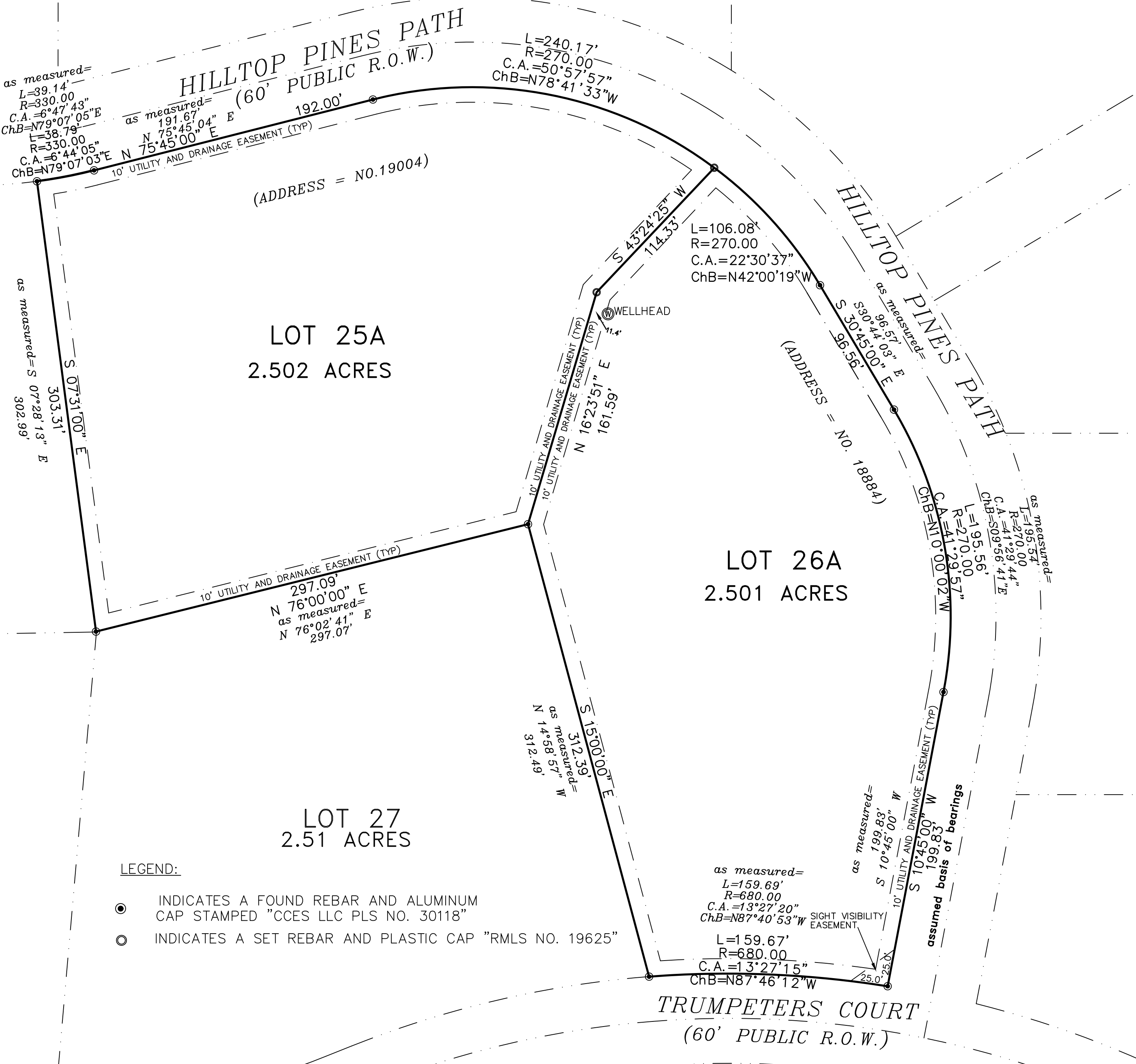
as platted:



NOTES:

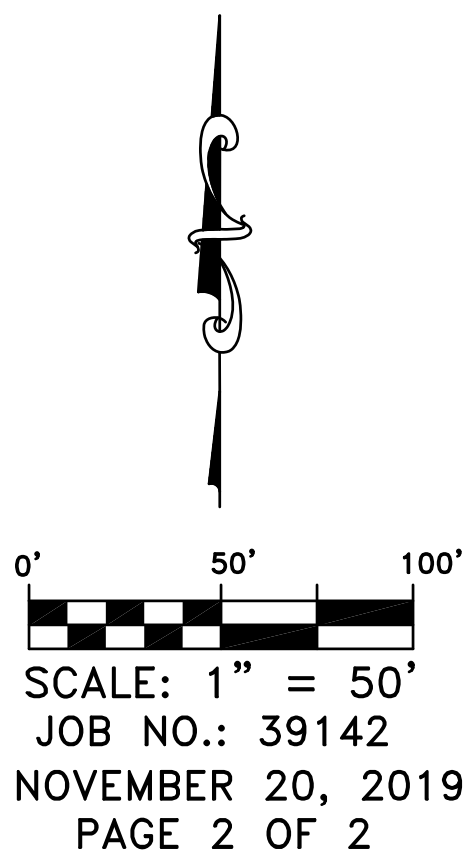
1. ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING BETWEEN A REBAR WITH ALUMINUM CAP STAMPED "CCES NO. 30118" AT THE SOUTHEAST ANGLE POINT OF LOT 26 AND THE POINT OF CURVATURE ON THE WESTERLY SIDE OF HILLTOP PINES PATH. THE PLATTED BEARING BETWEEN THOSE MONUMENTS IS N 10° 45' 00" E PER THE RECORDED PLAT.
2. ALL EASEMENTS OF RECORD SHOWN HEREON ARE BASED ON THE RECORDED PLAT REFERENCED ABOVE. 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. 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 SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
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 INDICATED IN ITALIC TEXT AND DENOTED "AS MEASURED" AS WELL AS PLATTED DIMENSIONS.

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"





 ROCKY MOUNTAIN LAND SERVICES

 4465 NORTH PARK DRIVE SUITE 303

 COLORADO SPRINGS, COLORADO 80907

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MARY ELLEN GALER

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PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

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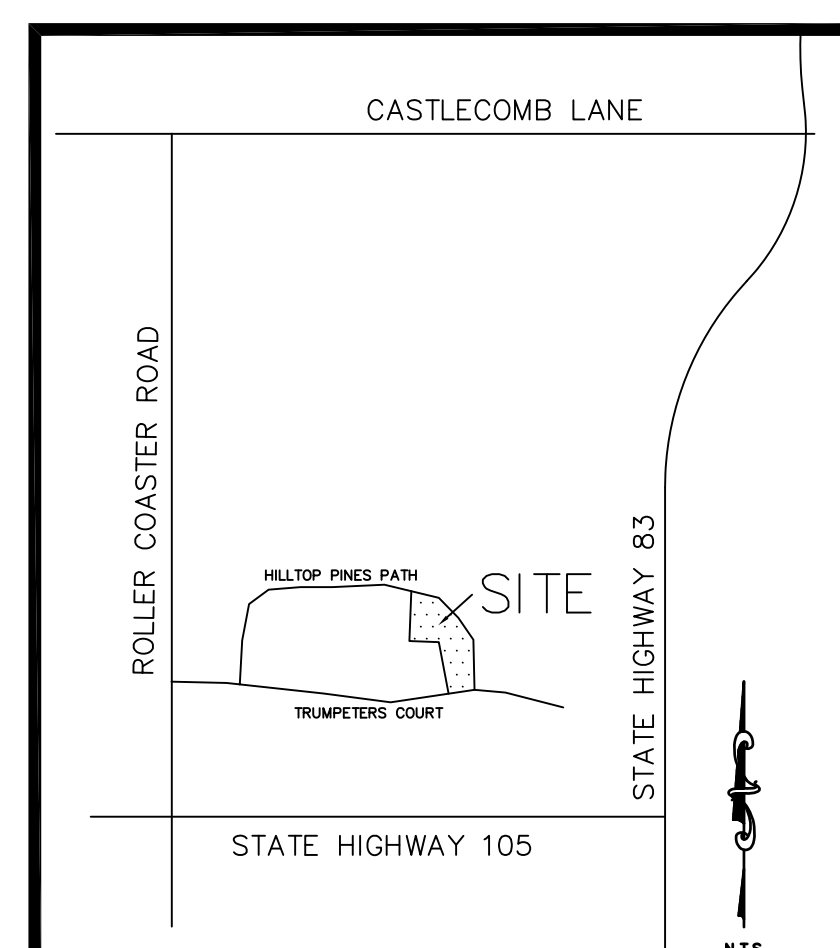
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COUNTY OF EL PASO)

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BY: _____
EL PASO COUNTY CLERK AND REORDER




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