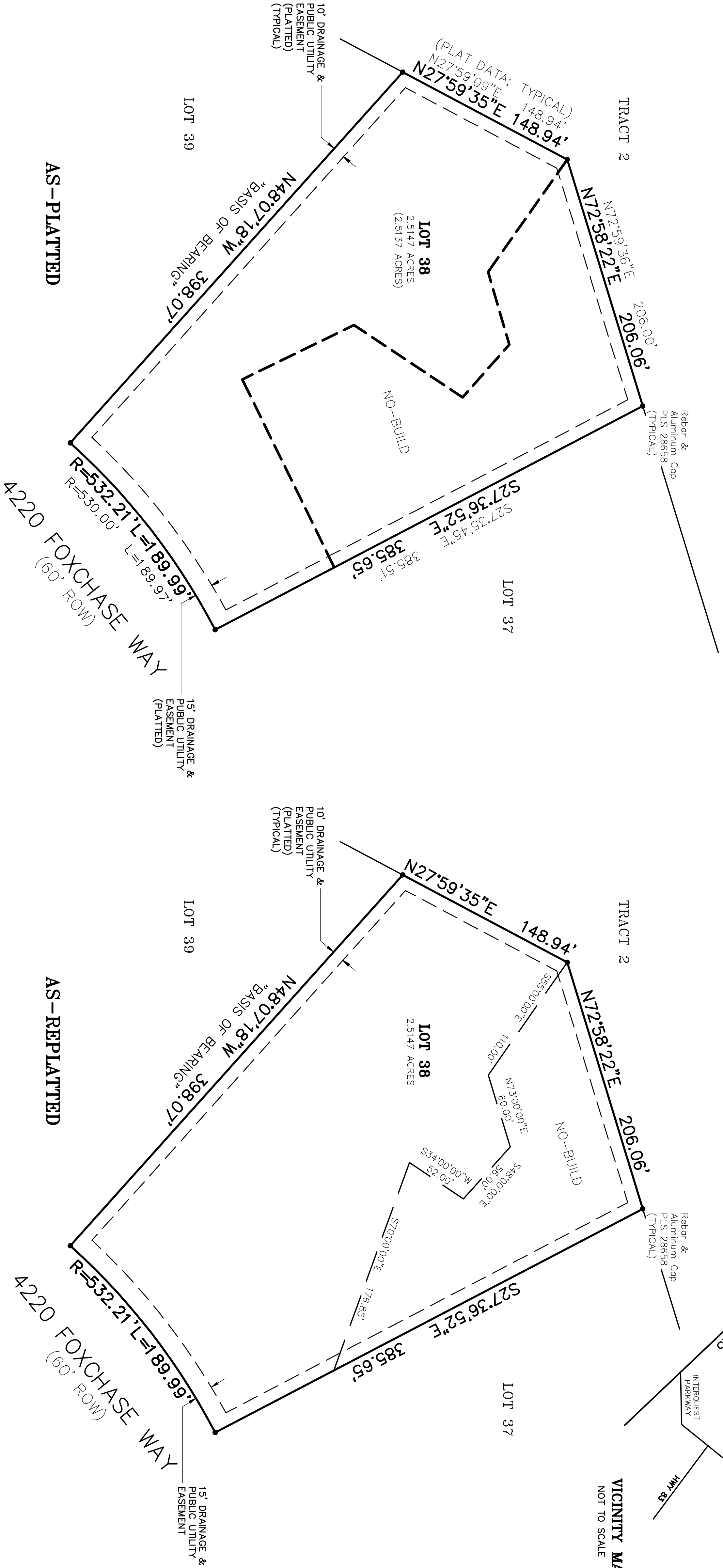
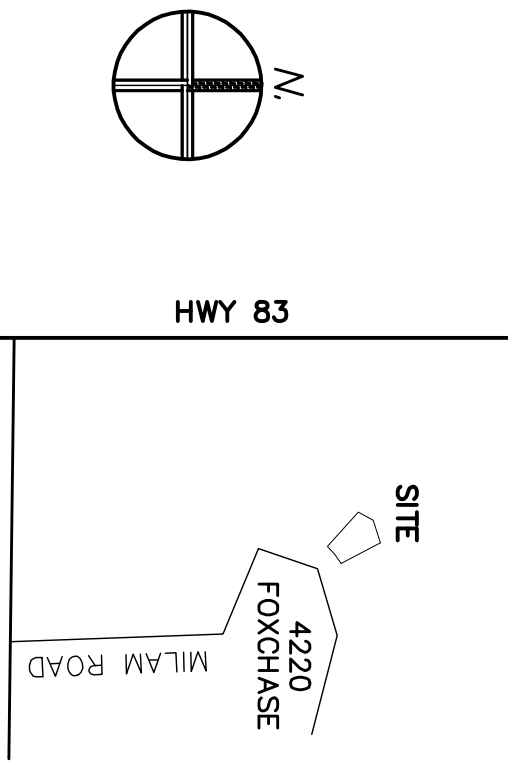


CATHEDRAL PINES SUBDIVISION FILING NO. 3D

A REPLAT OF LOT 38, CATHEDRAL PINES FILING NO 3

being a portion of the Northeast One-Quarter of Section 2, Township 12 South, Range 66 West of the 6th P.M., EL PASO COUNTY, COLORADO



NOTES:

- 1) STRUCTURAL FOUNDATIONS ON LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- 2) THE INDIVIDUAL WELLS IS THE RESPONSIBILITY OF THE 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: 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 AND RECORDATION NO. 20500726. DEVELOPMENT PLANS RECORDED AT RECEPTION NO. 20500726 AND RECORDATION NO. 20500874 OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
- 6) ADDRESSES SHOWN ARE PROVIDED BY OTHERS AND SUBJECT TO CHANGE.
- 7) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
- 8) MAIL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 9) 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 UNPREDICTED WATER LEVEL DECREASES. THEREFORE, THE WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER SHOULD BE ALTERNATIVES SHOULD BE INCORPORATED AS MAY BE NEEDED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.

- 10) THIS PROPERTY IS INCLUDED WITHIN THE CATHEDRAL PINES METROPOLITAN DISTRICT AND IS SUBJECT TO THE TAXES, FEES AND REQUIREMENTS OF THAT DISTRICT.
- 11) 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 RECORDED.
- 12) PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE SUBMITTED AND APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- 13) 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 REGULATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE. THE FOREST SERVICE MAY REFER TO THE WILDFIRE MITIGATION PLAN AS AN ASSISTANCE GUIDE.
- 14) CROSSED PATHS SURVEYING SERVICES, INC. has relied upon the COMMITMENT for TITLE INSURANCE issued by COMMONWEALTH LAND TITLE INSURANCE COMPANY, TITLE REPORT No. H0515702-072-DR8-SSC, with regard to any recorded easements, rights-of-way affecting the subject property. No additional research regarding the existence of easements or restrictions of record has been performed by CROSSED PATHS SURVEYING SERVICES, INC.
- 15) This purpose of this amendment is to change the location of the NO-BUILD AREAS based on 30 percent slope requirement as described in an ENGINEER'S STATEMENT by L. Ducett dated September 28, 2017.

SURVEYOR'S CERTIFICATION:

I, James P. Brinkman, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the survey 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____.

James P. Brinkman
Colorado Professional Land Surveyor
No. 37631

Acceptance Certificate for Tracts (accepting entity in existence)

The dedication of Tracts 3D one hereby accepted for ownership and maintenance by the _____ District/Homeowner's Association.

By: _____

President

STATE OF COLORADO)
COUNTY OF EL PASO) ss.

Acknowledged before me this _____ day of _____, 20____ by _____

My commission expires: _____

Witness my hand and official seal _____

Notary Public

BE IT KNOWN BY THESE PRESENTS:

That BRENT and KATHERINE ASHBY, being the owners of the following described tract of land to wit:

Lot 38 in CATHEDRAL PINES FILING NO. 3 (Reception no. 207712558 El Paso County records, El Paso County, Colorado) situate in El Paso County, Colorado.

Containing a computed area of 109,540 square feet or 2.5147 acres.

DEDICATION:

The above owner has caused said Lot to be surveyed and Replatted into lots and easements as shown on the accompanying plat drawn to a fixed scale as indicated hereon and accurately sets forth the boundaries and dimensions of said Lot and the location of said easements. This tract of land as herein Replatted shall be known as CATHEDRAL PINES SUBDIVISION FILING NO. 3D, County of El Paso, State of Colorado.

EASEMENTS:

Side and Rear lot lines are hereby platted with a ten (10') foot easement for drainage and public utilities only. Front lot lines are hereby platted with a ten (10') foot easement for drainage and public utilities only with the sole responsibility for maintenance being vested with the property owners.

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 CATHEDRAL PINES SUBDIVISION FILING NO. 3D. 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, 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 facilities.

BRENT ASHBY _____

STATE OF COLORADO)
COUNTY OF _____) ss.

Acknowledged before me this _____ day of _____, 20____ by _____

My commission expires _____

Witness my hand and official seal _____

Notary Public

KATHERINE ASHBY _____

STATE OF COLORADO)
COUNTY OF _____) ss.

Acknowledged before me this _____ day of _____, 20____ by _____

My commission expires _____

Witness my hand and official seal _____

Notary Public

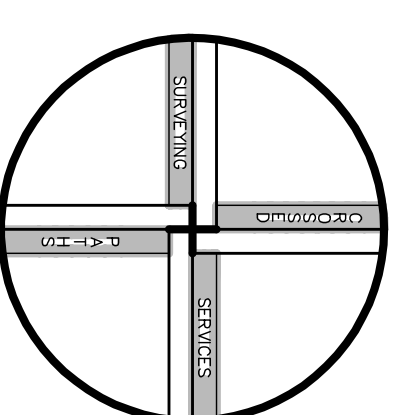
FILING APPROVALS:

This plat for CATHEDRAL PINES SUBDIVISION FILING NO. 3D 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 Amendment 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 # _____

FINAL PLAT CATHEDRAL PINES SUBDIVISION FILING NO. 3D



no.	date	revisions	by
1.	09/21		JPB
2.	10/16	County Comments	JPB
3.	11/07	County Comments	JPB

dwg. file: 1512151109 RPv1.dwg
Project no. 15121511.09

PCD FILE# VR-17-011

PRELIMINARY

CROSSED PATHS SURVEYING SERVICES, INC.
P.O. BOX 49742
COLORADO SPRINGS, CO 80949
EMAIL: jbrinkman@cpssinc.com