

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

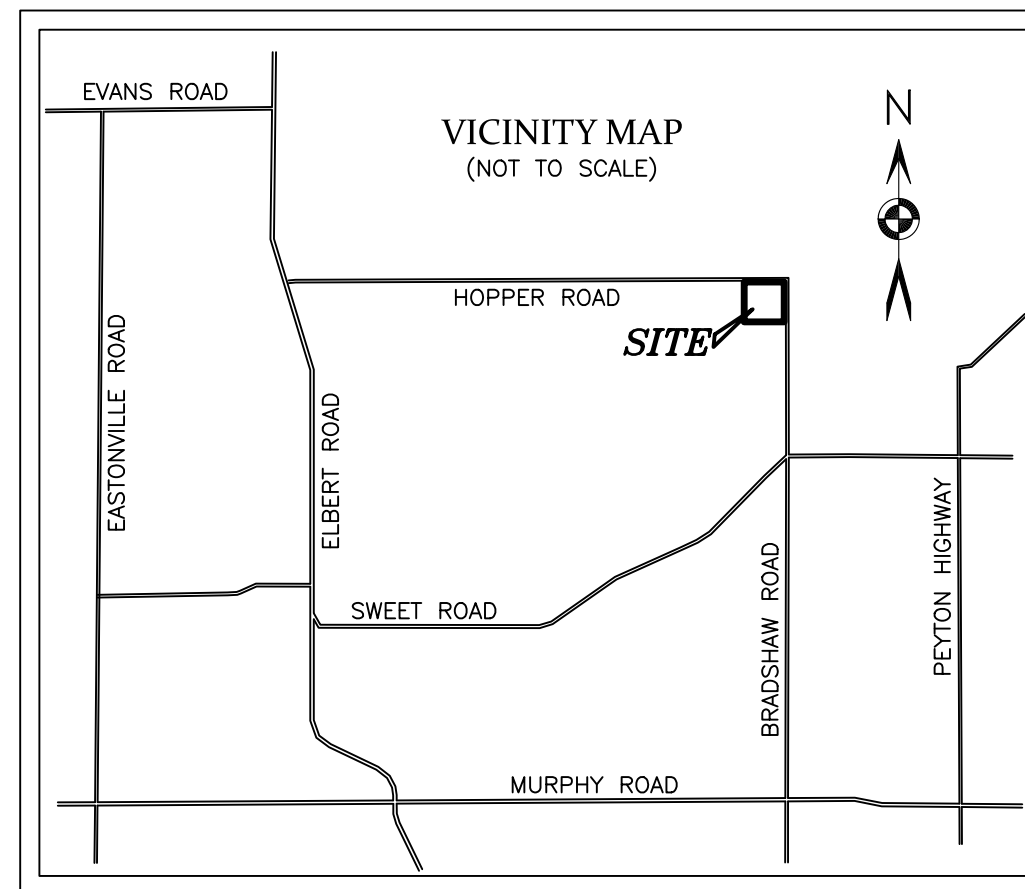
Northeast 1/4 of the Northeast 1/4 of Section 24, Township 11 South, Range 64 West, 6th Principal Meridian, County of El Paso, State of Colorado.

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

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

These need to be consolidated into one owner dedication, acknowledgement statement. In the paragraph, you only need to include the highlighted text.

ADDRESSED



Has this been submitted? You will either need to provide this document for our review or have an easement agreement recorded and include the reception number instead of a blank. Clerk and Recorder will not record a plat with a blank and no corresponding instrument.

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

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

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 _____

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. 31101LTC, with an effective date of July 23, 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. 1/4 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 "JR DEV PLS 10377" at the west end (North 1/4 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 Broadshaw 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 Cleece 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. 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.

Unresolved from review 1. Explain in the letter of intent if the developer intends to enter into a mill levy. If electing not to be in it remove note.

ADDRESSED

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 Broadshaw Road. Lots 4-7 will have access to Cleece 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. Surface Investigation and Soils Report was completed by _____ on _____ as project No. _____. Not sure what the purpose of this note is. Please remove. _____ on _____ and revised on _____ and are on file at the County Department. ADDRESSED
29. The subdivider(s) agree on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assignees 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.
30. 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.
31. 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. ADDRESSED
32. All property within this subdivision is subject to covenants. No covenants have been submitted. If there are no covenants, then you can delete this note. ADDRESSED
33. 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 _____ and _____ are included within the boundaries of the _____ Public Improvement District _____ and as such is subject to applicable road impact fees and mill levy. WAITING FOR BOCC RESOLUTION No. AND RECEPTION No.
34. No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless all public and common development improvements have been constructed and completed and the applicant/owner and El Paso County as subdivision improver have entered into a Subdivision Improvements Agreement between the applicant/owner and El Paso County as subdivision improver. There is no subdivision improvements _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the _____ provision for the completion of said improvements in accordance with the El Paso County Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer. 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 and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

THIS ACCESS EASEMENT WILL BE RECORDED CONCURRENTLY WITH THE PLAT RECORDATION. RECEPTION NUMBER WILL NEED TO BE HAND WRITTEN ON THIS PLAT AT THAT TIME.

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

COUNTY BOARD OF COUNTY COMMISSIONERS CERTIFICATE

This plat (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development 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 land to the public (streets, tracts, easements; list those applicable) 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

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

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

Table with columns: No., Remarks, Date, By. Row 1: 1, ADDRESS COUNTY COMMENTS, 11/28/22, KPB

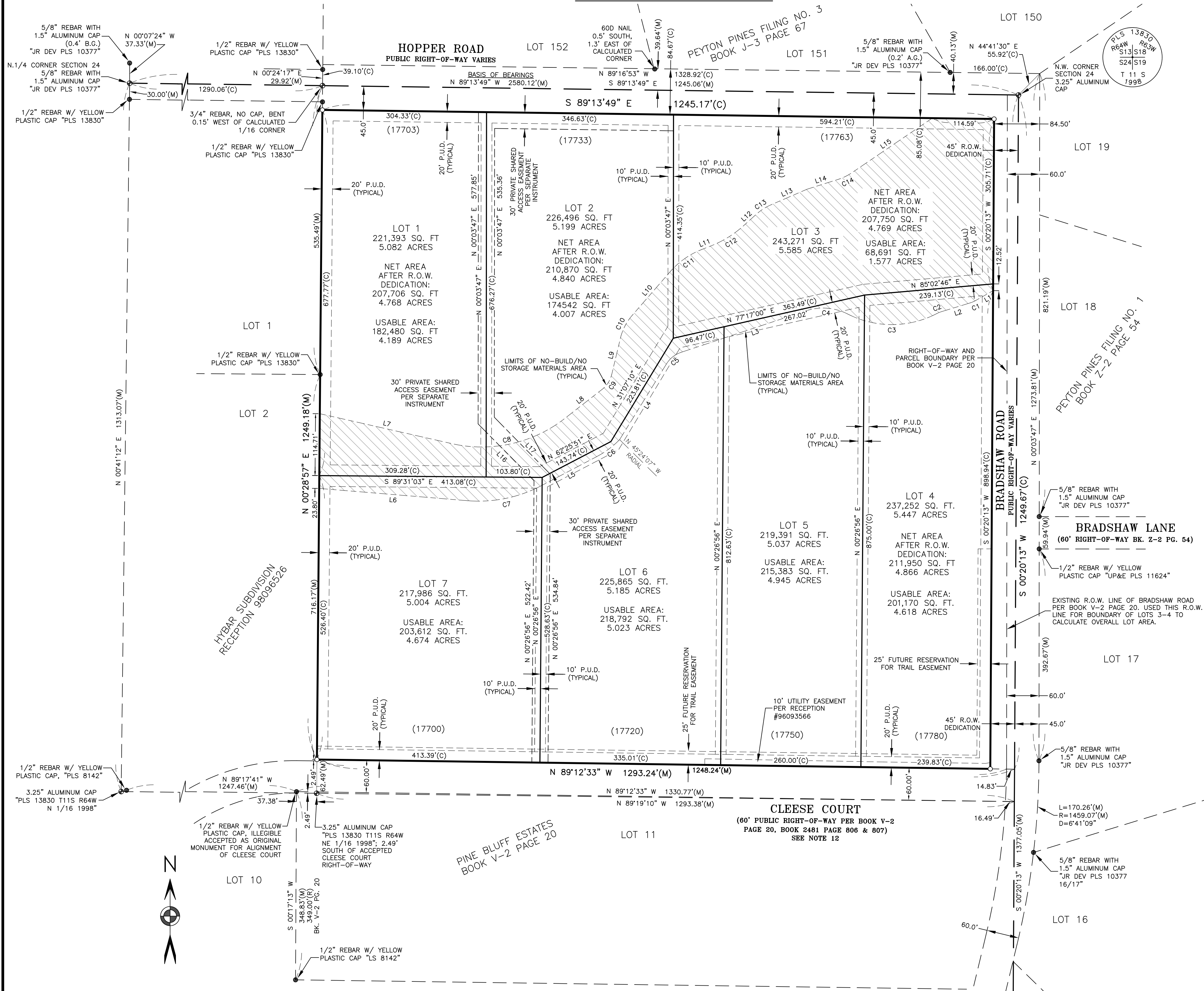
BARRON LAND logo and contact information: BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION, 2790 N. Academy Blvd., Suite 311, Colorado Springs, CO 80917, P: 719.360.6827, F: 719.466.6527, www.BARRONLAND.com, PROJECT No.: 20-010, SHEET 1 OF 2

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

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	34.78'	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

DATE: 05/03/2022 REVISIONS

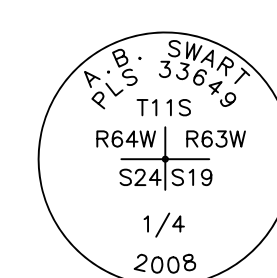
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1	ADDRESS COUNTY COMMENTS	11/28/22	KPB

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 BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
 2790 N. Academy Blvd., Suite 311 P: 719.360.6827
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 PROJECT No.: 20-010 SHEET 2 OF 2

SF2226



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.)

EAST 1/4 CORNER SECTION 24 PER BK. Z-2 PG. 54 & 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

