



# Treasured Acres

**Black Forest**

Swann Rd

Shoup Road

Burgess Road

Volmar Road

Ch. Well

Goodson Road

**SITE**

Green Acres DA

greenhouse

windmill

**VICINITY MAP**

*Not to Scale*

\_\_\_\_\_ has executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 2021, A.D. by \_\_\_\_\_, as  
Lien Holder \_\_\_\_\_, of \_\_\_\_\_, a \_\_\_\_\_  
\_\_\_\_\_, name and title \_\_\_\_\_ state entity type

State of Colorado )  
County of \_\_\_\_\_ ) ss

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021, A.D. by \_\_\_\_\_, as  
\_\_\_\_\_, of \_\_\_\_\_, a \_\_\_\_\_  
\_\_\_\_\_ state entity type

witness my hand and official seal. notary seal

date of survey, 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 \_\_\_\_\_, 20\_\_\_\_.

Surveyor's Name, (Signature)	Date
Colorado registered PLS # _____	

Revise the first part of Note 11: The following reports have been submitted in association with this minor subdivision and are on file at the County Planning and Community Development Department:

13.... No Structures or major/storatorial storage activities are permitted within the designated drainage easements, except fences; fences shall not impede runoff from reaching drainage swales.

14.... The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

15. Properly within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program (Resolution 19-471) and any subsequent amendments. Fees for each lot within this subdivision shall be paid in full at the time of building permit issuance.

16.... Driveway Note: Individual lot purchasers are responsible for constructing driveways, including necessary easements, for access to the road. The minimum driveway width shall be 10 feet. Due to the length of the driveway, some of the driveways will need to be specifically approved by the Black Forest Fire Protection District.

The Northwest Quarter and the Northeast Quarter of the Southeast Quarter, and the West Half of the Southwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 15, Township 12 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, together with an easement for a 30 foot Right-of-Way for ingress and egress from the County Road which runs Easterly and Westerly along the Southerly line of said Section 15, the Centerline of which Right-of-Way is a line extending Southerly from the Southeast corner of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 15 to a point on the South line of, and equally distant from, the Southeast and Southwest corners of the Southeast Quarter of the Southeast Quarter of said Section 15, El Paso County, Colorado and together with an Easement and Right-of-Way for ingress and egress over the Southerly 30 feet and over the Westerly 15 feet of the Easterly 30 feet of the East half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 15 in Township 12 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado. More particularly described:

Commencing at the East Quarter corner of said Section 15, thence S.88°58'56"W. coincident with the East West centerline of said Section 15, a distance of 667.84 feet to the POINT OF BEGINNING of a parcel of land described herein; thence S.00°31'09"E. coincident with the East line of the West 1/2 of the NE1/4 SE1/4 of said Section 15, a distance of 660.40 feet; thence S.89°01'00"W. coincident with the South line of the N1/2 of the E1/2 of the W1/2 NE1/4 SE1/4 of said Section 15, a distance of 333.97 feet; thence S.00°30'43"E. coincident with the East line of the S1/2 of the W1/2 NE1/4 SE1/4 of said Section 15, a distance of 660.20 feet; thence S.89°03'06"W. coincident with the South line of the W1/2 NE1/4 SE1/4 of said Section 15, a distance of 334.00 feet; thence N.00°30'35"W. coincident with the West line of the W1/2 NE1/4 SE1/4 of said Section 15, a distance of 1320.00 feet; thence N.88°58'56"E. coincident with the North line of the W1/2 NE1/4 SE1/4 of said Section 15, a distance of 667.84 feet to the POINT OF BEGINNING.

Containing 661,384.46 square feet or 15.1833 acres, more or less.

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of \_\_\_\_\_, All public property herein 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 to public utilities for power, gas, water, sewer and other purposes 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.

State of Colorado By: \_\_\_\_\_  
County of El Paso Title: \_\_\_\_\_  
ATTEST: (if corporation)  
The foregoing is Secretary/Treasurer  
by Jerry Lomax  
WITNESS my hand and the seal of the STATE OF COLORADO  
Address \_\_\_\_\_) ss. \_\_\_\_\_  
\_\_\_\_\_ COUNTY OF \_\_\_\_\_  
My Commission Expires \_\_\_\_\_  
Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_ by \_\_\_\_\_  
as \_\_\_\_\_.

*The aforementioned* Witness my hand and official seal \_\_\_\_\_  
Notary Public  
**Notarialis** Signatures of officers signing for a corporation shall be acknowledged as follows:  
(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a  
state corporation.  
*State of Colorado*  
*County of El Paso* Signatures of managers/members for a LLC shall be acknowledged as follows:  
(print name) as Manager/Member of company, a state limited liability company.  
(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not  
utilized)  
*The foregoing*  
*by Sharon Lom*

*Planning and Community Development Director*

## Board of County Commissioners

This Plat "TRESURED ACRES" was approved for filing by the El Paso County, Colorado, Board of Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, subject to any notes specified herein and any conditions included in the resolution of approval. The dedications of 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, and the Subdivision Improvements Agreement.

*Chair, Board of County Commissioners*

Date \_\_\_\_\_

Revise if no public improvements / SIA

STATE OF COLORADO  
COUNTY OF EL PASO  
C I hereby certify that this instrument was filed in my office on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and was recorded at  
J Reception Number \_\_\_\_\_ of the records of El Paso County  
N \_\_\_\_\_  
El Paso County Clerk and Recorder

By: \_\_\_\_\_ Date: \_\_\_\_\_

Include the name, address and telephone number of the owner of record and surveyor preparing the plat located in the lower right hand corner

Include room for  
date of revisions

APPRAISERS • ENGINEERS • SURVEYORS  
2989 Broadmoor Valley Road, Suite C  
Colorado Springs, CO 80906

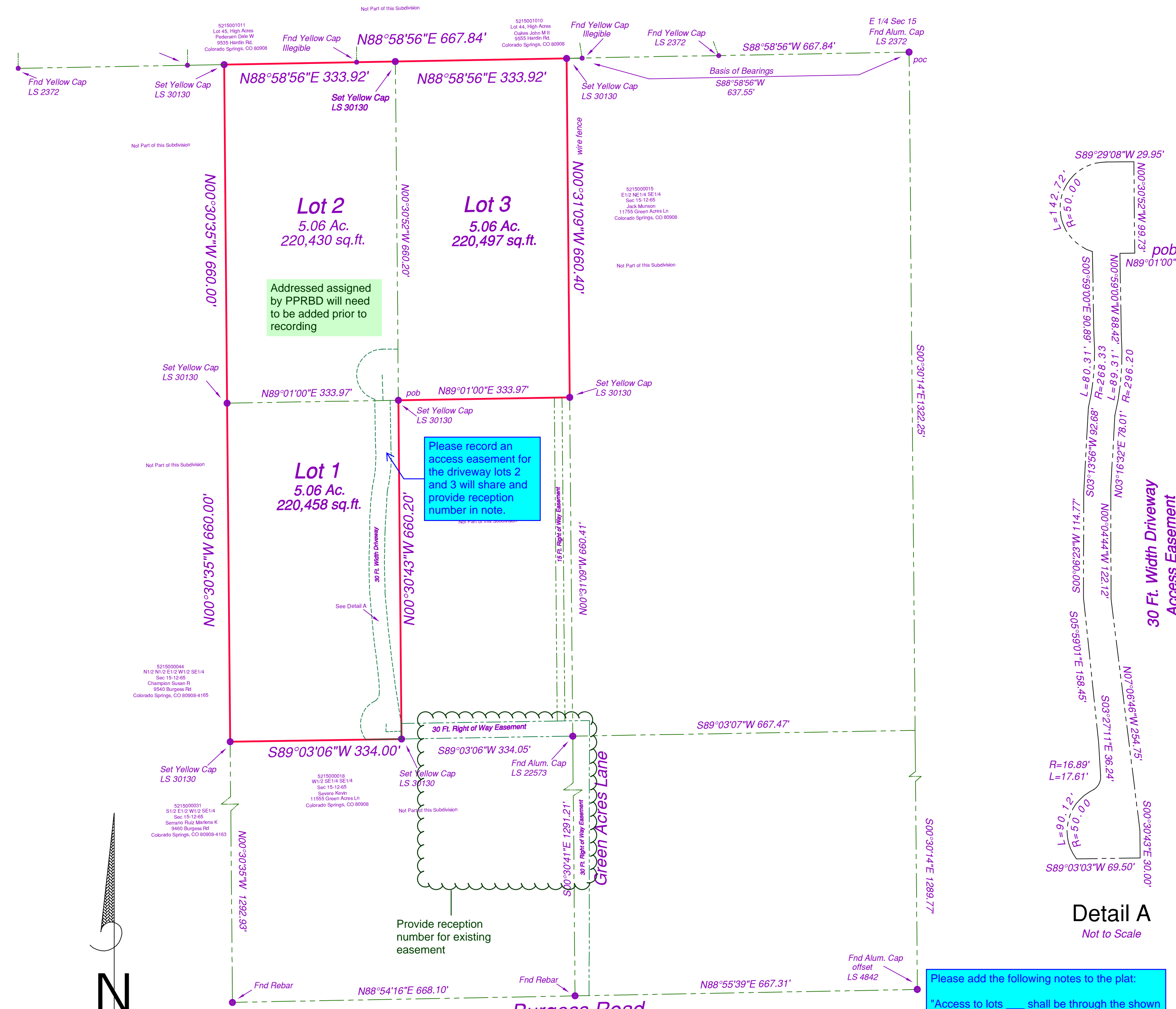
Portion of SE1/4 Section 15, Township 12 South, Range 65 West

Job No. 211290 TREASURER ACRES

DATE June 08, 2021

MS-21-009

MS194



### Detail A

*Not to Scale*

Please add the following notes to the plat:

"Access to lots \_\_\_\_ shall be through the shown access easement. The responsibility and maintenance of said access is subject to the maintenance agreement and all covenants and restrictions contained therein, as recorded at Reception No. \_\_\_\_\_ of the records of El Paso County Clerk and Recorder."

1. This survey does not constitute a title search by Alessi and Associates, Inc., to determine ownership or easements of record. For information regarding easements, rights of way, Alessi and Associates, Inc. relied upon the Title Policy prepared by Title Guaranty Company of Colorado Springs and Stewart Title Guaranty Company, File Number 85511ECS, dated August 05, 2021.
2. "The property owner, its successors and assigns, and all future lot owners in this development are hereby on notice that they may be required to comply with applicable rules, if any, of the Colorado Ground Water Commission and/or the Upper Black Squirrel Creek Ground Water Management District, which compliance may result in a reduction of well drawdown limits, and thus a reduction in water availability."
3. Basis of Bearings. A line beginning at the East Quarter corner of Section 15, Township 12 South, Range 65 West of the 6th Principal Meridian, Platte County, Colorado, said corner being monumented by a #6 rebar with an aluminum cap, L3 2372 and terminating at a point on the East-West centerline of said Section 15, point being a #4 rebar with a illegible yellow cap with a bearing of S88°58'56"W, a distance of 637.55 feet.
4. Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department and Environment must approve each system and, in some cases the Department may require an engineering designed system prior to approval.
5. 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.
6. 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 divided based on a 300-year aquifer life. Applicants, the Home Owners Association, 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 in order to anticipate water shortages. Furthermore, the water supply plan should not rely solely on the water supply plan that is currently in place. The water supply plan should be updated to reflect the water supply plan that provides future generations with a water supply.
- Existing Domestic Well Permit and existing well.
7. No driveway shall be established unless an access permit has been granted by El Paso County.
8. All Property owners are responsible for maintaining proper storm 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. Fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

Revise this note - no  
HOA is proposed

Add note regarding Soil and Geology Conditions:  
 Geologic Hazard Note-Final Plan: (to be customized based upon the individual circumstances)  
 The following geologic hazards are found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
 •Downslope Creep: (name lots or location of area)  
 •Rockfall Source:(name lots or location of area)  
 •Rockfall Runout Zone:(name lots or location of area)  
 •Potentially Seasonally High Groundwater:(name lots or location of area)  
 •Other Hazard:  
 In Areas of High Groundwater:  
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

This site, "TREASURED ACRES" is NOT within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map, Community Panel Number 08041C0320G, effective December 7, 2018.

Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement. All 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.

Black Forest Fire Protection District  
Mountain View Electric Assoc.  
Black Hills Energy  
Individual Sewage Disposal Systems  
Domestic Wells

- Found Monument as Shown
- Set #5 Rebar with Yellow Plastic Cap PLS #30130

Park Fee: \_\_\_\_\_ School Fee: \_\_\_\_\_

Surcharge: \_\_\_\_\_

Fee: \_\_\_\_\_

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 certification shown hereon.

Lot 1 = 5.06 Acres  
Lot 2 = 5.06 Acres  
Lot 3 = 5.06 Acres

Total = 15.18 Acres

Scale 1" = 130'