

# SYSTEMS PROPERTIES MINOR DEVELOPMENT

## FINAL PLAT

PART OF SECTION 6, T. 8 S, R. 64 W, 6TH P.M. & PART OF SECTION 1, T. 8 S, R. 65 W, 6TH P.M.  
COUNTY OF ELBERT, STATE OF COLORADO  
SHEET 1 OF 2

### DEDICATION STATEMENT:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF THE LAND DESCRIBED BELOW, HAVING LAID OUT AND PLATTED THE SAME INTO LOTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "SYSTEMS PROPERTIES MINOR DEVELOPMENT", UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED FOR PUBLIC UTILITIES AND DO BY THESE PRESENTS, OF OUR OWN FREE WILL AND VOLUNTARY WITHOUT COERCION THREAT OR BUSINESS COMPULSION, DO HEREBY CONVEY EASEMENTS TO THE COUNTY OF ELBERT, STATE OF COLORADO FOR THE ROADWAYS DESIGNATED ON THE MAP AS SYSTEMS PROPERTIES MINOR DEVELOPMENT RESPECTIVELY, AND RIGHT OF INGRESS AND EGRESS AND UTILITIES BY ALL OWNERS OVER ALL PRIVATE ROADS IN THE SUBDIVISION.

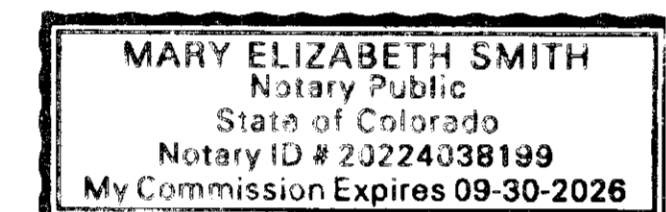
BY: Earl Raymond  
EARL RAYMOND

STATE OF COLORADO )  
COUNTY OF ELBERT ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF April, 2024 BY Earl Raymond

WITNESS MY HAND AND OFFICIAL SEAL.

Mary Elizabeth Smith  
NOTARY PUBLIC  
9-30-2026  
MY COMMISSION EXPIRES



### CERTIFICATION OF OWNERSHIP AND NOTARY:

BY SIGNING THIS ADMINISTRATIVE PLAT AMENDMENT, SYSTEMS PROPERTIES, LLC ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

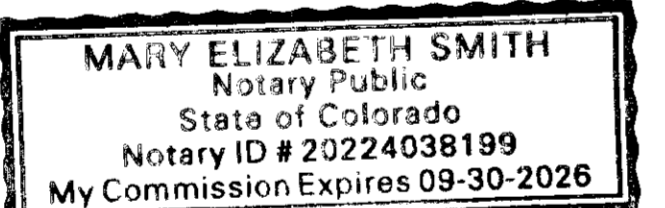
BY: Earl Raymond PRESIDENT  
SYSTEMS PROPERTIES, LLC

STATE OF COLORADO )  
COUNTY OF ELBERT ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF April, 2024 BY Earl Raymond

WITNESS MY HAND AND OFFICIAL SEAL.

Mary Elizabeth Smith  
NOTARY PUBLIC  
9-30-2026  
MY COMMISSION EXPIRES



### OWNERS CERTIFICATE:

I, Earl Raymond as owners of the land affected by this Final Plat, accept and approve of all conditions set forth herein.

Owner: Earl Raymond Date: 7/16/24  
(Signature) Earl Raymond  
(Name Printed)

### TITLE VERIFICATION

I / WE, Elbert County Abstract & Title Co., A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I / WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: Deed of trust recorded 1/5/2023 in book 832 pg. 781 @ Rec. No. 624451 AND Deed of trust recorded 1/5/2023 in book 832 pg. 780 at Rec. No. 624451 (NOTARIZED SIGNATURE)

DATE: 4-12-24 TITLE AGENT FOR: Rosalie Sanchez

### ELBERT COUNTY PUBLIC WORKS:

THIS MINOR PLAT WAS REVIEWED BY THE ELBERT COUNTY PUBLIC WORKS ON THE 17 DAY OF April, 2024

Elizabeth  
DIRECTOR, PUBLIC WORKS

### PROPERTY OWNERS:

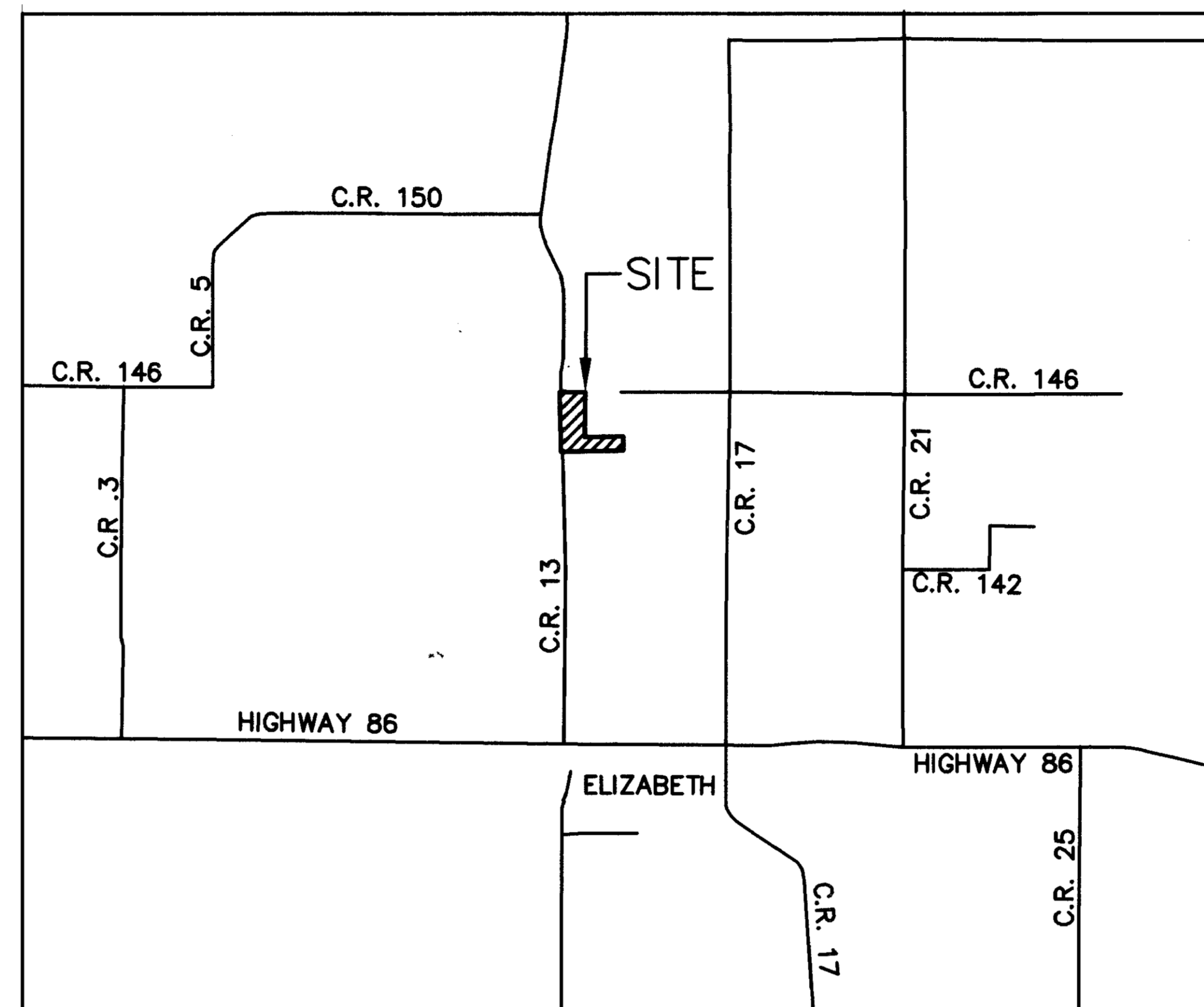
Systems Properties, LLC  
Attn: Earl Raymond,  
President  
35570 County Road 13  
Elizabeth, CO 80107  
PH: 303.746.1759

### NAME OF DEVELOPMENT:

Systems Properties  
Minor Development  
35570 County Road 13,  
Elizabeth, CO 80107  
Parcel #8406200511

### OWNERS REPRESENTATIVE:

Kyle Fenner  
7190 Nautique Circle  
Larkspur, CO.  
PH: 719.238.4951



VICINITY MAP  
1" = 5,000'

### GENERAL NOTES:

- ACCORDING FEMA MAP NUMBER 08039C0265C OF ELBERT COUNTY, COLORADO AND INCORPORATED AREAS, DATED MARCH 17, 2011, PORTIONS OF THIS PROPERTY FALL WITHIN ZONE A, DEPICTING 100 YEAR FLOODPLAIN, AS INDICATED ON THIS DRAWING.
- AREAS OF 20% SLOPE OR GREATER EXIST WITHIN THE SUBJECT PARCEL AS SHOWN HEREON.
- INTERNAL ACCESS ROADS SHALL REMAIN PRIVATE BUT SHALL BE BUILT TO ELBERT COUNTY ROAD STANDARDS. LOTS 3 AND 4 WILL BE BOUND BY AN AGREEMENT WITH THE DEVELOPER TO PAY FOR THEIR SHARE OF ROAD CONSTRUCTION IF LOTS ARE SOLD PRIOR TO ROAD CONSTRUCTION. THE AGREEMENT SHALL ALSO BIND THESE LOTS FOR THEIR SHARE OF ON-GOING MAINTENANCE AND SNOW REMOVAL. NO BUILDING PERMITS SHALL BE ISSUED FOR LOTS 3 AND 4 UNTIL ROAD CONSTRUCTIONS IS SUBSTANTIALLY COMPLETE.
- PROPOSED UTILITY EASEMENTS SHALL BE AS FOLLOWS FOR ALL LOTS SHOWN HEREON. -15 FEET WIDE ALONG ALL FRONT LOT LINES AND ALONG THE NORTH BOUNDARY. -10 FEET WIDE ALONG ALL SIDE AND REAR LOT LINES.

### UTILITY EASEMENT ACKNOWLEDGMENT:

Those portions of real property which are labeled as utility easements on this plat, whether private or public, are hereby dedicated, for the installation and maintenance of utilities and drainage facilities, including, but not limited to electric lines, gas lines, telephone lines, cable T.V.; together with the right to remove or trim interfering trees and brush to maintain proper clearance to the existing overhead power lines for a minimum of 10' of clearance together with a perpetual right of ingress and egress for installation, maintenance, and replacement of such lines.

### PROPERTY DESCRIPTION

PART OF THE WEST 1/2 OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND PART OF THE EAST 1/2 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, ELBERT COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE S89°59'24"E ALONG THE NORTH LINE OF SAID SECTION 6 A DISTANCE OF 708.96 FEET; THENCE S00°29'27"W A DISTANCE OF 1320.17 FEET; THENCE N89°32'24"E A DISTANCE OF 1133.50 FEET; THENCE S00°29'26"W A DISTANCE OF 419.86 FEET; THENCE S89°23'26"W A DISTANCE OF 1829.36 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 13; THENCE N01°22'09"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1750.96 FEET TO THE NORTH LINE OF SECTION 1; THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 43.57 FEET TO THE POINT OF BEGINNING;

EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL OF LAND:

PART OF THE WEST 1/2 OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND PART OF THE EAST 1/2 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, ELBERT COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 1 A DISTANCE OF 43.57 FEET TO A POINT ON THE EAST RIGHT OF WAY OF COUNTY ROAD 13; THENCE S01°22'09"E ALONG SAID RIGHT OF WAY A DISTANCE OF 607.72 FEET TO THE POINT OF BEGINNING; THENCE N88°37'51"E A DISTANCE OF 179.10 FEET; THENCE N01°22'09"W A DISTANCE OF 371.99 FEET; THENCE N88°37'51"E A DISTANCE OF 340.44 FEET; THENCE S00°29'27"W A DISTANCE OF 557.46 FEET; THENCE S88°37'51"W A DISTANCE OF 501.45 FEET TO A POINT ON THE EAST RIGHT OF WAY OF SAID COUNTY ROAD 13; THENCE N01°22'09"W ALONG SAID RIGHT OF WAY A DISTANCE OF 185.18 FEET TO THE POINT OF BEGINNING.

COUNTY OF ELBERT,  
STATE OF COLORADO.

### FIRE PROTECTION DISTRICT:

THIS MINOR PLAT WAS REVIEWED AND APPROVED BY Elizabeth  
FIRE PROTECTION DISTRICT ON THE 17 DAY OF April, 2024  
Yana  
FIRE MARSHAL,  
Elizabeth  
FIRE PROTECTION DISTRICT

### ELBERT COUNTY ENGINEERING:

This Final Plat was approved by the Elbert County Engineer on the 7 day of MAY, 2024 A.D.  
John Durr  
Elbert County Engineer

### ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES:

THIS FINAL PLAT WAS REVIEWED AND APPROVED BY ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES, ON THE 8th DAY OF May, 2024 A.D.

Andrew  
DIRECTOR ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES

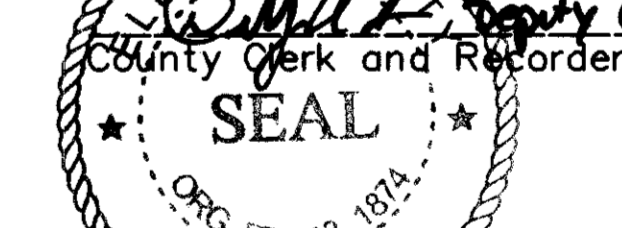
### BOARD OF COUNTY COMMISSIONERS:

THIS FINAL PLAT WAS REVIEWED AND APPROVED BY THE ELBERT COUNTY BOARD OF COUNTY COMMISSIONERS, ON THE 26th DAY OF October, 2023. SUBJECT TO THE CONDITIONS SET FORTH BY THE BOARD.

Chris  
CHAIR, BOARD OF COUNTY COMMISSIONERS

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF ELBERT ) SS  
I hereby certify that this Final Plat was filed in my office on this 16th day of April, 2024 A.D., at 11:09 a.m./p.m., and was recorded per 634430 8x15 19230



634430 B: 13 P: 230 PLAT  
05/16/2024 11:09:48 AM Page: 1 of 2 R 23.00 0  
Records & Records - Elbert County, CO

### SURVEYOR'S CERTIFICATE:

I, KEITH WESTFALL, 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 DECEMBER 19, 2018, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 16th DAY OF April, 2024

Keith Westfall  
FOR AND ON BEHALF OF  
HIGH PRAIRIE SURVEY COMPANY

DATE:	REVISIONS:
05/14/2019	ADDRESS COUNTY REDLINES
03/06/2020	AREA EASEMENT
04/27/2023	REVISED PER KYLE
01/29/2024	REVISED PER KYLE

## High Prairie Survey Co.

LAND SURVEYING CONSTRUCTION STAKING  
OIL AND GAS SURVEYING  
303-621-8672 FAX 303-621-7749  
P.O. BOX 384  
KIOWA, COLORADO 80117

SCALE: 1"=100' DATE: 04/12/2019 DRAWN BY: CRR

TITLE: SYSTEMS PROPERTIES FINAL PLAT PART OF SEC. 6, T8S, R64W, 6TH P.M. & PART OF SEC. 1, T8S, R65W, 6TH P.M. ELBERT COUNTY, STATE OF COLORADO

CLIENT: SYSTEMS PROPERTIES LLC

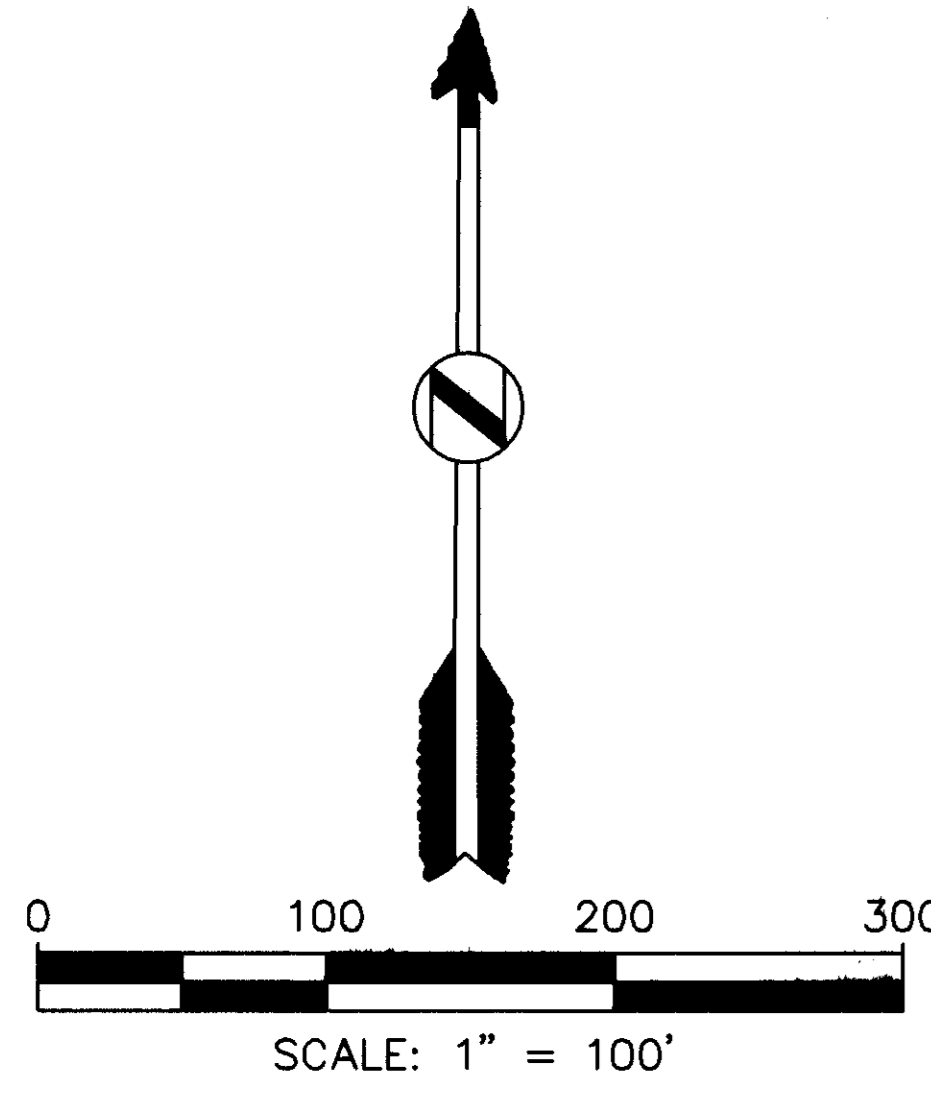
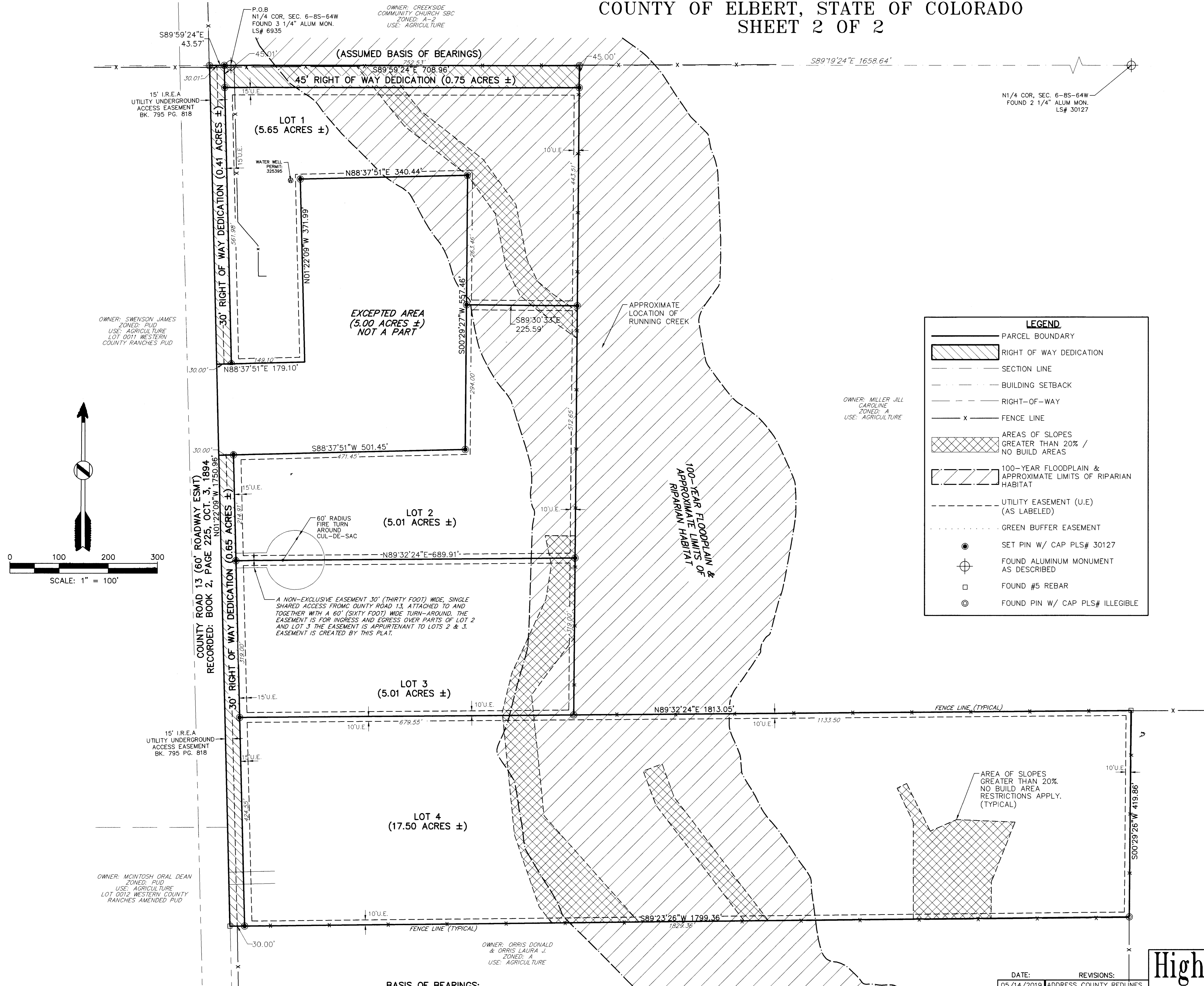
SHEET 1 OF 2 JOB NUMBER: 16154-FPLAT

# SYSTEMS PROPERTIES MINOR DEVELOPMENT

CASE NO: MP-23-3547

## FINAL PLAT

PART OF SECTION 6, T. 8 S, R. 64 W, 6TH P.M. & PART OF SECTION 1, T. 8 S, R. 65 W, 6TH P.M.  
 COUNTY OF ELBERT, STATE OF COLORADO  
 SHEET 2 OF 2



"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."

**BASIS OF BEARINGS:**  
 CONSIDERING THE WEST LINE OF SUBJECT 6 TO HAVE AN ASSUMED BEARING OF N01°22'09"W AND MONUMENTED AS SHOWN HEREON.  
 DISCLAIMER: PLEASE NOTE THAT SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO A CERTAIN DEGREE OF INACCURACY AND OPINION.

DATE:	REVISIONS:
05/14/2019	ADDRESS COUNTY REDLINES
03/06/2020	IREA EASEMENT
04/27/2023	REVISED PER KYLE
08/09/2023	REVISED PER KYLE
01/29/2024	REVISED PER KYLE

### High Prairie Survey Co.

LAND SURVEYING      CONSTRUCTION STAKING

OIL AND GAS SURVEYING

303-621-8672 FAX 303-621-7749

P.O. BOX 384  
KIOWA, COLORADO 80117

TITLE  
SYSTEMS PROPERTIES  
FINAL PLAT  
PART OF SEC. 6, T8S, R64W, 6TH P.M. &  
PART OF SEC. 1, T8S, R65W, 6TH P.M.  
ELBERT COUNTY, STATE OF COLORADO

CLIENT  
SYSTEMS PROPERTIES LLC

JOB NUMBER  
16154-FPLAT

SHEET 2 OF 2

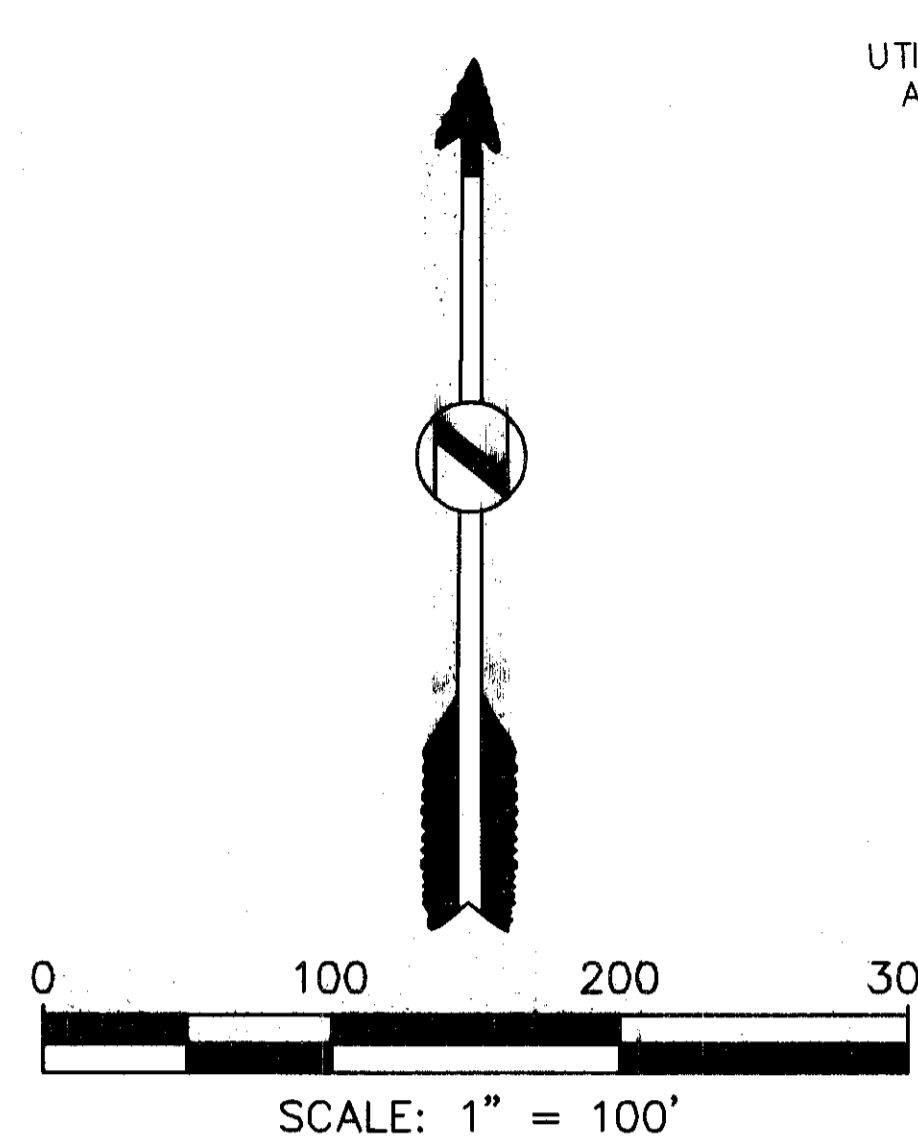
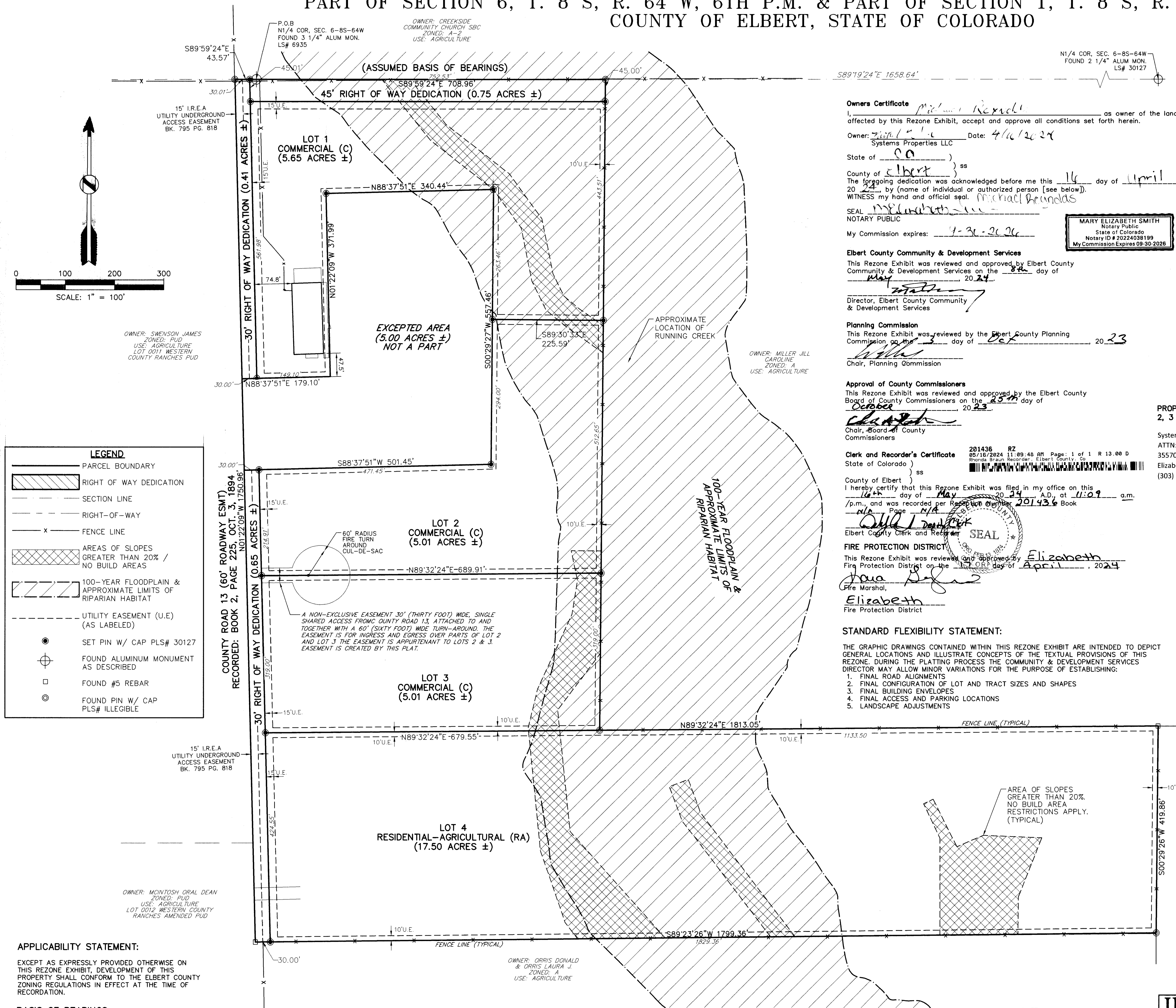
**DEDICATION STATEMENT:**  
 KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER AND THE HOLDER OF DEED OF TRUST OF THE LAND DESCRIBED HEREON HAS LAID OUT, PLATTED, AND SUBDIVIDED INTO BLOCKS, LOTS, TRACTS, RIGHTS-OF-WAY, AND EASEMENTS AS THE CASE MAY BE, AS SHOWN HEREON UNDER THE NAME AND STYLE OF SYSTEMS PROPERTIES, LLC, AND DOES BY THESE PRESENTS, OF ITS OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, GRANT, DEDICATE, AND CONVEY TO THE COUNTY OF ELBERT, STATE OF COLORADO, IN FEE SIMPLE THE DEPICTED RIGHT OF WAY (ROW), 30' (THIRTY FEET) WIDE AND APPROXIMATELY 262' (TWO HUNDRED, SIXTY-TWO FEET) CONTAINING 1.06 ACRES MORE OR LESS, RUNNING IN TWO SEPARATE SECTIONS, GENERALLY NORTH AND SOUTH ALONG THE EAST SIDE OF THE EXISTING COUNTY ROAD 13 ROW AND THE DEPICTED ROW 45' (FORTY-FIVE FEET) WIDE AND APPROXIMATELY 752.5' (SEVEN HUNDRED, FIFTY-TWO AND A HALF FEET) WIDE CONTAINING 0.75 ACRES MORE OR LESS, GENERALLY EAST AND WEST ALONG THE NORTH SIDE OF THE PROPOSED COUNTY ROAD 146 ROW ALL STREETS/ROADS TOGETHER WITH ALL SURFACE-ESTATE APPURTENANCES THERETO FOR PUBLIC USE. OWNER RETAINS ALL WATER RIGHTS FOR THE ABOVE DESCRIBED LAND.

634430 B: 13 P: 230 PLAT  
 05/16/2024 11:09:48 AM Page: 2 of 2 R 23.00 D  
 Rhonda Brown Recorder, Elbert County, CO

B 13 Pg 230

# SYSTEMS PROPERTIES REZONE EXHIBIT

## PART OF SECTION 6, T. 8 S, R. 64 W, 6TH P.M. & PART OF SECTION 1, T. 8 S, R. 65 W, 6TH P.M. COUNTY OF ELBERT, STATE OF COLORADO



**LEGEND**

- PARCEL BOUNDARY
- RIGHT OF WAY DEDICATION
- SECTION LINE
- RIGHT-OF-WAY
- FENCE LINE
- AREAS OF SLOPES GREATER THAN 20% / NO BUILD AREAS
- 100-YEAR FLOODPLAIN & APPROXIMATE LIMITS OF RIPARIAN HABITAT
- UTILITY EASEMENT (U.E.) (AS LABELED)
- SET PIN W/ CAP PLS# 30127
- FOUND ALUMINUM MONUMENT AS DESCRIBED
- FOUND #5 REBAR
- FOUND PIN W/ CAP PLS# ILLEGIBLE

**APPLICABILITY STATEMENT:**

EXCEPT AS EXPRESSLY PROVIDED OTHERWISE ON THIS REZONE EXHIBIT, DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO THE ELBERT COUNTY ZONING REGULATIONS IN EFFECT AT THE TIME OF RECORDATION.

**BASIS OF BEARINGS:**

CONSIDERING THE NORTH LINE OF SUBJECT 6 TO HAVE AN ASSUMED BEARING OF S89°59'24"W AND MONUMENTED AS SHOWN HEREON.

"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."

**DISCLAIMER:** PLEASE NOTE THAT SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO A CERTAIN DEGREE OF INACCURACY AND OPINION.

**Owners Certificate**

I, Mary Fenner as owner of the land affected by this Rezone Exhibit, accept and approve all conditions set forth herein.

Owner: Systems Properties LLC Date: 4/16/2024

State of CO ss

County of Elbert

The foregoing dedication was acknowledged before me this 16 day of April 2024, by (name of individual or authorized person (see below)).

WITNESS my hand and official seal. Michael Brundas

SEAL Mary Elizabeth Smith

NOTARY PUBLIC

My Commission expires: 4-30-2026

**MARY ELIZABETH SMITH**  
Notary Public  
State of Colorado  
Notary ID # 20224038199  
My Commission Expires 09-30-2026

**Elbert County Community & Development Services**

This Rezone Exhibit was reviewed and approved by Elbert County Community & Development Services on the 8th day of May 2024.

[Signature]  
Director, Elbert County Community & Development Services

**Planning Commission**

This Rezone Exhibit was reviewed by the Elbert County Planning Commission on the 3rd day of Oct 2023.

[Signature]  
Chair, Planning Commission

**Approval of County Commissioners**

This Rezone Exhibit was reviewed and approved by the Elbert County Board of County Commissioners on the 25th day of October 2023.

[Signature]  
Chair, Board of County Commissioners

**Clerk and Recorder's Certificate**

201436 RZ  
05/16/2024 11:09:48 AM Page: 1 of 1 R 13.00 D  
Shonda Braun Recorder - Elbert County, Co

I hereby certify that this Rezone Exhibit was filed in my office on this 16th day of May 2024 A.D., at 11:09 a.m. /p.m., and was recorded per 13 of 201436 Book 13.

[Signature]  
Elbert County Clerk and Recorder

**FIRE PROTECTION DISTRICT**

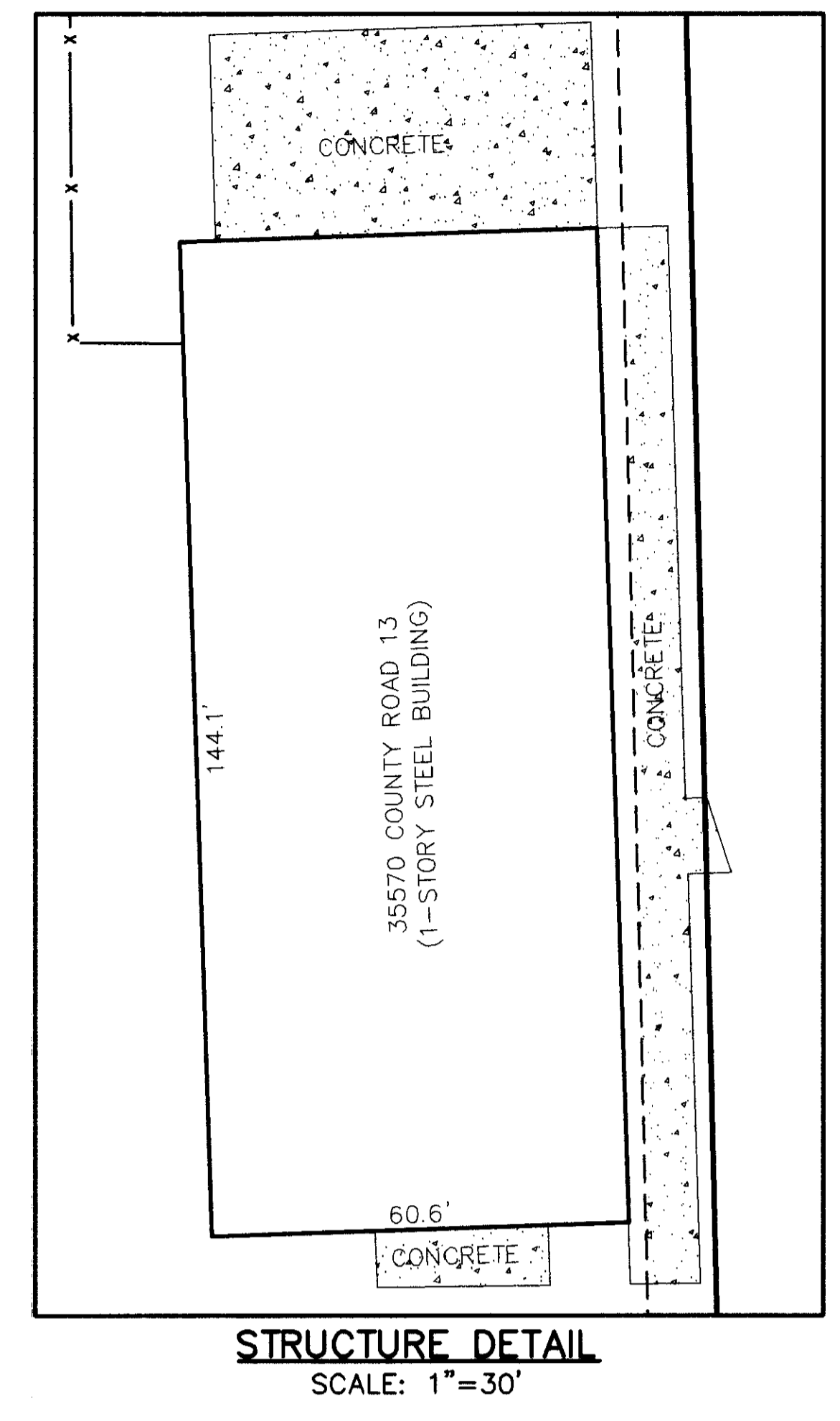
This Rezone Exhibit was reviewed and approved by Elizabeth Fire Protection District on the 17th day of April 2024.

[Signature]  
Fire Marshal,  
Elizabeth  
Fire Protection District

**STANDARD FLEXIBILITY STATEMENT:**

THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS REZONE EXHIBIT ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE CONCEPTS OF THE TEXTUAL PROVISIONS OF THIS REZONE. DURING THE PLATTING PROCESS THE COMMUNITY & DEVELOPMENT SERVICES DIRECTOR MAY ALLOW MINOR VARIATIONS FOR THE PURPOSE OF ESTABLISHING:

1. FINAL ROAD ALIGNMENTS
2. FINAL CONFIGURATION OF LOT AND TRACT SIZES AND SHAPES
3. FINAL BUILDING ENVELOPES
4. FINAL ACCESS AND PARKING LOCATIONS
5. LANDSCAPE ADJUSTMENTS

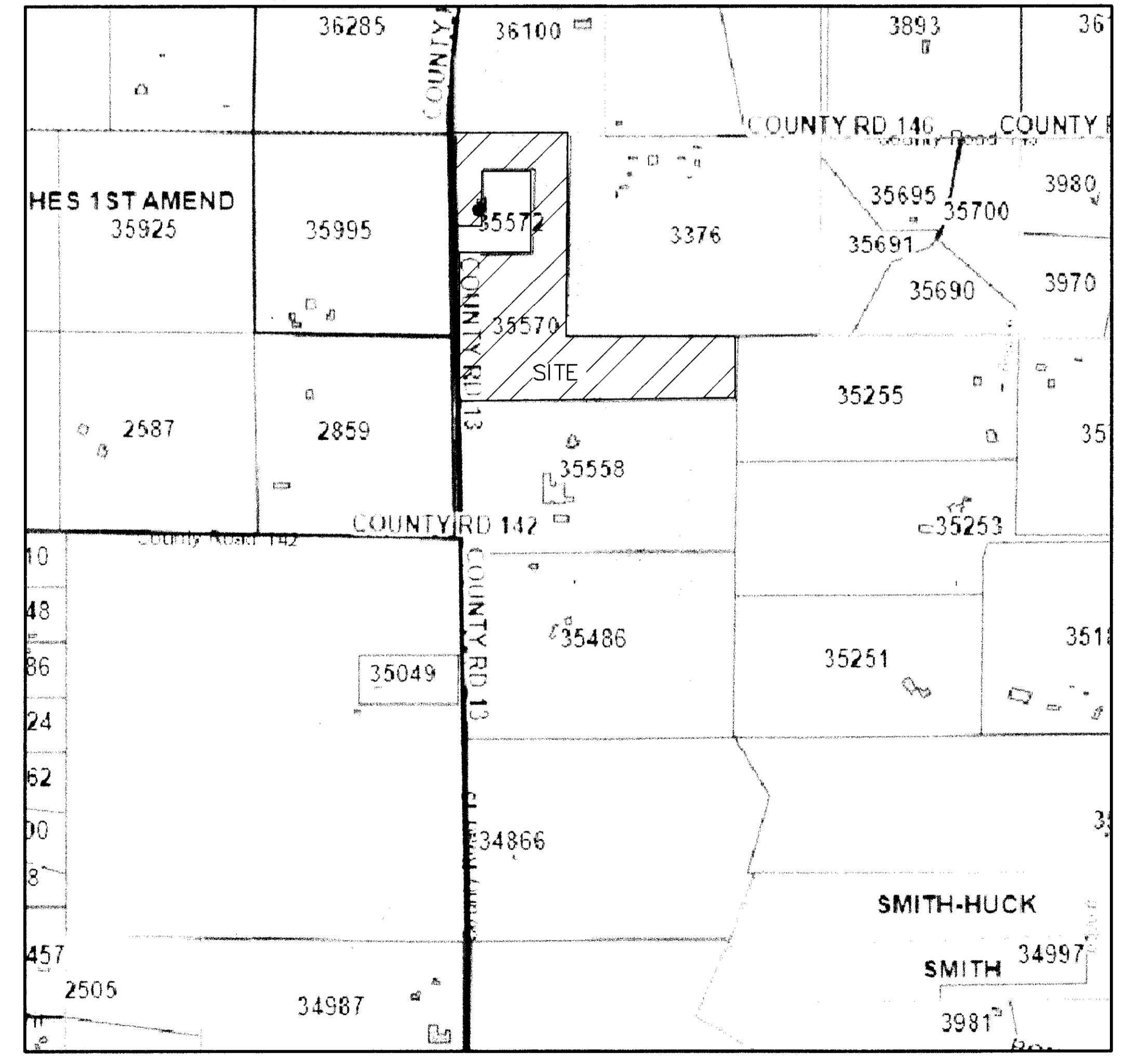


PROPERTY OWNERS-LOTS 1, 2, 3 & 4:	NAME OF PROPOSED DEVELOPMENT:	OWNERS REPRESENTATIVE:	ZONING:
Systems Properties, LLC ATTN: Earl Raymond, Vice President 35570 CR 13 Elizabeth, CO 80107 (303) 746-1759	Systems Properties Planned Unit Development 35570 CR 13 Elizabeth, CO 80107 Parcel #8406200511	Kyle Fenner 7190 Nautique Circle Larkspur, CO 80118 (719) 238-4951	EXISTING: A LOTS 1 THROUGH 3 PROPOSED: COMMERCIAL LOT 4: RA

**SURVEYOR'S CERTIFICATE**

I, Keith Westfall, a Registered Land Surveyor in the State of Colorado, do hereby certify that the Survey of Systems Properties Rezone Exhibit was made under my direct supervision and the accompanying plat accurately and properly shows said subdivision.

[Signature]  
KEITH WESTFALL, COLORADO PLS #30127  
FOR AND ON THE BEHALF OF  
HIGH PRAIRIE SURVEY COMPANY



DATE:	REVISIONS:
08/09/2023	REVISED AS PER KYLE
09/29/2023	REVISED PER CNTY RD LNS.

**High Prairie Survey Co.**

LAND SURVEYING CONSTRUCTION STAKING  
OIL AND GAS SURVEYING  
303-621-8672 FAX 303-621-7749

P.O. BOX 384  
KIOWA, COLORADO 80117

SCALE: 1"=100'  
DATE: 08/09/2023  
DRAWN BY: CRR

TITLE: SYSTEMS PROPERTIES REZONE EXHIBIT  
PART OF SEC. 6, T8S, R64W, 6TH P.M. & PART OF SEC. 1, T8S, R65W, 6TH P.M. ELBERT COUNTY, STATE OF COLORADO

CLIENT: SYSTEMS PROPERTIES LLC

SHEET 1 OF 1 JOB NUMBER: 16154-REZONE

201436