

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

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. 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, Owner

STATE OF COLORADO }
COUNTY OF EL PASO } SS

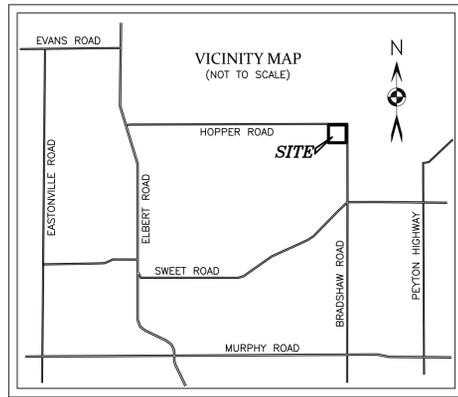
The above and aforementioned instrument was acknowledged before me this ____ day of _____, 20____, A.D.

By: Adelaida Romens

Witness my hand and seal:

My Commission expires _____

Notary Public _____



SURVEYOR'S NOTES (CONTINUED)

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 as recorded by separate instrument under El Paso County Clerk and Recorder Reception No. _____. 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 as shown hereon.
28. 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.
29. 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.
30. 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.
31. Pursuant to Resolution _____ approved by the Board of Directors, El Paso County Public Improvement District #2 and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of ROMENS SUBDIVISION are included within the boundaries of the El Paso County Public Improvement District #2 and as such is subject to applicable road impact fees and mill levy.

Notes 28 and 31 are in conflict. Please see engineering comments for more information.

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.

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

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

This plat for ROMENS SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of easements to the public are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners _____ Date _____

Include the PCD Director signature line below the BoCC chair signature line.

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: _____

Steve Schleiker, Recorder

By: _____
Deputy

FEES:

School Fee: _____

Bridge Fee: _____

Park Fee: _____

Drainage Fee: _____

OWNER OF RECORD:

Adelaida Romens
5135 Coneflower Lane
Colorado Springs, CO 80917
719-331-3310

SF2226

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
1	ADDRESS COUNTY COMMENTS	11/28/22	KPB
2	ADDRESS COUNTY COMMENTS	09/07/23	KPB

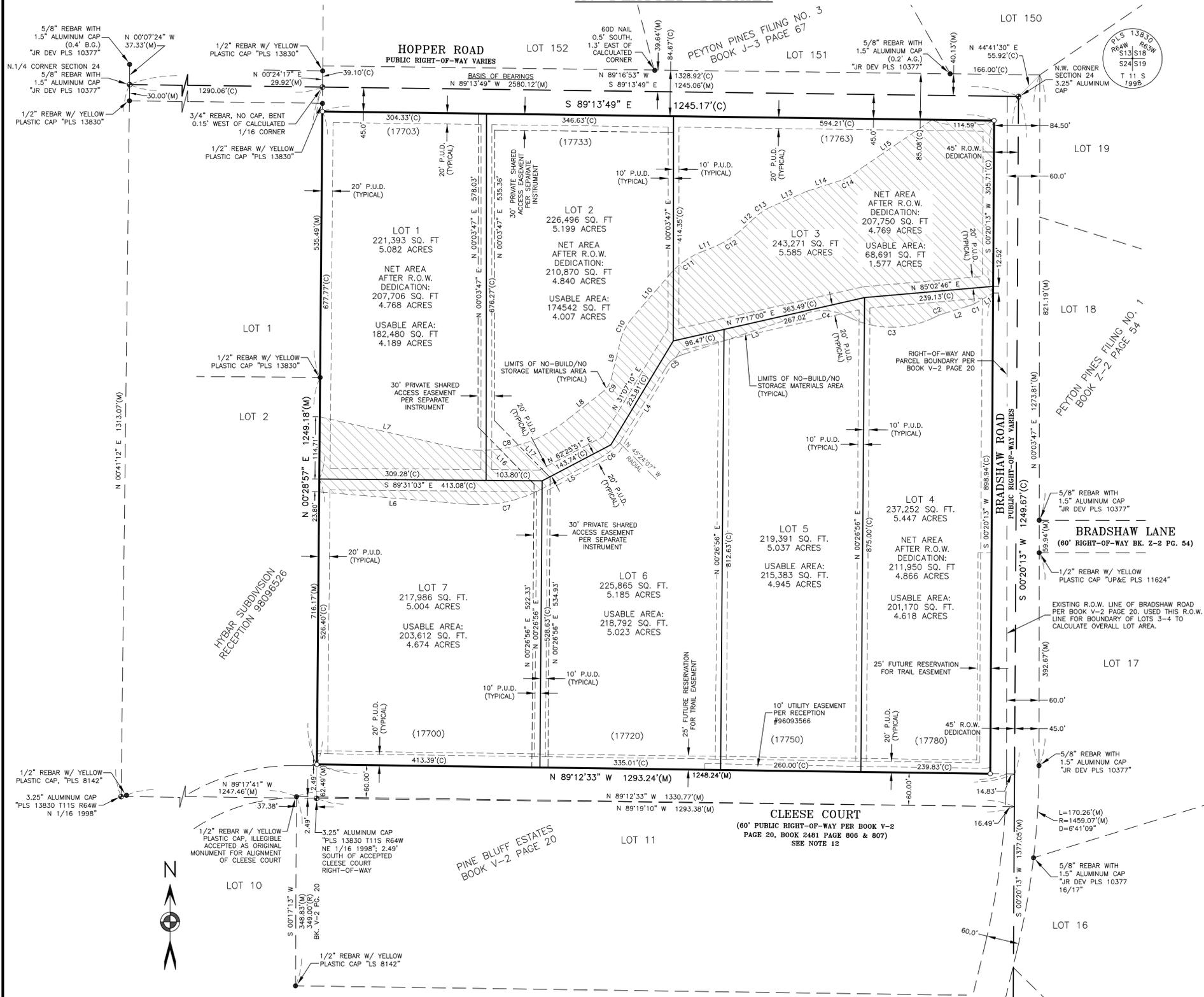
BARRON LAND
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
2790 N. Academy Blvd., Suite 311 P: 719.350.6827
Colorado Springs, CO 80917 F: 719.466.6527
www.BARRONLAND.com
PROJECT No.: 20-010 SHEET 1 OF 2

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AS PLATTED DETAILS



LINE TABLE

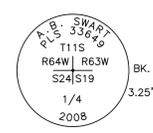
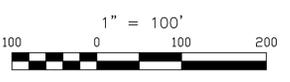
LINE	BEARING	DISTANCE
L1	S 60°25'49" W	67.16'
L2	S 73°00'21" W	55.80'
L3	S 71°35'52" W	244.22'
L4	S 31°44'18" W	165.31'
L5	S 62°18'18" W	115.96'
L6	N 85°16'09" W	275.86'
L7	S 77°13'30" E	251.16'
L8	N 52°05'20" E	87.89'
L9	N 13°27'59" E	68.89'
L10	N 40°59'30" E	107.13'
L11	N 68°48'57" E	16.90'
L12	N 47°59'00" 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	205.99'
L16	N 44°31'03" W	147.82'
L17	N 44°31'03" W	147.94'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	10.97'	50.00'	12°34'33"	S 66°43'05" W	10.95'
C2	9.21'	50.00'	10°33'33"	S 67°43'35" W	9.20'
C3	171.85'	180.27'	54°37'14"	S 89°45'26" W	165.42'
C4	79.36'	100.00'	45°28'10"	N 85°40'03" W	77.29'
C5	54.78'	60.00'	39°51'35"	S 81°40'05" W	34.09'
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	221.16'	250.00'	50°41'10"	N 77°25'55" E	214.02'
C9	33.70'	50.00'	38°37'21"	N 32°46'39" E	33.07'
C10	48.04'	100.00'	27°31'31"	N 27°13'45" E	47.58'
C11	72.83'	150.00'	27°49'06"	N 54°54'03" E	72.12'
C12	72.70'	200.00'	20°49'37"	N 58°23'48" E	72.30'
C13	32.51'	100.00'	18°37'28"	N 57°17'44" E	32.36'
C14	29.08'	100.00'	16°39'48"	N 64°08'46" E	28.98'

LEGEND:

- 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) RECORD 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
- (17780) LOT ADDRESS
- SUBJECT PARCEL LINES
- - - ADJACENT PARCEL LINES
- - - EASEMENT LINES
- ▨ NO-BUILD, NO-STORAGE LIMITS



ACCEPTED EAST LINE N.E. 1/4 SECTION 24 FOR THIS SURVEY
 EAST 1/4 CORNER SECTION 24 PER BK. Z-2 PG. 54 & COLORADO LAND SURVEY MONUMENT RECORDED FEB. 2008
 3.25" ALUMINUM CAP "PLS 33649" (1.1" B.G.)

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