

Chuck Broerman  
08/12/2021 09:17:58 AM  
Doc \$0.00  
Rec \$23.00

El Paso County, CO



2  
Pages 221714802

### SUBDIVISION/CONDOMINIUM PLAT

---

Reception Number                      Date                      Time

---

Reception Fee                      Number of Pages                      File Number

---

Hilltop Pines Filing  
Name of Plat

---

Gatlin Family Trust, Joel E Gatlin, and Virginia K Gatlin trustees  
Owner's Name

Subdivision

Condominium

# 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 GATLIN FAMILY TRUST, JOEL E. GATLIN, TRUSTEE and VIRGINIA K. GATLIN, TRUSTEE, AND JOSHUA GALER 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, GATLIN FAMILY TRUST, JOEL E. GATLIN, TRUSTEE and VIRGINIA K. GATLIN, TRUSTEE, HAS EXECUTED THIS INSTRUMENT THIS 2nd DAY OF August, 2021, A.D.

[Signature] 8/2/21 [Signature] 8/2/2021  
JOEL E. GATLIN, TRUSTEE DATE VIRGINIA K. GATLIN, TRUSTEE DATE

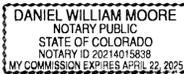
STATE OF COLORADO )  
                                  )ss  
COUNTY OF EL PASO )

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF August, 2021, A.D., BY JOEL E. GATLIN, TRUSTEE and VIRGINIA K. GATLIN, TRUSTEE OF THE GATLIN FAMILY TRUST.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: [Signature]

MY COMMISSION EXPIRES: April 22, 2025



**IN WITNESS WHEREOF:**

THE AFOREMENTIONED, JOSHUA GALER AND ALLISON GALER, HAVE EXECUTED THIS INSTRUMENT THIS 30th DAY OF July, 2021 A.D.

[Signature] [Signature]  
JOSHUA GALER ALLISON GALER

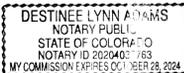
STATE OF COLORADO )  
                                  )ss  
COUNTY OF EL PASO )

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July, 2021, A.D., BY JOSHUA GALER AND ALLISON GALER.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: [Signature]

MY COMMISSION EXPIRES: October 28, 2024



**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 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.

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 27th DAY OF July, 2021.

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

**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 4th DAY OF August, 2021, 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 RECEPTION NUMBER 207712603.

[Signature]  
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 12th DAY OF August, 2021, AND WAS RECORDED AT RECEPTION NUMBER 202174802 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: [Signature]  
EL PASO COUNTY CLERK AND RECORDER

