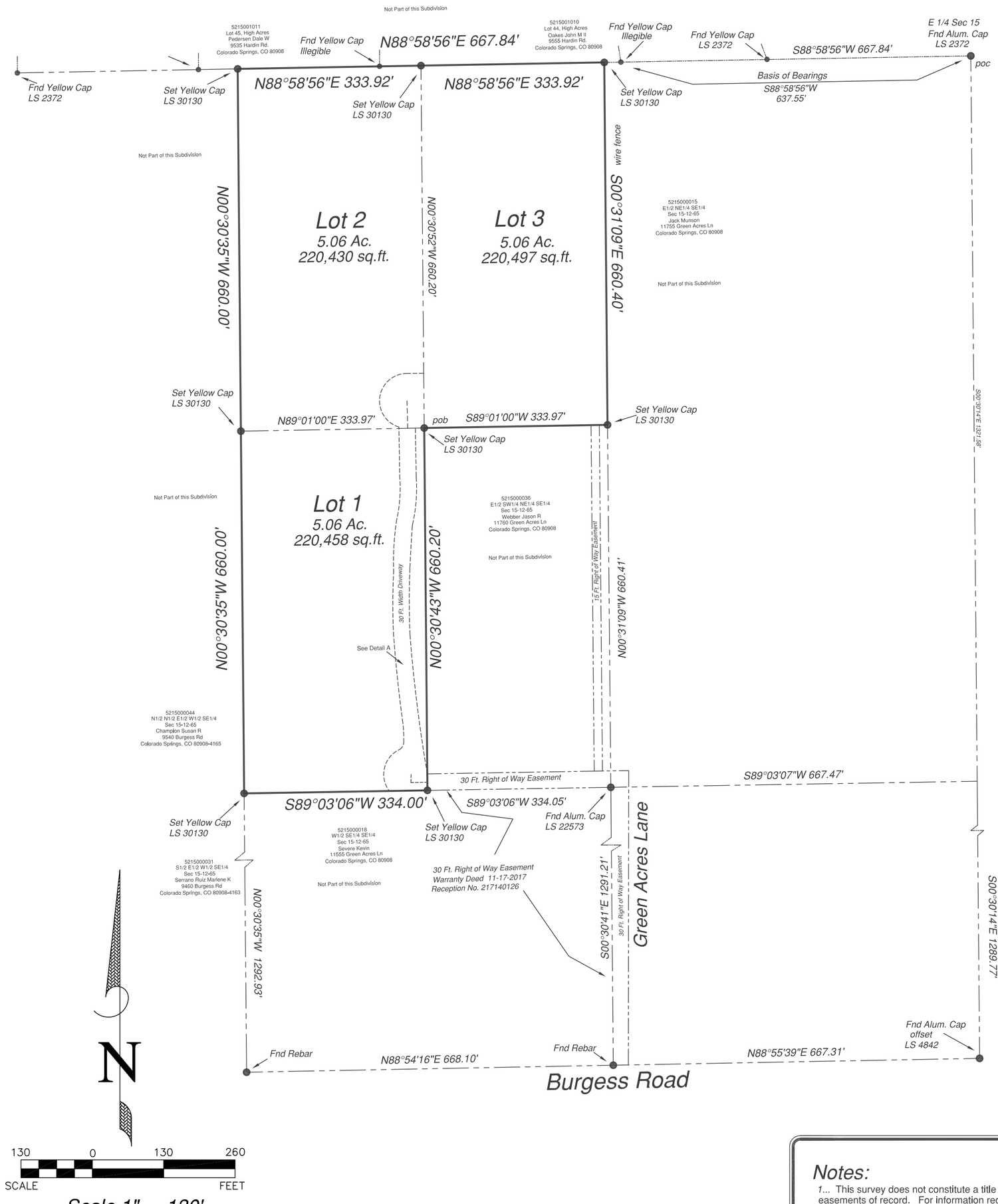
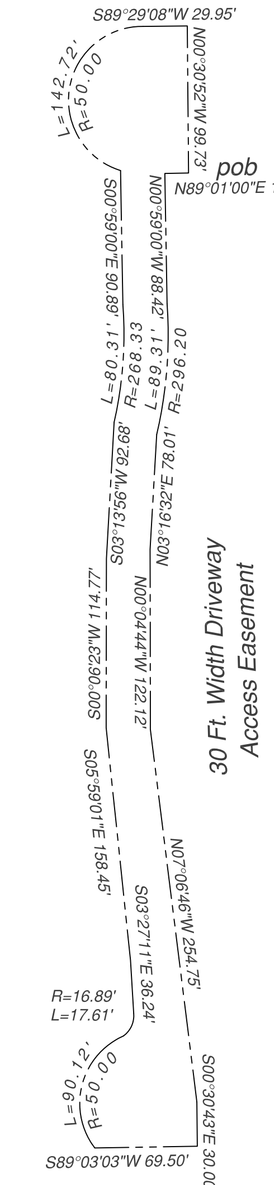
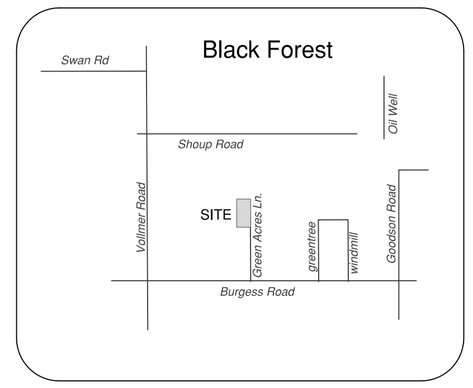
Treasured Acres Filing No. 1

A portion 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.





Detail A
Not to Scale



VICINITY MAP
Not to Scale

Highlighted text can be removed if no infrastructure is being dedicated

Know All Men By These Presents:

That the undersigned, Jerry Lomax and Sharon Lomax, being the owner of the following described tract of land:

To Wit:

The Northwest Quarter and the Northeast Quarter of the Southeast Quarter, and the West Half of the Southwest Quarter of the Northeast 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 od 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.

Owners Certificate:

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, and easements as shown hereon under the name and subdivision of "TREASURED ACRES FILING NO. 1". All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that all 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 communications systems and other purposes as shown hereon. The entities responsible for providing these 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.

Jerry Lomax, co-Owner

Sharon Lomax, co-Owner

Notarial:

State of Colorado)
) SS
County of El Paso)

The foregoing instrument was acknowledged before me this _____ day of _____ 2021 A.D., by Jerry Lomax and Sharon Lomax

Witness my hand and seal _____
Address _____
_____

My Commission expires _____

Notary Public

Plat Ratification:

_____ *has executed this instrument this ____ day of, _____ 2021, A.D. by _____, as Lien Holder*
_____, of _____, a _____
state entity type
by: _____, name and title

State of Colorado)
) ss
County of _____)

The foregoing instrument was ackowledged before me this ____ day of _____, 2021 , A.D. by _____, as _____, of _____, a _____
state entity type
witness my hand and official seal. notary seal

Surveyor's Certification:

I Joseph Alessi, 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 November 10, 2020, 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 compliancewith all applicable laws of the State of Colorado dealing with monuments, subdivision, ore surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this _____ day of _____, 2021.

_____
Joseph Alessi ***Date***
Colorado Professional Land Surveyor No. 30130

COLORADO REGISTERED JOSEPH ALESSI 30130 PROFESSIONAL LAND SURVEYOR

Board of County Commissioners Certificate:

This Plat "TRESURED ACRES FILING NO. 1" was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____ 2021, subject to any notes specified hereon and any conditions included in the resolution of approval.

_____ _____
Chair, Board of County Commissioners *Date*

_____ _____
Director, Planning and Community Development *Date*

Revise to 2022 - this will not go to hearing in 2021

Recordings:

STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on this _____ day of _____, 2021, and was recorded at Reception Number _____ of the records of El Paso County

_____
El Paso County Clerk and Recorder

Total Acerage:

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

Total = 15.18 Acres

Flood Statement:

This site, "TREASURED ACRES FILING NO. 1" 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.

Easements:

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.

Service Providers:

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

Legend:

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

Fees:

Park Fee: School Fee: _____

Surcharge: _____
Fee: _____

Please revise so each has its own and add drainage and bridge fees

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.

Notes:

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 EmpireTitle of Colorado Springs and Stewart Title Guaranty Company, File Number 8551tECS, 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 withdrawl 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 P.M. County of El Paso, State of Colorado, said corner being monumented by a #6 rebar with an aluminum cap, LS 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 engineer designed system prior to permit 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 elevated based on a 300-year aquifer life. 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 of 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. Existing Domestic Well Permit and existing well.
Declaration of Coventants for Treasured Acres FilingNo. 1, addresses the water replacement plan and shared driveway as recorded under Reception No.

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. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

9... Mailboxes shall be installed in accordance with all El Paso County Department of Public Works and United States Postal Service regulations.

Add available at the El Paso County Planning and Community Development Department

10... 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 Wildlife, Colorado Department of Transportaion, U.S. Army Corps of Engineers, the U.S. Fish & Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species e.g. Preble's Meadow Jumping Mouse as a listed threatened species.

11.. The following reports have been submitted in association with this minor subdivision and are on file at the Planning and Community Development Department: Soills and Geological, Water Supply, and Sewage Disposal, Drainage Report submitted by
RMG Engineering dated July 31, 2020 and Monson, Cummins & Shohet, LLC, dated May 28, 2021."

12.The Soils and Geology Study, dated July 27, 2021, prepared by Geoff Webster, P.E. Sr. Geotechnial Project Engineer and Kelli Zigler Project Geologist, RMG Engineers. Job # 177644.
The soil and geological conditions determined that the project is feasible for Lots 2 and 3. The conditions are typical of the front range region of Colorado. No bedrock or shallow water conditions were observed by the geologist at time of inspection.Mitigation meassures will be required if seasonal shallow ground water is observed during construction. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. May include engineered drain systems to mitigate high groundwater conditions. Natural drainage locations shall be avoided by construction and site-specific foundation/septic investigations shall be required.
Any design by any engineer is subject to revision based on the result of the open hole observation". A site specific soils report and OWTS evaluation may be required for any future proposed stuctures.

13... No Structures or major material 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 ot change.

15... Property 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 admendments. 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 drainage culverts from Hallelulah Trail per Land Development Code Section 6.3.3C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the Black Forest Fire Protection District.

17... Access to lots 2 and 3 shall be through the shown access easement. The responsibility and maintanence agreement and all covenants and restrictions contained therein, as recorded at Reception No. _____ of the records of El Paso County Clerk and Recorder.

Professional Consultant:
Land Surveyor:
Joseph Alessi, PLS
Alessi and Associates, Inc.
2989 Broadmoor Valley Road
Colorado Springs, CO 80906
719-540-8832

Owner:
Jerry and Sharon Lomax
11750 Green Acres Lane
Colorado Springs CO 80908
719-495-9688

Property Address:
Lot 1: 11750 Green Acres Lane
Colorado Springs, CO 80908
Schedule No. 5215000035

ALESSI

ALESSI and ASSOCIATES, Inc.
APPRAISERS • ENGINEERS • SURVEYORS
2989 Broadmoor Valley Road, Suite C
Colorado Springs, CO 80906
Tele. 719/540-8832
Fax 719/540-2781

Include revision dates

Portion of SE1/4 Section 15, Township 12 South, Range 65 West
6th Principle Meridian, El Paso County, Colorado

Job No. 211290 Treasured Acres Filing No. 1 DATE June 08, 2021

REVISION September 30, 2021

MS 21-009

MS 21-009