

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 SAID SECTION 9, 115.00 FEET TO THE NORTHWEST CORNER OF LOT 2 IN CLOVEN HOOK 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 02938; 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.

DEDICATION:

THE ABOVE PARTIES IN INTEREST HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO A LOT, TRACTS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT. SAID PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID LOTS AND TRACTS AND THE LOCATIONS OF SAID EASEMENTS, AND WHICH PLAT SO PLATTED SHALL BE KNOWN AS "YARBROUGH SUBDIVISION" EL PASO COUNTY, COLORADO. ALL STREETS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED AND THAT PROPER DRAINAGE FOR THE SAME WILL BE PROVIDED AT HIS OWN EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF:

THE AFOREMENTIONED, AMY M. YARBROUGH AND RICHARD D. YARBROUGH, HAVE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2018, A.D.

AMY M. YARBROUGH, OWNER _____

RICHARD D. YARBROUGH _____

STATE OF COLORADO }
COUNTY OF EL PASO } ss

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, A.D., BY AMY M. YARBROUGH AND RICHARD D. YARBROUGH, OWNERS.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

COUNTY APPROVAL:

APPROVAL IS GRANTED THIS _____ DAY OF _____, 2018 A.D.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS _____

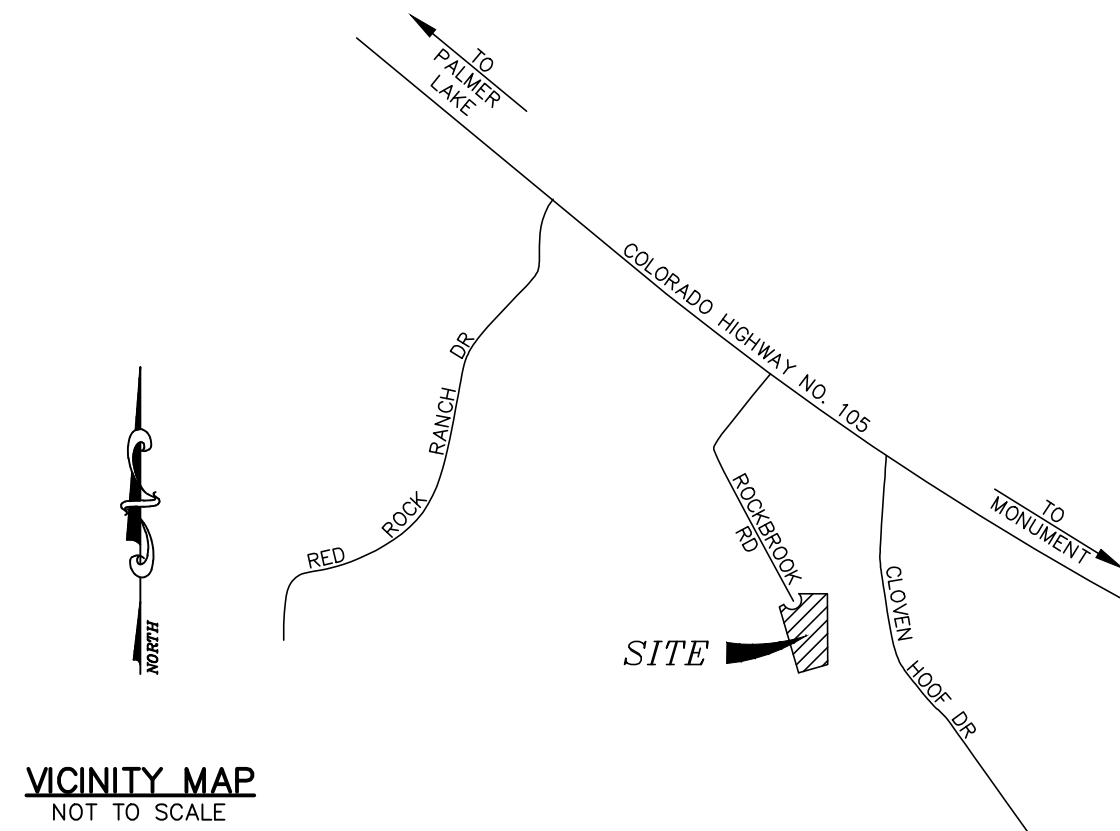
COUNTY APPROVAL:

APPROVAL IS GRANTED THIS _____ DAY OF _____, 2018 A.D.

EL PASO COUNTY DIRECTOR OF DEVELOPMENT SERVICES _____

SUMMARY:

1 LOT	1.58 ACRES	92.4%
1 TRACT	0.13 ACRES	7.6%
TOTAL	1.71 ACRES	100%



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

KEVIN F. LLOYD _____ 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

FEE: _____ 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. 206049118 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 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 DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
17. 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 THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
18. BUILDING SETBACKS TO BE: FRONT YARD - 25', MINIMUM, SIDE YARD - 10', AND REAR YARD - 25'.
19. MAXIMUM BUILDING HEIGHT: 30 FEET
20. 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 DEPARTMENT OF WEEDS, 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.
21. THERE IS 1 LOT AND 1 TRACT PLATTED IN THIS SUBDIVISION.
22. EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
23. ELECTRIC SERVICE TO BE PROVIDED BY IREA. GAS SERVICE TO BE PROVIDED BY BLACK HILLS ENERGY.
24. 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.
25. 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
26. 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.
27. 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.
28. AS SHOWN HEREON:
- TRACT A IS HEREBY DEDICATED TO EL PASO COUNTY FOR ADDITIONAL ROAD RIGHT-OF-WAY.

There is no SIA associated with this application, please remove note.

These notes do not belong here, the parcel is already regulated by the Land Development Code, this provides confusion as what constitutes a building. Please remove 12 and 13.

Parks and

Planning and Community Development

El Paso County will not accept this tract as ROW. Include as part of the lot or provide the ownership and

FLOOD PLAIN CERTIFICATION: maintenance entity.

Revise if Zone A or AE is on the property.

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.

See comment letter: LDC Section 8.4.2B(1) (e), show the FEMA-approved base flood elevations and the 100-year floodplain boundaries on the plat.

Standard note for Access is not included; No driveway shall be established unless an access permit has been granted by El Paso County.

DATE OF PREPARATION: JULY 5, 2018

YARBROUGH SUBDIVISION
SEC. 9, T. 11 S., R. 67 W., EL PASO CO., COLORADO

RAMPART SURVEYS, LLC

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

DRAWING: 18228FP.DWG PAGE 1 OF 2

Signature blocks incorrect, the County standard signature blocks have been uploaded.

Markup Summary

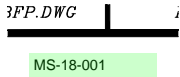
El Paso County will not accept this tract as ROW. Include as part of the lot or provide the ownership and maintenance entity. (1)



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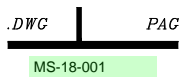
El Paso County will not accept this tract as ROW. Include as part of the lot or provide the ownership and maintenance entity.

MS-18-001 (2)



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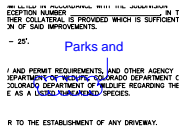
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MS-18-001

Parks and (1)



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Parks and

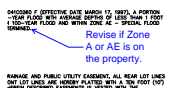
Planning and Community Development (1)



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Planning and Community Development

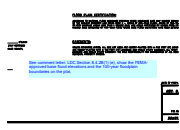
Revise if Zone A or AE is on the property. (1)



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Revise if Zone A or AE is on the property.

See comment letter: LDC Section 8.4.2B(1) (e), show the FEMA- approved base flood elevations and the 100-year floodplain boundaries on the plat.



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See comment letter: LDC Section 8.4.2B(1) (e), show the FEMA- approved base flood elevations and the 100-year floodplain boundaries on the plat.

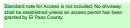
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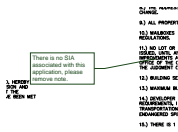
Standard note for Access is not included; No driveway shall be established unless an access permit has been granted by El Paso County



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Standard note for Access is not included; No driveway shall be established unless an access permit has been granted by El Paso County.

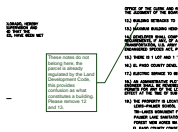
There is no SIA associated with this application, please remove note. (1)



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There is no SIA associated with this application, please remove note.

These notes do not belong here, the parcel is already regulated by the Land Development Code, this provides confusion as what c



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These notes do not belong here, the parcel is already regulated by the Land Development Code, this provides confusion as what constitutes a building. Please remove 12 and 13.