

# YARBROUGH SUBDIVISION

## A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (S1/2 SE1/4) OF SECTION 9, T. 11 S., R. 67 W. OF THE 6th P.M., EL PASO COUNTY, COLORADO

### KNOW ALL MEN BY THESE PRESENTS:

THAT AMY M. YARBROUGH AND RICHARD D. YARBROUGH, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

### TO WIT:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9;  
THENCE NORTH 89°52'40" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9, 115.00 FEET TO THE NORTHWEST CORNER OF LOT 2 IN CLOVEN HOOF ESTATES, 2nd FILING ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK D-2 AT PAGE 43, UNDER RECEPTION NO. 240574;  
THENCE ANGLE RIGHT SOUTH 00°35'37" EAST ALONG THE WESTERLY LINE OF LOTS 2 AND 3 OF SAID SUBDIVISION, 369.01 FEET TO THE MOST NORTHERLY CORNER OF THAT TRACT OF LAND CONVEYED TO OWEN C. HASSLER BY DEED RECORDED IN BOOK 2608 AT PAGE 954 UNDER RECEPTION 02338;  
THENCE ANGLE RIGHT SOUTH 74°04'20" WEST, ALONG THE NORTHERLY LINE OF SAID HASSLER TRACT, 159.41 FEET;  
THENCE ANGLE RIGHT NORTH 16°15'37" WEST, 357.85 FEET;  
THENCE ANGLE RIGHT NORTH 62°43'23" EAST 25 FEET TO A POINT IN THE BOUNDARY LINE OF THE CUL-DE-SAC IN ROCKBROOK ROAD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK P-2 AT PAGE 23 UNDER RECEPTION NO. 774171;  
THENCE ANGLE RIGHT AND FOLLOW THE BOUNDARY LINE OF SAID CUL-DE-SAC 171.37 FEET TO INTERSECT THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE AFORESAID SECTION 9;  
THENCE ANGLE RIGHT NORTH 89°52'42" EAST ALONG SAID NORTH LINE 31.83 FEET TO THE POINT OF BEGINNING, SUBJECT, HOWEVER TO A NON-EXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:  
A STRIP OF LAND 15 FEET IN WIDTH LYING EASTERLY AND ADJACENT TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT RUNNING NORTH 16°15'37" WEST 357.85 FEET;  
THENCE NORTH 62°43'23" EAST 25 FEET TO A POINT IN THE BOUNDARY LINE OF THE CUL-DE-SAC IN ROCKBROOK ROAD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK P-2 AT PAGE 23 UNDER RECEPTION NO. 774171 AND THE POINT OF TERMINATION OF SAID LINE, COUNTY OF EL PASO, STATE OF COLORADO.

SAID TRACT CONTAINS 1.71 ACRES OF LAND, MORE OR LESS.

### OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO A LOT AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "YARBROUGH 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 DUTIES 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.

AMY M. YARBROUGH, OWNER

RICHARD D. YARBROUGH, OWNER

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, A.D., BY AMY M. YARBROUGH AND RICHARD D. YARBROUGH AS OWNERS.

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL: \_\_\_\_\_  
NOTARY PUBLIC

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR YARBROUGH SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (EASEMENTS) 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.

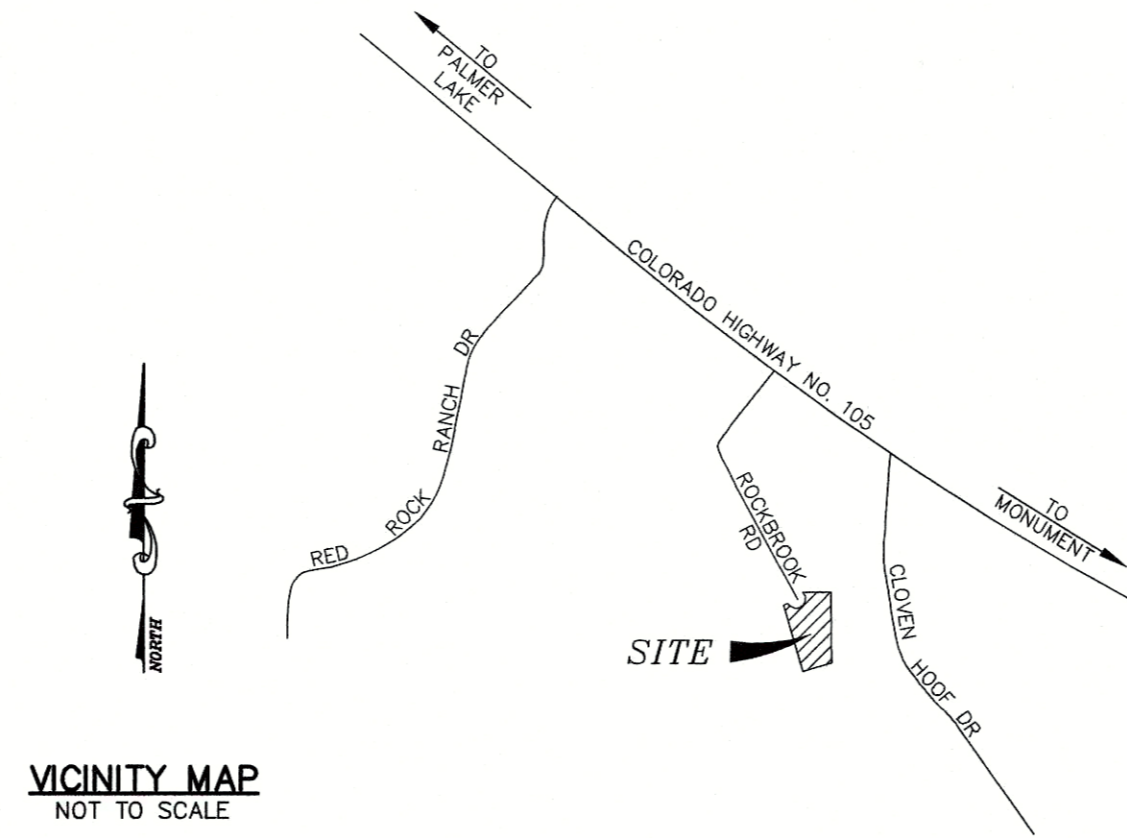
PRESIDENT, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

### SUMMARY:

1 LOT	1.71 ACRES (GROSS)	100%
NO BUILD AREA	0.74 ACRES	43.3%

REMAINDER	0.97 ACRES (NET)	56.7%
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VICINITY MAP  
NOT TO SCALE

### SURVEYOR'S CERTIFICATION:

I, KEVIN F. LLOYD, 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 MARCH 31, 2010, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

KEVIN F. LLOYD, COLORADO PLS NO. 26965 \_\_\_\_\_ DATE \_\_\_\_\_  
FOR AND ON BEHALF OF:  
RAMPART SURVEYS, LLC  
P.O. BOX 5101  
WOODLAND PARK, CO 80866  
(719) 687-0920

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.

### FEES:

DRAINAGE FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

SCHOOL FEE: \_\_\_\_\_

PARK FEE: \_\_\_\_\_

### 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 \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEES: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY

### NOTES:

1.) ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N16°15'37"W (PER THE RECORDED DEED), A DISTANCE OF 357.51 FEET (357.85 FEET OF RECORD), BETWEEN A REBAR AND RED CAP STAMPED "CONARD" AT THE SOUTHWEST CORNER OF THAT TRACT AS RECORDED UNDER RECEPTION NO. 20604918 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE HASSLER TRACT AS DESCRIBED IN BOOK 2608 PAGE 954, UNDER RECEPTION NO. 205093629 OF THE RECORDS OF EL PASO COUNTY AND A REBAR AND RED CAP STAMPED "PLS 23875" AT AN ANGLE POINT IN THE EASTERLY LINE OF THE NEVINS PARCEL, AS DESCRIBED UNDER RECEPTION NO. 206043871 OF SAID COUNTY RECORDS.

2.) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON RAMPART SURVEYS RELIED ON A TITLE POLICY ISSUED BY GUARDIAN TITLE AGENCY, LLC, FILE NO. 7417-52056 (EFFECTIVE DATE: OCTOBER 27, 2017 AT 7:00 A.M.), AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED IN SCHEDULE B - SECTION II EXCEPTIONS IN THE ABOVE REFERENCED POLICY.

1. - 7. RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.
8. THE PROPERTY IS SUBJECT TO RIGHTS OF WAY AS CURRENTLY EXIST AND OR USED.
9. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
10. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY, COLORADO GEOLOGY SURVEY, DRAINAGE REPORT, WATER RESOURCES REPORT AND FIRE PROTECTION REPORT.
11. NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
12. WATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE FOREST VIEW ACRES WATER DISTRICT, SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
13. WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE PALMER LAKE SANITATION DISTRICT, SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
14. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
15. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
16. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
17. 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 PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
18. THERE IS 1 LOT PLATTED IN THIS SUBDIVISION.
19. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
20. ELECTRIC SERVICE TO BE PROVIDED BY IREA. GAS SERVICE TO BE PROVIDED BY BLACK HILLS ENERGY.
21. AN ADMINISTRATIVE PLOT PLAN CONFORMING TO THE STANDARDS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE DESIGNED BY A PROFESSIONAL ENGINEER SHALL BE REVIEWED AND APPROVED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR ANY OF THE LOTS CONTAINED WITHIN THIS PROPOSED SUBDIVISION. ALL PLOT PLAN SUBMITTALS SHALL CONFORM TO THE REQUIREMENTS IN EFFECT AT THE TIME OF SUBMITTAL.
22. THE PROPERTY IS LOCATED WITHIN AND SERVICED BY THE FOLLOWING DISTRICTS:  
LEWIS-PALMER SCHOOL NO. 38  
TRI-LAKES MONUMENT FIRE  
PALMER LAKE SANITATION DISTRICT  
FOREST VIEW ACRES WATER DISTRICT  
EL PASO COUNTY CONSERVATION DISTRICT

- 17.) NO STRUCTURES OR BUILDINGS SHALL BE ALLOWED WITHIN TWENTY (20) FEET OF THE "NO BUILD" ZONES, FENCES, DRIVEWAYS, AND LANDSCAPE FEATURES SHALL BE ALLOWED WITHIN THE "NO BUILD" AREAS SUBJECT TO PLOT PLAN APPROVAL BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- 18.) DRAINAGE EASEMENTS ARE HEREBY DESIGNATED AS NO-BUILD AREAS, TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER. THE LOCATIONS OF THESE AREAS ARE SHOWN ON SHEET 2 OF THE PLAT. LOT OWNERS ARE ALSO HEREBY NOTIFIED THAT OTHER AREAS OF GEOLOGIC CONCERN MAY EXIST WITHIN THIS SUBDIVISION. PROSPECTIVE LOT OWNERS SHOULD REVIEW ANY AND ALL REPORTS ON FILE WITH EL PASO COUNTY TO FAMILIARIZE THEMSELVES OF ANY CONDITIONS THAT MAY AFFECT BUILDING.
- 19.) AS SHOWN HEREON: ADDITIONAL INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2608 AT PAGE 954 UNDER RECEPTION NO. 205093629 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED TO THE SOUTH OF LOT 1, YARBROUGH SUBDIVISION.
- 20.) SHALLOW BEDROCK IS A GEOLOGIC CONSTRAINT AT THIS LOCATION. AS LONG AS A SHALLOW FOUNDATION AND NO BASEMENT ARE PLANNED FOR THE RESIDENCE, THE ENGINEERING CONSTRAINTS ASSOCIATED WITH THE SHALLOW BEDROCK CAN LARGELY BE AVOIDED. A SITE SPECIFIC INVESTIGATION FOR ALL PROPOSED STRUCTURES WILL BE REQUIRED.

### FLOOD PLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 0804100260 F (EFFECTIVE DATE: MARCH 17, 1997), THE MAJORITY OF THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS, ZONE X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, THE WESTERLY PORTION OF THE SUBJECT PROPERTY LIES WITHIN OTHER FLOOD AREAS, ZONE X - AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD AND A SMALL AREA ALONG THE WESTERLY BOUNDARY LIES WITHIN THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, ZONE AE - BASE FLOOD ELEVATIONS DETERMINED.

### EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') DRAINAGE AND PUBLIC UTILITY EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') DRAINAGE AND PUBLIC UTILITY EASEMENT, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') DRAINAGE AND PUBLIC UTILITY EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

REVISION DATE: OCTOBER 12, 2018 (PER COUNTY COMMENTS)  
REVISION DATE: SEPTEMBER 13, 2018 (PER COUNTY COMMENTS)  
DATE OF PREPARATION: JULY 5, 2018

YARBROUGH SUBDIVISION - PT. S1/2 SE1/4 SEC. 9  
T11S, R67W OF THE 6th P.M., EL PASO COUNTY, COLORADO

**RAMPART**  
SURVEYS, LLC

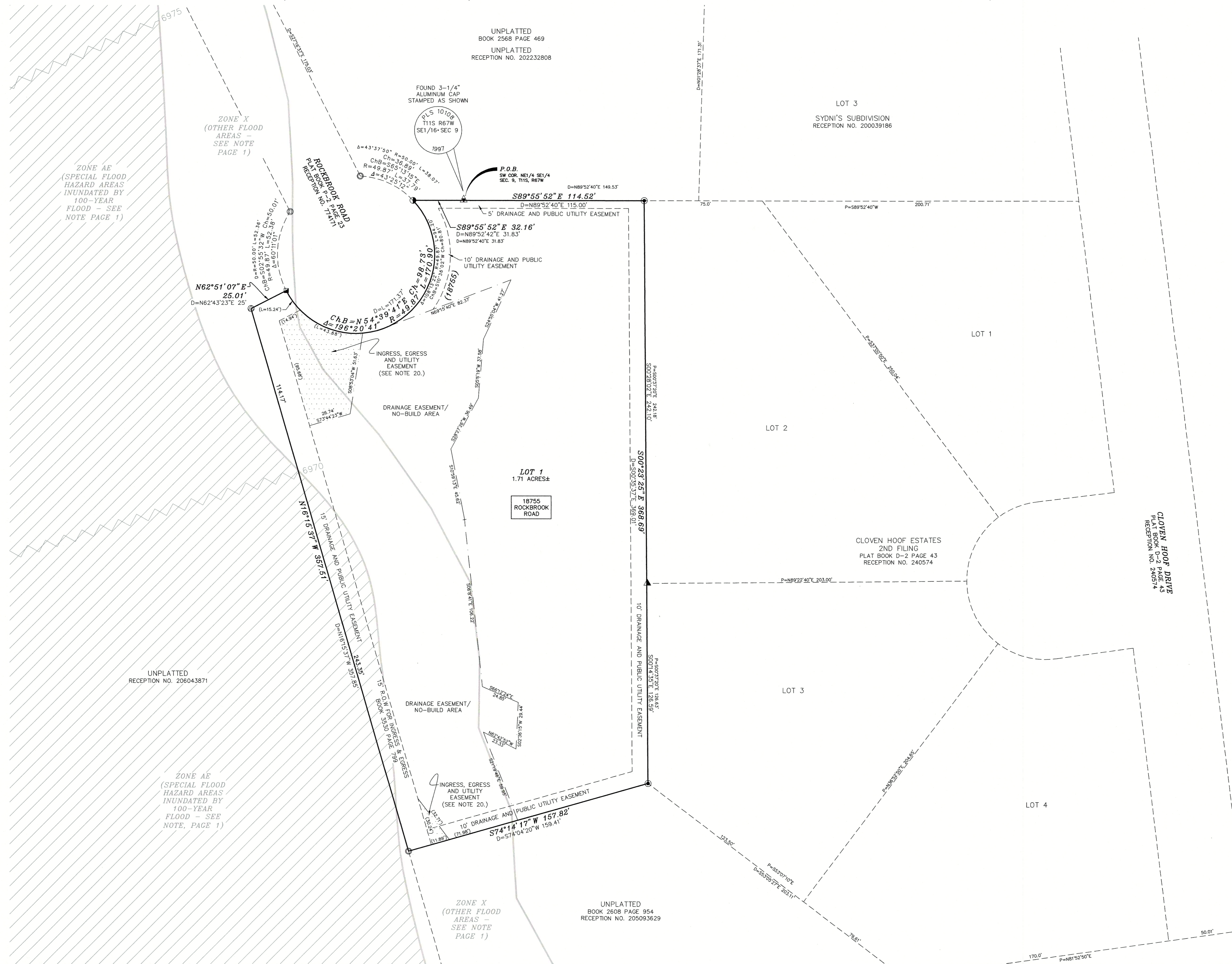
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

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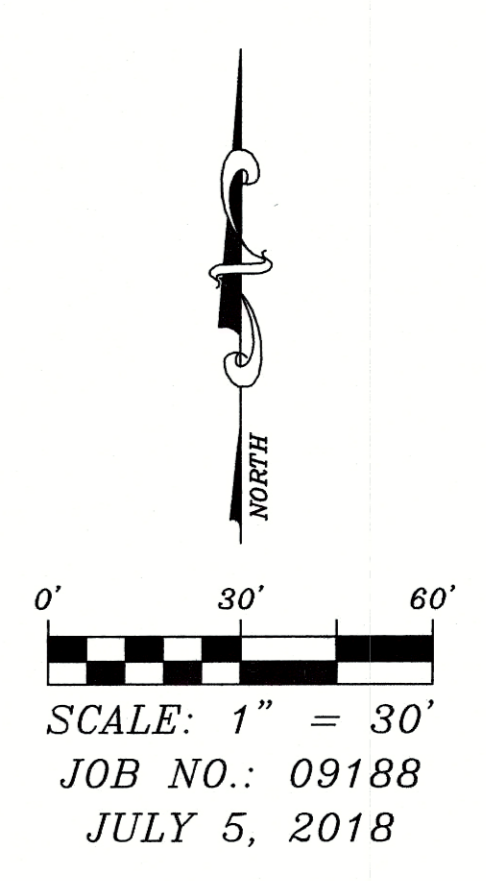


# YARBROUGH SUBDIVISION

A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (S1/2 SE1/4) OF SECTION 9, T. 11 S., R. 67 W. OF THE 6th P.M., EL PASO COUNTY, COLORADO



- LEGEND:**
- SET REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
  - FOUND 7/8" O.D. IRON PIPE
  - △ FOUND 1" O.D. IRON PIPE
  - ⊙ FOUND REBAR AND RED CAP STAMPED "PLS 23875"
  - FOUND REBAR AND RED CAP STAMPED "CONARD"
  - ⊙ FOUND REBAR AND RED CAP STAMPED "PLS 2\_875"
  - ⊙ FOUND REBAR AND YELLOW CAP STAMPED "CORNERSTONE PLS 25875"
  - △ FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 10108"



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**YARBROUGH SUBDIVISION - PT. S1/2 SE1/4 SEC. 9**  
**T11S, R67W OF THE 6th P.M., EL PASO COUNTY, COLORADO**

**RAMPART SURVEYS, LLC**

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

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