

# FINAL PLAT CATHEDRAL PINES SUBDIVISION FILING NO. 3, LOTS 6-8

14659

**KNOW ALL MEN BY THESE PRESENTS:**

That The Nancy L. Piasecki Revocable Trust and the BRIJ Family Trust, being the owners of the following described tracts of land to wit:

Lots 6, 7 and 8, Cathedral Pines Subdivision Filing No. 3, County of El Paso, State of Colorado.

Containing a calculated area of 420,821 square feet (9.66071 acres), more or less.

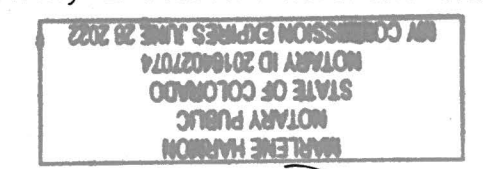
**OWNERS CERTIFICATION:**

The undersigned, being all the owners, mortgages, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into a lot and easements as shown hereon under the name and subdivision of CATHEDRAL PINES SUBDIVISION FILING NO. 3, LOTS 6-8. 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.

Nancy L. Piasecki 12/10/2019  
Nancy L. Piasecki, Trustee of the Nancy L. Piasecki Revocable Trust Date

John Piasecki 12/10/2019  
John Piasecki, Trustee of the Nancy L. Piasecki Revocable Trust Date

STATE OF COLORADO }  
COUNTY OF EL PASO } SS



Acknowledged before me this 10<sup>th</sup> day of December, 2019 by

Nancy L. Piasecki and John Piasecki, Trustees of the Nancy L. Piasecki Revocable Trust

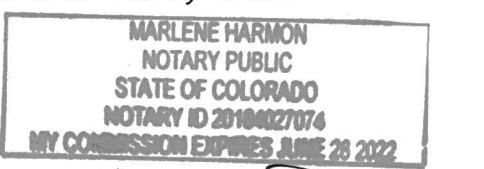
My commission expires June 28, 2022

Witness my hand and official seal Marlene Harmon  
Notary Public

William D. Kappel 12/10/2019  
William D. Kappel, Trustee of the BRIJ Family Trust Date

Veronica Kappel 12-10-2019  
Veronica Kappel, Trustee of the BRIJ Family Trust Date

STATE OF COLORADO }  
COUNTY OF EL PASO } SS



Acknowledged before me this 10<sup>th</sup> day of December, 2019 by

William D. Kappel and Veronica Kappel, Trustees of the BRIJ Family Trust

My commission expires June 28, 2022

Witness my hand and official seal Marlene Harmon  
Notary Public

**PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:**

This plat for CATHEDRAL PINES SUBDIVISION FILING NO. 3, LOTS 6-8 was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the 30<sup>th</sup> day of December, 2019, subject to any notes specified hereon and any conditions included in the resolution of approval.

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 No. 206712390.

The dedications of land to the public (streets and easements) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Chris D... 12/30/2020  
Planning and Community Development Director Date

**SURVEYOR'S CERTIFICATION:**

I Mark S. Johannes, 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 survey shown hereon, 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.

This certification is neither a warranty nor guarantee, either expressed or implied.

I attest the above on this 9th day of December, 2019.

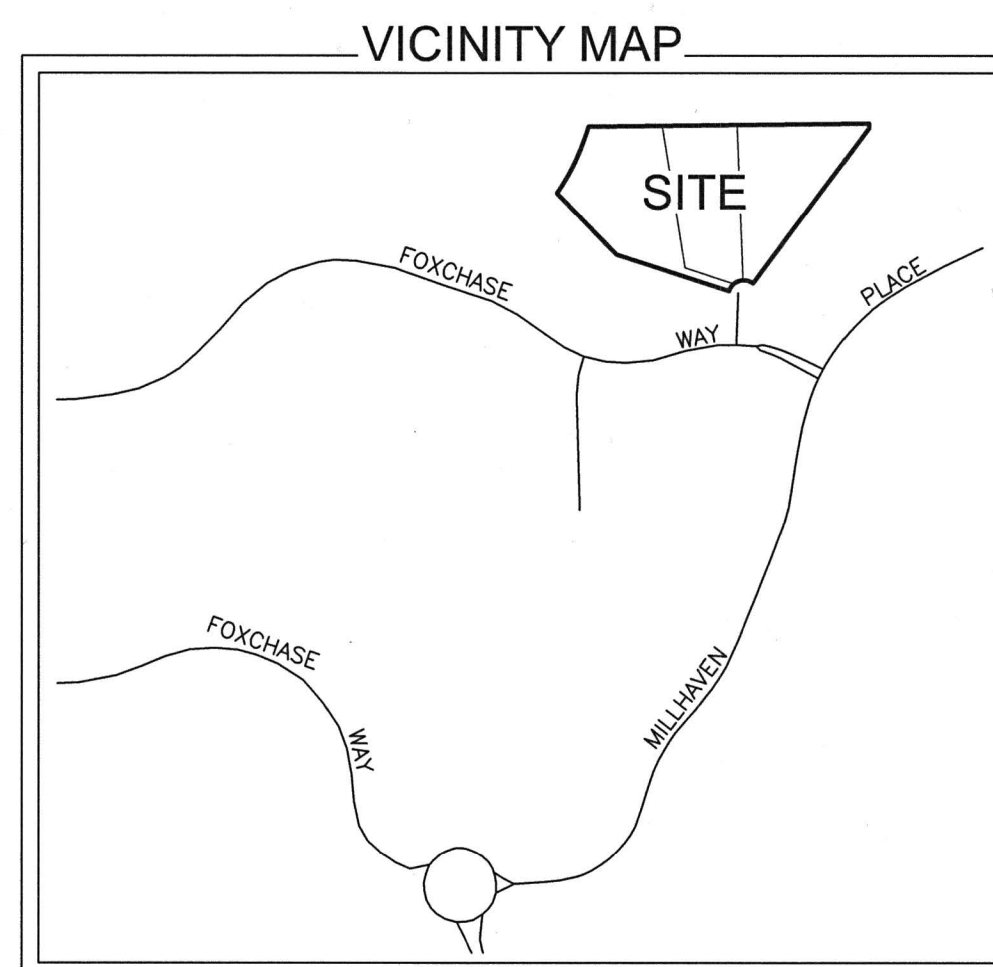


Mark S. Johannes  
Colorado Professional Land Surveyor No. 32439  
For and on behalf of Compass Surveying and Mapping, LLC



COMPASS SURVEYING & MAPPING, LLC  
721 SOUTH 23RD STREET, SUITE B  
COLORADO SPRINGS, CO 80904  
719-354-4120  
WWW.CSAMLCC.COM

A VACATION AND REPLAT OF LOTS 6, 7, & 8  
CATHEDRAL PINES SUBDIVISION FILING NO. 3  
LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 1,  
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
EL PASO COUNTY, COLORADO



**NOTES:**

- 1) The reason for this vacation and replat is to create 2 lots out of 3 existing lots.
- 2)
  - - Denotes found #5 rebar w/1 1/2" aluminum cap marked "LWA PLS 28658".
  - o - Denotes set #5 rebar and plastic cap marked "PLS 32439", unless otherwise noted.
  - (4820) - Denotes street address.
- 3) This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance prepared by Land Title Guarantee Company, File No. SR55078642-3 with an effective date of 08/14/2019 at 05:00:00.
- 4) Basis of bearings is the north line of the property, monumented as shown and assumed to bear North 89 degrees 20 minutes 32 seconds East, 983.64 feet.
- 5) 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.
- 6) The linear units used in this drawing are U.S. Survey feet.
- 7) The approval of this replat vacates all prior plats for the area described by this replat.
- 8) The addresses (4820) exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

**EASEMENTS:**

Unless otherwise shown, side and rear lot lines are hereby platted with a ten foot easement for drainage and public utilities only, front lot lines are hereby platted with a fifteen foot easement for drainage and public utilities only and the subdivision boundary is hereby platted with a thirty foot easement for drainage and public utilities only, with the sole responsibility for maintenance being vested with the property owners.

No structures or material storage activities are permitted within the designated drainage easements. Fences shall not impede runoff from reaching drainage swales.

**FEES:**

Drainage Fee: \_\_\_\_\_ School Fee: \_\_\_\_\_  
Bridge Fee: \_\_\_\_\_ Park Fee: \_\_\_\_\_

**RECORDING:**

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at 10:44 o'clock A.M., this 10<sup>th</sup> day of January, 2021 A.D., and is duly recorded under Reception No. 221714659 of the records of El Paso County, Colorado.

CHUCK BROERMAN, RECORDER

BY: Chuck Broerman  
Deputy

SURCHARGE: 3  
FEE: 30-

**FILING 3 PLAT NOTES:**

- 1) Structural foundations on lots in this subdivision shall be designed by a Colorado registered professional engineer.
- 2) 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.
- 3) Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department must approve each system and in some cases the department may require an engineer designed system prior to permit approval.
- 4) The following reports are on file at the El Paso County Planning and Community Development Department: Soil and Geology Study Drainage Report, Water Resources Report, Wildfire Mitigation Report and Erosion Control.
- 5) All development within the Cathedral Pines Subdivision shall comply with the Development Guide as recorded at Reception No. 205001725, Development Plans recorded at Rec. No. 205001726 and Rec. No. 205008124 or otherwise amended by El Paso County following appropriate public hearings.
- 6) The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- 7) All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials, or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- 8) Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- 9) 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 the required public improvements have been constructed and completed in accordance with the subdivision improvements agreement between the applicant and El Paso County as recorded at Reception No. 206118090 in the office of the Clerk and Recorder of El Paso County, Colorado, or in the alternative, other collateral is provided which is sufficient in the judgment of the Board of County Commissioners, to make provision for the completion of said improvements.
- 10) The owner, its successors and assigns shall advise the Home Owners Association and all future owners of these lots of all applicable requirements of the Water Court Decree entered in Case No. 00CW85 (Division 2) and Case No. 00CW175 (Division 1), and the costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.
- 11) The owner shall reserve in any deeds of the property 194 acre feet per year of Laramie Fox Hills Aquifer and 16.4 acre feet per year total of Arapahoe Aquifer water as decreed in Case No. 00CW85 (Division 2) and Case No. 00CW175 (Division 1) for use in this augmentation plan.
- 12) Water withdrawals and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the covenants for this subdivision recorded under Reception No. 205001735 in the office of the El Paso County Clerk and Recorder and the terms of the Water Court decree recorded under Reception No. 205001732.
- 13) Water in the Denver Basin aquifers is allocated based on a 100 year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin aquifers is evaluated based on a 300 year aquifer life. Applicants, the homeowners association, and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired as may be needed and incorporated in a permanent water supply plan that provides future generations with a water supply.
- 14) This property is included within the Cathedral Pines Metropolitan District and is subject to the taxes, fees and requirements of that district.
- 15) Drainage easements and areas where the existing ground slope exceeds 30 percent are hereby designated as no-build areas. The location of these areas is shown on Sheets 2 and 3. Lot owners are also hereby notified that other areas of geologic concern may exist within this subdivision. Prospective lot owners should review any and all reports on file with El Paso County to familiarize themselves of any conditions that may affect building.
- 16) The Declaration of Covenants, Conditions and Restrictions for the Cathedral Pines Homeowners Association, Inc. is recorded at Reception No. 205001735 of the records of the office of the El Paso County Clerk and Recorder.
- 17) No direct vehicle access from lots in this subdivision will be allowed to Tract 5 which is reserved for the possible extension of Milam Road. Lot owners in this subdivision are hereby notified that Tracts 5 and 6 are reserved for a potential roadway. El Paso County may construct a roadway within these tracts at any time based on the County's sole discretion.
- 18) No driveway shall be established unless an access permit has been granted by El Paso County.
- 19) Due to wildfire concerns, the applicants and subsequent homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.
- 20) Homeowners should also refer to the wildfire mitigation plan as an assistance guide.
- 21) The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Department of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
- 22) This property is subject to the 2006 Supplement to Agreement regarding Milam Road Extension and Shoup Road Realignment Project, dated April 27, 2006, between El Paso County and Cathedral Pines by Kings Deer, LLLP, and recorded at Reception No. 206063021.

PCD FILE NO. SF 19-017

REVISIONS:	
1	11/13/19 County comments.
2	12/04/19 Revise file number.
3	12/09/19 Add owners information to signature block.

PROJECT NO. 18187  
OCTOBER 17, 2019  
SHEET 1 OF 3

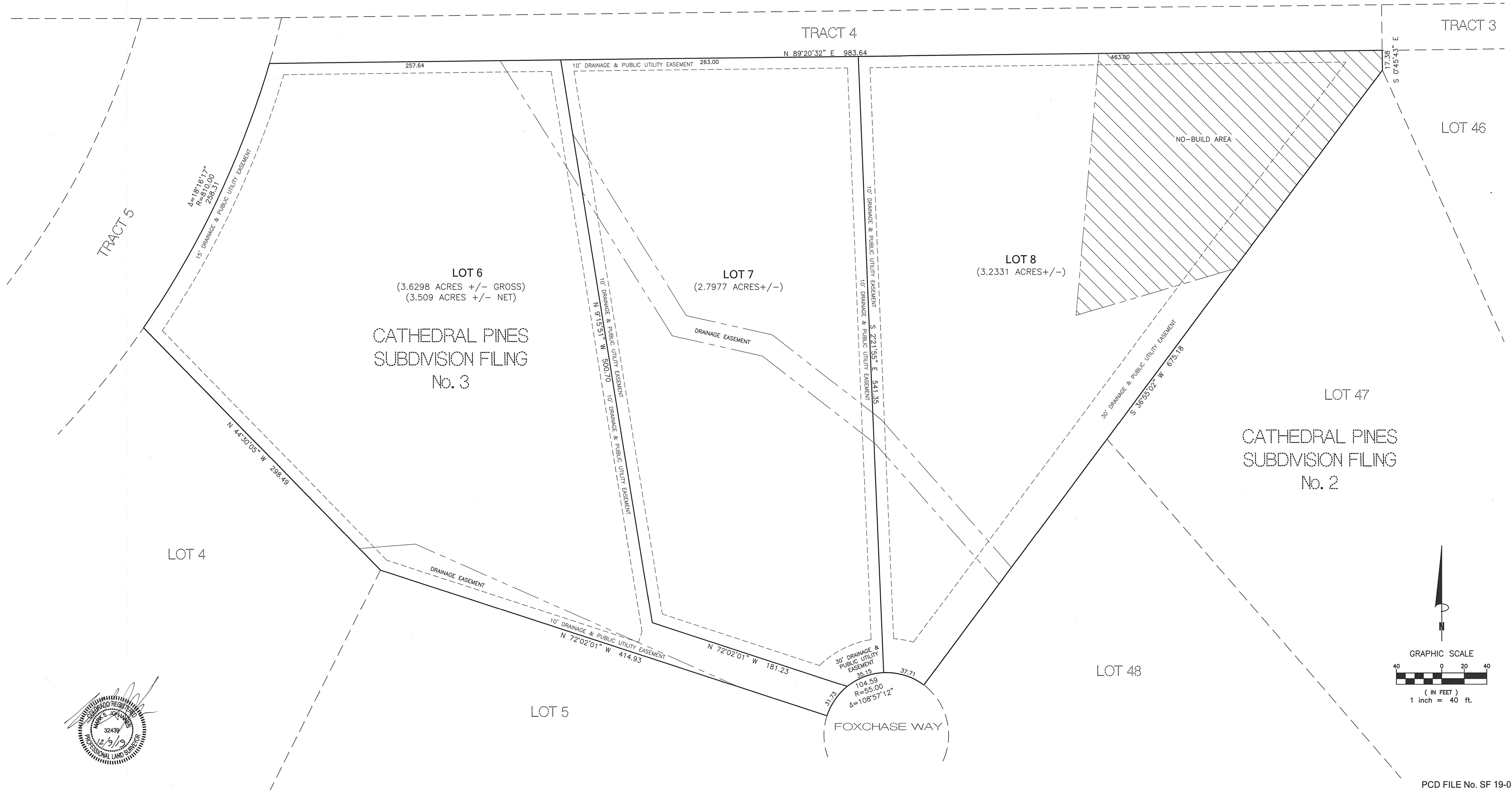


FINAL PLAT  
**CATHEDRAL PINES SUBDIVISION FILING NO. 3, LOTS 6-8**

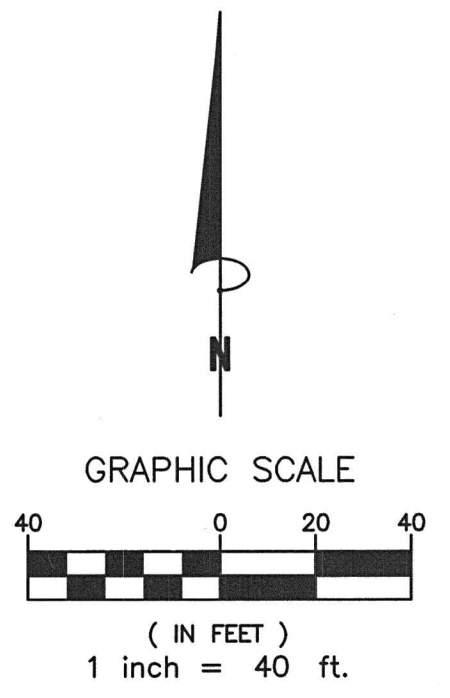
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 EL PASO COUNTY, COLORADO

AS PLATTED



COMPASS SURVEYING & MAPPING, LLC  
 721 SOUTH 23RD STREET, SUITE B  
 COLORADO SPRINGS, CO 80904  
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PROJECT No. 18187  
 OCTOBER 17, 2019  
 SHEET 2 OF 3

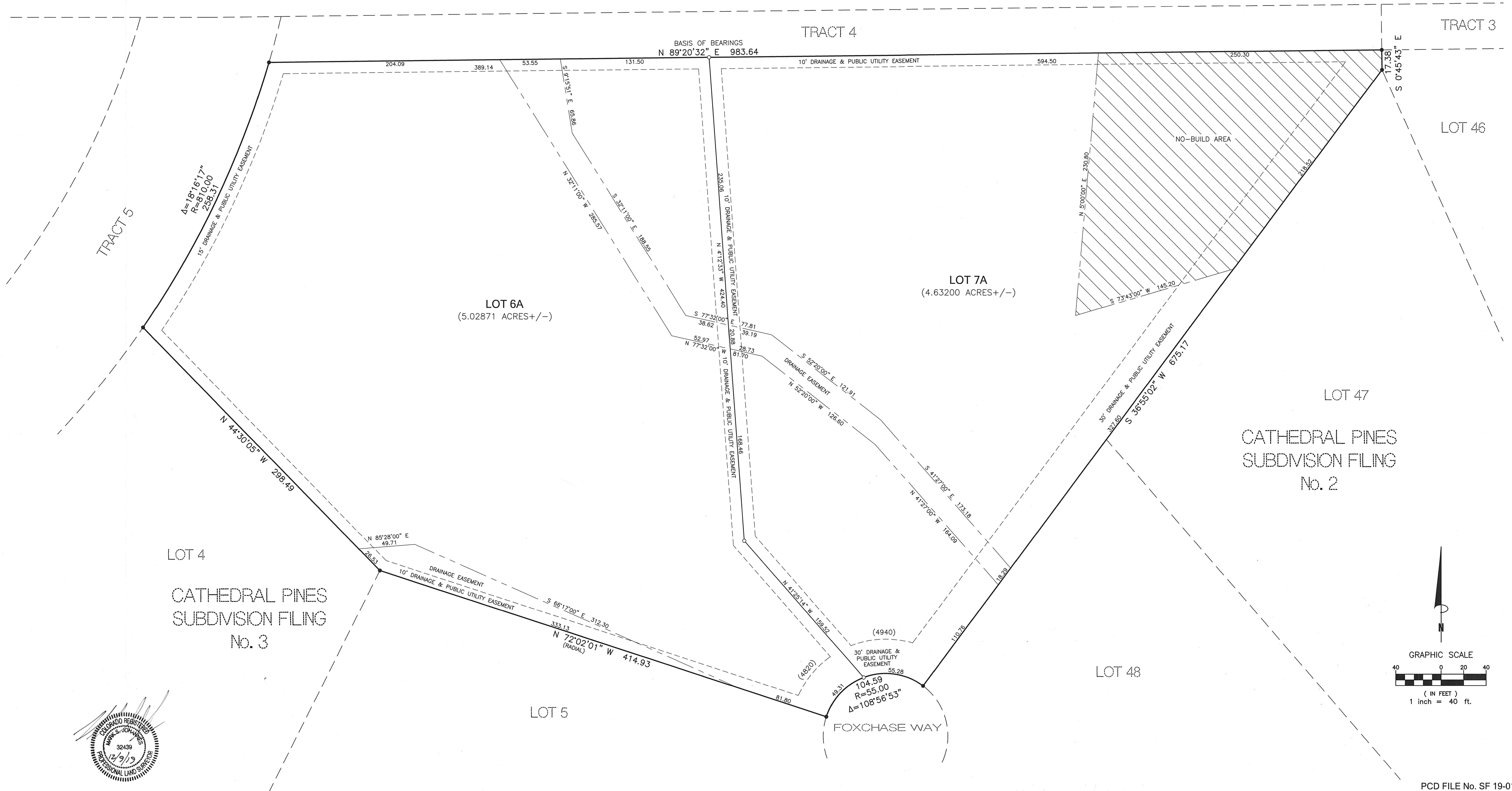


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 EL PASO COUNTY, COLORADO

AS RE-PLATTED



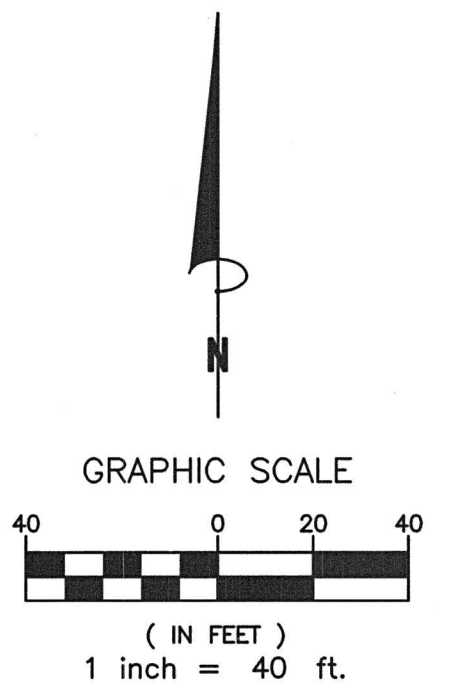
LOT 4  
 CATHEDRAL PINES  
 SUBDIVISION FILING  
 No. 3

LOT 47  
 CATHEDRAL PINES  
 SUBDIVISION FILING  
 No. 2



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RBD ✓



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PROJECT No. 18187  
 OCTOBER 17, 2019  
 SHEET 3 OF 3