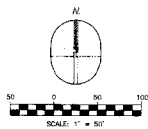


CATHEDRAL PINES SUBDIVISION FILING NO. 3D
A REPLAT OF LOT 38, CATHEDRAL PINES FILING NO 3
being a portion of the Northeast One-Quarter of Section 2,
Township 12 South, Range 66 West of the 6th P.M.,
EL PASO COUNTY, COLORADO

14048



BE IT KNOWN BY THESE PRESENTS:

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

Lot 3 in CATHEDRAL PINES FILING NO. 3 (Exception to 207712008
El Paso County records, El Paso County, Colorado) situated in
El Paso County, Colorado.

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

DEDICATION:

The area owner has caused and Let to be surveyed and Reported
into its own easements as shown on the accompanying plat, down to a
final rule as indicated herein and accurately sets forth the boundaries
and dimensions of said lot and the location of said easements. This tract
SHOULD NOT BE PLATTED OR RE-PLATTED AS CATHEDRAL PINES, THE TRACT
SHOULD NOT BE PLATTED OR RE-PLATTED AS CATHEDRAL PINES, THE TRACT
SHOULD NOT BE PLATTED OR RE-PLATTED AS CATHEDRAL PINES, THE TRACT

EASEMENTS:

Sole of Replat lot lines are hereby stated with a ten (10') foot
easement for drainage and public utilities any Front Lot line
are hereby stated with a fifteen (15') foot easement for drainage
and public utilities only, with the user responsibility for
maintenance being vested with the property owners.

OWNERS CERTIFICATION:

We, the undersigned, being of the general, mortgagee, beneficiaries of deeds of trust and
holders of other interests in the land described herein, have read, understood, and
approved and agree to the terms, conditions, and covenants of the CATHEDRAL PINES SUBDIVISION
FILING NO. 3. All public improvements as shown on the accompanying plat are hereby dedicated to public use
and said owner does hereby consent and agree that the public improvements will be
constructed in El Paso County records and that prior to the construction of said improvements
for some value provided or not owner's expense, all to the satisfaction of the Board
of County Commissioners of El Paso County, Colorado. Upon completion by resolution
all public improvements as indicated will become matters of maintenance by El Paso
County, Colorado. The utility easements shown herein are hereby dedicated to public
utilities and construction easements and other purposes as shown herein. The utility
responsibility for providing the services for which the easements are established are
hereby vested in the public utility of the State of Colorado and in all other
properties for installation, maintenance, and replacement of utility lines and related
facilities.

BRENT ASHBY

STATE OF COLORADO

COUNTY OF EL PASO

Acknowledged before me this 12 day of November, 2017 by

My commission expires 11-22-2019

Witness my hand and official seal

KATHERINE ASHBY

STATE OF COLORADO

COUNTY OF EL PASO

Acknowledged before me this 12 day of November, 2017 by

My commission expires 11-22-2019

Witness my hand and official seal

FILING APPROVALS:

This plat for CATHEDRAL PINES SUBDIVISION FILING NO. 3D was approved by the
El Paso County Planning and Community Development Department Director
on the 12th day of November, 2017, subject to any notes or conditions
specified herein.

Previous plat has been entirely amended for the area described by this Amendment
subject to all covenants, conditions, and restrictions recorded against and appurtenant to
the original platted area in the Office of the El Paso County Clerk and Recorder.

Reception 11/14/17

Planning and Community Development Department Director

STATE OF COLORADO
COUNTY OF EL PASO

I hereby certify that the information set forth in this plat is true and correct
to the best of my knowledge and belief.

El Paso County Clerk and Recorder

PCD FILE# V-17-011

FILE#	DATE	STATUS
1	11/14/17	RECEIVED
2	11/14/17	RECEIVED
3	11/14/17	RECEIVED
4	11/14/17	RECEIVED
5	11/14/17	RECEIVED
6	11/14/17	RECEIVED
7	11/14/17	RECEIVED
8	11/14/17	RECEIVED
9	11/14/17	RECEIVED
10	11/14/17	RECEIVED

FINAL PLAT
CATHEDRAL PINES
SUBDIVISION FILING NO. 3D



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 results of a survey made on June 27, 2017, by me or under my direct
supervision and that of all monuments, monuments, and other markers, that monumented
survey 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 and with
provisions, regulations, or ordinances of land and all applicable provisions of the
El Paso County Land Development Code.

I attest the above on this 12 day of November, 2017

James P. Brinkman
Colorado Professional Land Surveyor
No. 3793

RBD ✓

NOTES:

- STRUCTURAL FOUNDATIONS ON LOTS IN THIS
SUBDIVISION SHALL BE DESIGNED BY A LICENSED
REGISTERED PROFESSIONAL ENGINEER.
- THE NEARBY 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.
- 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.
- THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY
DEVELOPMENT: SOIL AND GEOLOGY STUDY DRAINAGE REPORT, WATER RESOURCES REPORT, MUDFIRE
MITIGATION REPORT AND EROSION CONTROL.
- ALL DEVELOPMENT WITHIN THE CATHEDRAL PINES SUBDIVISION MUST COMPLY WITH THE DEVELOPMENT GUIDE
AS RECORDED AT RECEPTION NO. 20000726, DEVELOPMENT PLANS RECORDED AT RECEPTION NO. 20000726
AND RECEPTION NO. 20000824 OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE
PUBLIC HEARINGS.
- ADDRESSES SHOWN ARE PROVIDED BY OTHERS AND SUBJECT TO CHANGE.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER
STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
- MAIL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY
DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- WATER IN THE DENVER BASIN AQUIFER IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE. HOWEVER, FOR
EL PASO COUNTY PLANNING PURPOSES WATER IN THE DENVER BASIN AQUIFER 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 SHEN
DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO
UNPREDICTED WATER LEVEL FLUCTUATIONS. THEREFORE, 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.
- THIS PROPERTY IS INCLUDED WITHIN THE CATHEDRAL PINES METROPOLITAN
DISTRICT AND IS SUBJECT TO THE TAXES, FEES AND REQUIREMENTS OF
THAT DISTRICT.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE
CATHEDRAL PINES HOMEOWNERS ASSOCIATION, INC. IS RECORDED AT
RECEPTION NO. 20000726 OF THE RECORDS OF THE OFFICE OF THE EL
PASO COUNTY CLERK AND RECORDER.
- PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT
MUST BE SUBMITTED AND APPROVED BY THE DEVELOPMENT SERVICES
DEPARTMENT.
- DUE TO MUDFIRE CONCERNS, THE APPLICANTS AND SUBSEQUENT
HOMEOWNERS ARE ENCOURAGED TO INCORPORATE MUDFIRE FUEL BREAK
PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE
AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE
FOREST SERVICE. HOMEOWNERS SHOULD ALSO REFER TO THE MUDFIRE
MITIGATION PLAN AS AN ASSISTANCE GUIDE.
- CROSSED PATHS SURVEYING SERVICES, INC. has relied upon the commitment for
TITLE INSURANCE MAINTAINED BY CROSSED PATHS LAND TITLE INSURANCE COMPANY,
TITLE REPORT NO. 10010702-0772-000-000, with regard to any recorded
easements, rights-of-way affecting the subject property. Its additional research
regarding the existence of easements or restrictions of record has been
performed by CROSSED PATHS SURVEYING SERVICES, INC.
- 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 EXHIBIT'S
STATEMENT by a Deed dated September 26, 2017.