## FINAL PLAT

#### KNOW ALL BY THESE PRESENTS:

That Adelaida Romens, being the owner of the following described tract of land to wit:

# ROMENS SUBDIVISION

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

## LEGAL DESCRIPTION

Northeast 1/4 of the Northeast 1/4 of Section 24, Township 11 South, Range 64 West, 6th Principal Meridian, County of El Paso, State of Colorado.

(Per the Special Warranty Deed recorded under Reception No. 209008527)

Address of Record: 17720 Cleese Court, Peyton CO Assessor's Parcel No.: 41000-00-075

#### **DEDICATION**

The above owner has caused said parcel of land to be platted into lots and easements as shown hereon. The undersigned does hereby grant and convey to the County of El Paso all right—of—way dedications and easements for public use. The tract of land herein platted shall be known as **ROMENS SUBDIVISION** in the County of El Paso, State of Colorado.

#### OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, Adelaida Romens, has executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, A.D.

Adelaida Romens

Include: Name, address, telephone number, of the owner of record located on the lower right had corner.

#### OWNERS CERTIFICATE

The undersigned, being all the owners and mortgagees 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 ROMENS SUBDIVISION. 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, 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.

By: Adelaida Romens

## Add the following plat note:

Notice: Future property owners are advised that El Paso County's approval of this plat does not include certification of water rights or the structural stability of the existing stock pond located on the subject property. The State of Colorado has jurisdiction regarding modification or elimination of the pond.

## **NOTARIAL:**

STATE OF COLORADO SCOUNTY OF EL PASO

The above and aforementioned instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_, A.D.

By: Adelaida Romens

Witness my hand and seal:

Notary Public \_\_\_\_\_

My Commission expires \_

Public and Common Subdivision Improvements: No lot or interest therein, shall be sold, conveyed, or

accepted in accordance with the Subdivision

Recorder of El Paso County, Colorado or, in the

transferred whether by deed or by contract, nor shall

building permits be issued, until and unless either the

required public and common development improvements

have been constructed and completed and preliminarily

Improvements Agreement between the applicant/owner

alternative, other collateral is provided to make provision

for the completion of said improvements in accordance

with the El Paso County Land Development Code and

Community Development Department Director and meet

This plat restriction may be removed or rescinded by the

Board of County Commissioners or, if permitted by the

Subdivision Improvements Agreement, by the Planning

either approval of an alternative form of collateral or

completion and preliminary acceptance by the El Paso

required to be constructed and completed in accordance

only be granted in accordance with any planned partial

release of lots authorized by the Subdivision

partial release of lots for sale, conveyance or transfer may

with said Subdivision Improvements Agreement. The

Board of County Commissioners of all improvements

and Community Development Department Director upon

prior to the release by the County of any lots for sale,

the policy and procedure requirements of El Paso County

Engineering Criteria Manual. Any such alternative

Commissioners or, if permitted by the Subdivision

Improvements Agreement, by the Planning and

conveyance or transfer.

Improvements Agreement.

collateral must be approved by the Board of County

and El Paso County as recorded under Reception Number

in the Office of the Clerk and

Replace note 14 with:

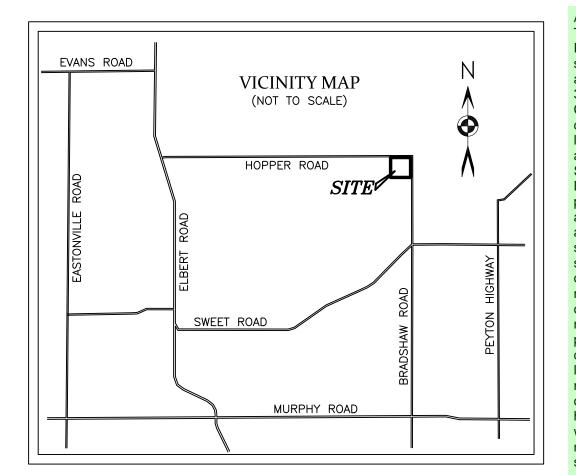
All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements

## Add the following to the list of notes:

"The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall I required to pay traffic impact fees in accordance with the el paso county road impact fee program resolution (resolution no.19-471), or any amendments thereto, at or prio to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property."

Informational comment: please note that El Paso County Planning and Community Development cannot and will not accept collateral or escrow (use whichever necessary) payment until plat recording (for plats), escrow agreement is signed and recorded (for escrow), financial assurance form is signed and approved (for FAE no plat). Any collateral or escrow payments that are received prior to the appropriate conditions being met will not be accepted and will be returned until such time payment is deemed as appropriate. Please coordinate with PCD Project Manager prior to making any collateral or escrow payments.

Explain in the letter of intent if the developer intents to enter into a milevy. If electing not to be in it remove note.



Agricultural Impact Plat Note Text This subdivision is surrounded by agricultural land. Property owners may be impacted by sounds, smells and/or activities associated with active agricultural practices. Pursuant to Article 3.5, Title 35, C.R.S., it is the declared policy of the State of Colorado to conserve, protect, and encourage the development and improvement of its agricultural land for the production of food and other agricultural products. Colorado is a "Right-to-Farm" State pursuant to C.R.S. 35-3.5-101, et seq. Landowners, residents and visitors must be prepared to accept the activities, sights, sounds, and smells of agricultural operations as a normal and necessary impact of living in a county with a strong rural character and a healthy agricultural sector. State law provides that ranching, farming, or other agricultural activities and operations shall not be considered to be nuisances so long as operated in conformance with the law and in a non-negligent manner. Therefore, all must be prepared to encounter noises, odors, lights, mud, dust, smoke, chemicals, machinery on public roads, livestock on public roads, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments. herbicides, and pesticides, and one or more of which may naturally occur as a part of legal and non-negligent agricultural operations. (Used when subdivision is adjacent to an existing agricultural operation such as feedlot, farmed field, or when determined necessary by the Project Manager)

#### SURVEYOR'S NOTES

1. 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.

2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18—4—508.

3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.

4. No attempt has been made by the surveyor to show and utility lines or services on this map.

5. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights—of—way, or easements of record. For information regarding ownership, rights—of—way, and easements of record, Barron Land, LLC relied upon Title Commitment File No. 31101LTG, with an effective date of January 25, 2022 as provided by Westcor Land Title Insurance Company.

6. The field work was performed on July 1, 2020.

7. The overall subject parcel contains a calculated area of 1,501,517 square feet (34.470 acres) of land, more or less, after the release of the proposed right—of—way dedications.

8. BASIS OF BEARINGS: Bearings are based upon, and is assumed to bear N 89°13'49" W, a distance of 2580.12 feet for the North line of the N.E. ¼ of Section 24, Township 11 South, Range 64 West per Peyton Pines Filing No. 3, Book J—3 Page 67, El Paso County Records, monumented by a 3.25" aluminum cap stamped "PLS 13830" at the east end (NE corner Section 24) and a 1.5" aluminum cap stamped "JR DEV PLS 10377" at the west end (North ¼ Corner Section 24).

9. Found and or set monuments shown hereon are flush with grade unless noted otherwise.

10. The approval of this Replat vacates all prior plats for the area described by this plat.

11. Per Book A at Page 78 of El Paso County Records, a 30' reservation for highways (60' total) exists adjacent to section lines on the north and east sides of the subject parcel. The "Peyton Pines" plats as shown, located north and east of the subject parcel, have created right—of—way lines that are greater than or less than 30' from the section lines as shown hereon, apparently created from the center line of the roads. The subject parcel is part of a patent dated October 21, 1886, which predates said reservation and may exclude the subject parcel from the affects thereof; however the proposed right—of—way line for Hopper Road and Bradshaw Road as shown hereon were created at 45' from the section line(s) per the El Paso County Master Plan.

12. The north right—of—way line of Cleese Court was created using calculated distances and found original monuments from the Pine Bluff Estates plat (Book V—2 Page 20) as shown hereon.

13. The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Department: Onsite Wastewater Treatment Report; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report.

14. 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, flences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

15. 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 Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act.

16. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

17. No driveway shall be established unless an access permit has been granted by El Paso County.

18. Access: Lots 1—3 will use a single access point to Hopper Road with the use of a shared access easement by separate instrument. Lots 3—4 will have no access to Bradshaw Road. Lots 4—7 will have access to Cleese Court only.

19. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.

20. 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.

21. 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 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 and incorporated in a permanent water supply plan that provides future generations with a water supply.

22. Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.

23. At the time of approval of this project, this property is located within the Peyton Fire Protection District.

24. Due to wildfire concerns, 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.

25. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

26. Routine maintenance (mowing, weed treatment, trash pickup) within the "No Build and No Storage Materials" limits on each lot shall be the responsibility of each landowner.

27. No structures, fences or storage of materials are permitted within the designated "No Build and No Storage Materials" areas

28. Surface Investigation and Soils Report was completed by \_\_\_\_\_\_ on \_\_\_\_\_ as project No. \_\_\_\_\_\_\_. Water Resources Report was completed by \_\_\_\_\_\_ on \_\_\_\_\_ and revised on \_\_\_\_\_\_\_. Geological Hazard Report was competed by \_\_\_\_\_\_ on \_\_\_\_\_ and are on file at the County Department.

7 29. Pursuant to Resolution \_\_\_\_\_\_\_, approved by the Board of Directors, El Paso County Public Improvement District "\_\_\_\_\_\_" and recorded in the records of the El Paso County Clerk and Recorder at Reception Number \_\_\_\_\_\_, the parcels within the platted boundaries of ( ) are included within the boundaries of the El Paso County Public Improvement District "\_\_\_\_\_" and as such is subject to applicable road impact fees and mill levy.

#### FLOOD PLAIN CERTIFICATION:

According to the Federal Emergency Management Agency, Flood Insurance Rate Maps No. 08041C0350G and 08041C0375G, effective date December 7, 2018, indicates the subject parcel to be located in Zone X (Areas determined outside the 500—year floodplain).

#### EASEMENT STATEMENT:

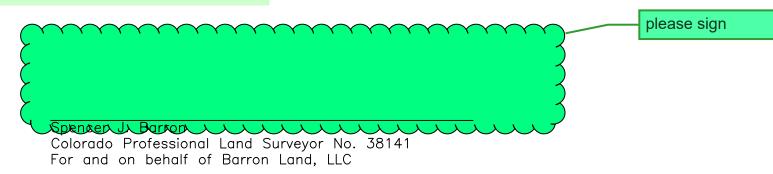
Unless otherwise indicated, all side lot lines are hereby platted with a 10 foot public utility and drainage easement. All front, rear, and exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

#### SURVEYOR'S STATEMENT:

I Spencer J. Barron, 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 July 1, 2020, by me or under my direct supervision and that the monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code.

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

When the Property is Subject to Existing or Proposed Covenants:
All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. \_\_\_\_\_\_, of the records of the El Paso County Clerk and Recorder.



## COUNTY APPROVAL

update note 18 to include reference to the EPC Clerk and Recorder Reception number \_\_\_\_\_.

RECORDING STATE OF COLORADO ) COUNTY OF EL PASO ) I hereby certify that this instrument was filed for record at my office at \_\_\_\_\_ O'clock \_\_\_\_ this \_\_\_ day of \_\_\_\_\_, 20\_\_ A.D., and is duly recorded under Reception Number \_\_\_\_\_\_ of the records of El Paso County, Colorado. Surcharge: \_\_\_\_\_ Chuck Broerman, Recorder change to: date of ubmission and odate the date. Include: the date of preparation, date of survey, Update to SF2226 School Fee: \_\_\_ Bridge Fee: \_\_\_\_\_ Park Fee: \_\_\_\_\_ Drainage Fee: \_\_\_\_\_ SF-XX-XXX

SHEET LEGEND:

SHEET 1: Notes, project information, and certification

SHEET 2: Boundary and plat detailed information

SHEET 3: Boundary and plat myww.BARRONLAND.com

SHEET 4: PROJECT No.: 20-010

SHEET 1 OF 2

