

FINAL PLAT

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

KNOW ALL BY THESE PRESENTS:

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

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 }
COUNTY OF EL PASO } SS

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

By: Adelaida Romens

Witness my hand and seal:

My Commission expires _____

Notary Public _____

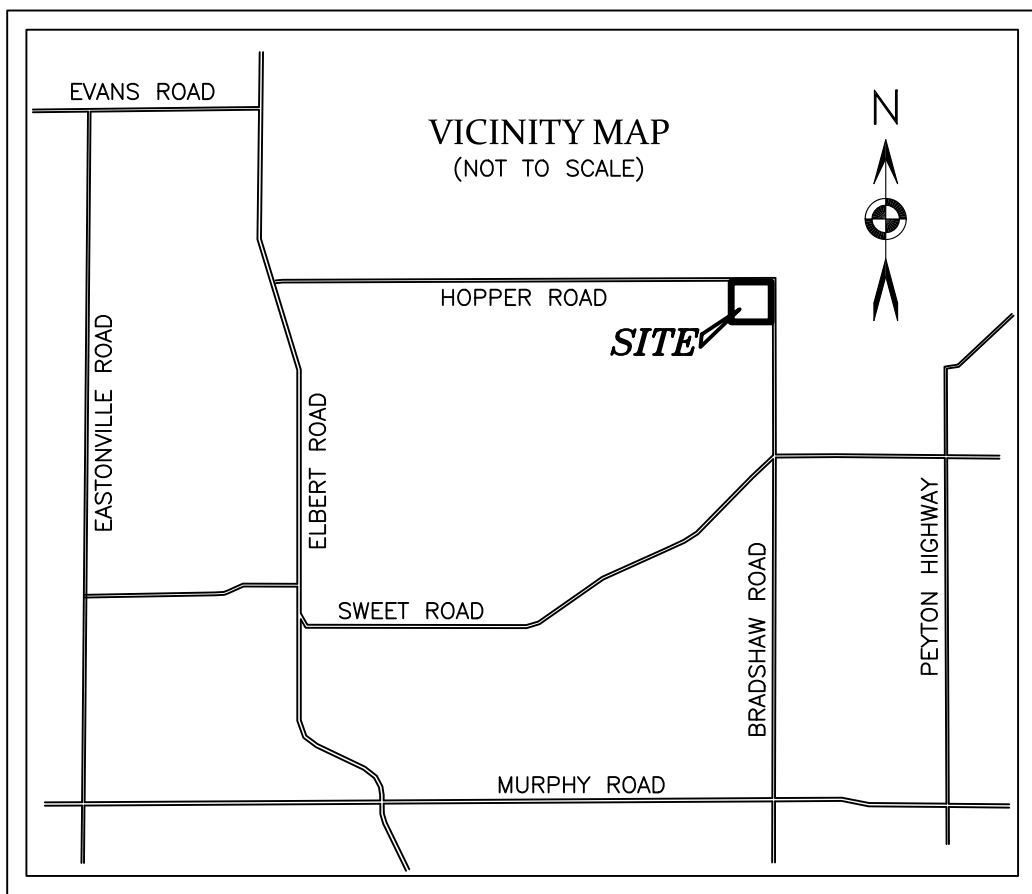
Replace note 14 with:
All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Homebuilders are responsible to 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 be 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 prior 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 intends to enter into a mil levy. 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)

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.

Spencer J. Barron
Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

please sign

COUNTY APPROVAL

This plat for ROMENS SUBDIVISION was approved for filing by the El Paso County, Colorado Planning and Community

Development Department this ____ day of _____, 20____

Planning and Community Development Director

Date

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

RECORDING

STATE OF COLORADO }
COUNTY OF EL PASO } SS

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.

Fee: _____

Surcharge: _____

Chuck Broerman, Recorder

By: _____
Deputy

change to: date of submission and update the date.

FEES:

School Fee: _____

Bridge Fee: _____

Park Fee: _____

Drainage Fee: _____

Update to SF2226

Include: the date of preparation, date of survey,

SHEET LEGEND:

SHEET 1: Notes, project information, and certification

SHEET 2: Boundary and plat detailed information

DATE: 05/03/2022	REVISIONS			
No.	Remarks	Date	By	

BARRON LAND
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
2790 N. Academy Blvd., Suite 311 P: 719.360.6827
Colorado Springs, CO 80917 F: 719.466.6527
www.BARRONLAND.com
PROJECT No.: 20-010 SHEET 1 OF 2

SF-XX-XXX

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

point of beginning
needs to be labeled.

LINE	BEARING	DISTANCE
L1	S 60°25'49" W	37.23'
L2	S 73°00'21" W	55.80'
L3	N 71°35'52" W	244.22'
L4	S 31°44'18" W	165.31'
L5	S 62°18'48" W	115.96'
L6	N 85°16'09" W	275.86'
L7	S 77°13'30" E	251.16'
L8	N 52°05'20" E	87.89'
L9	N 13°27'59" E	68.89'
L10	N 40°59'30" E	107.13'
L11	N 68°48'37" E	16.90'
L12	N 47°59'00" E	31.77'
L13	N 66°36'28" E	72.64'
L14	N 72°28'40" E	60.17'
L15	N 55°48'53" E	179.80'

Per MVEA
comments: make
sure there is a 10' rear
lot utility easement +
20' exterior utility
easement on plat.

Plat existing facilities with easement on plat.
+ other comments.

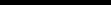

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	10.97	50.00	12.34 33'	S 66°43'05" E	W 109°5'	
C2	9.21	50.00	10.53 33'	S 67°43'35" E	W 92°0'	
C3	171.85	180.27	54 33 14"	S 69°45'26" W	165.42'	
C4	78.05	100.00	15 45 28.8" E	S 51°40'05" W	54.08'	
C5	34.78	50.00	39 51 35"	S 51°40'05" W	54.08'	
C6	53.07	171.71	17 42 25"	S 53°27'06" W	52.85'	
C7	141.48	250.00	32 25 33"	S 78°31'05" W	139.60'	
C8	250.18	250.00	17 04 11" E	S 78°31'05" W	139.60'	
C9	33.70	50.00	38 37 21"	N 32°46'39" E	F 33°07'	
C10	48.04	100.00	27 31 31"	N 27°13'45" E	E 47°58'	
C11	72.83	150.00	27 49 06"	N 54°50'43" E	72.12'	
C12	72.70	200.00	20 48 37"	N 58°23'48" E	72.30'	
C13	29.78	100.00	13 37 28"	N 64°08'46" E	32.46'	
C14	28.08	100.00	16 39 48"	N 64°08'46" E	28.98'	

Adjust access easement to a reasonable alignment across the drainage way in lieu of the two 90 degree bends.

Revise easement width. It seems more appropriate to identify a 30' wide easement to allow for shoulders and space to construct if the minimum width of 2-way driveway is 24 ft. See Land Development Code Section 6.3.3.C.3.

- (3) **Non-Road Access.** The following minimum standards shall apply to emergency vehicle lanes, driveways, and parking lot drive lanes serving as emergency vehicle lanes.
- (a) **Emergency Access Provided.** Access for emergency responders, ingress, egress, and evacuation shall be provided for all buildings.
- (b) **Driveways Required.** Where any point of a building is greater than 150 feet from a road, a driveway meeting these standards shall be provided to within 150 feet of the furthest point on the building.
- (c) **Emergency Vehicle Lanes Required.** The Fire Authority may recommend emergency vehicle lanes be provided. Emergency vehicle lanes shall be provided as required by the approval authority.
- (d) **Emergency Access Lane Design.** An emergency vehicle lane shall be designed and constructed to enable fire-fighting apparatus to maneuver broadside or directly forward within a minimum of 5 feet and a maximum of 25 feet of structures.
- (e) **Width of Driveway and Emergency Vehicle Lanes.** Where the driveway is greater than 150 feet in length, it shall be not less than 10 feet in unobstructed width. Emergency vehicle lanes providing one-way travel shall be a minimum of 16 feet in width, and fire lanes with two-way travel shall be a minimum of 24 feet in width.
- (f) **Vertical Clearance.** At least 13 feet 6 inches of vertical clearance shall be provided and maintained over the full width of an emergency vehicle lane of driveway.

- FOUND MONUMENT AS NOTED HEREON UNLESS OTHERWISE NOTED
- ⊕ FOUND PUBLIC LAND SURVEY SYSTEM MONUMENTS AS NOTED HEREON
- SET NO. 5 REBAR AND ORANGE PLASTIC CAP STAMPED "PLS 38141"
- (M) FIELD-MEASURED DIMENSIONS
- (R) RECORDED DIMENSIONS
- (C) CALCULATED DIMENSIONS
- A.G. ABOVE GRADE
- B.G. BELOW GRADE
- R.O.W. RIGHT-OF-WAY
- P.U.D. PUBLIC UTILITY & DRAINAGE EASEMENT
- (XXXX) LOT ADDRESS

- SUBJECT PARCEL LINES
 ADJACENT PARCEL LINES
 EASEMENT LINES
 NO-BUILD, NO-STORAGE LIMITS

SHEET 2: Boundary and plot
detailed information

DATE: 05/03/2022				REVISIONS	
No.	Remarks	Date	By		

BARRON  **LAND**

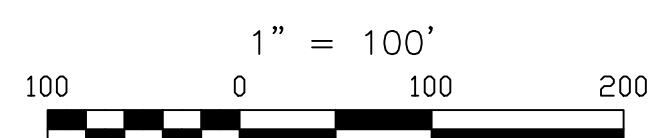
BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION

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PROJECT No.: 20-010	SHEET 2 OF 2
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SF-XX-XXX



A circular logo with text arranged in a circular pattern. The text includes "A.B. SWART", "PLS 33649", "T11S", "R64W", "R63W", "S24 S19", "1/4", and "2008".

ACCEPTED EAST LINE N.E. 1/4 SECTION 24 FOR THIS SURVEY

EAST 1/4 CORNER SECTION 24 PER BOOK V-2 PG. 20 & RECEPTION #98096526
3/4" REBAR W/3.25" ALUMINUM CAP
"PLS 13830"; 7.35' NORTH AND 2.35' EAST
OF ACCEPTED 1/4 CORNER; 1.1' BELOW GRADE

EAST 1/4 CORNER SECTION 24 PER PG. 54 & COLORADO LAND SURVEY "12.44' N. 89.00° E. 12.44' ETC."