



5604002003

ERMEL DR

ERMEL DR

LANE DR

RIDGE DR

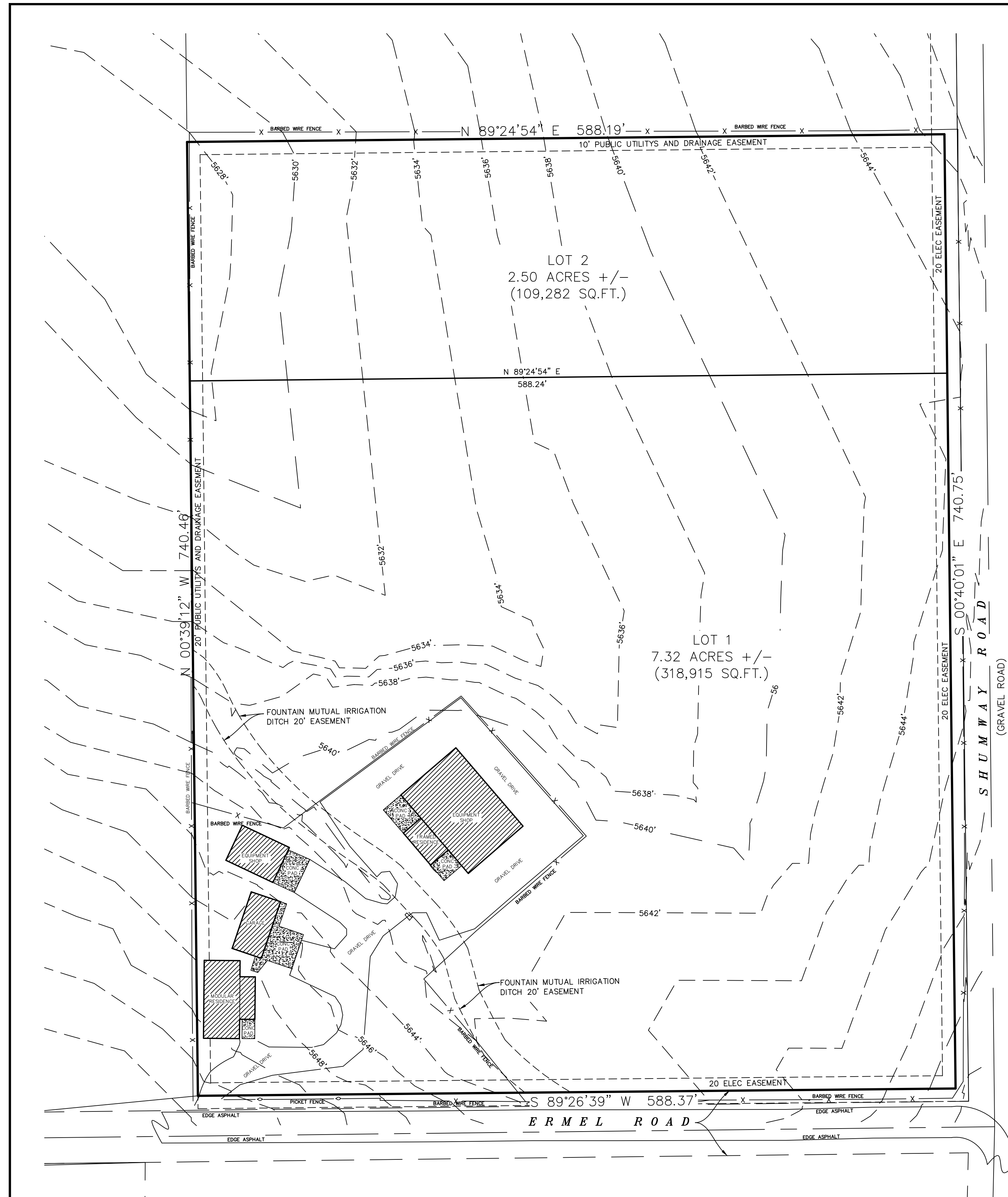
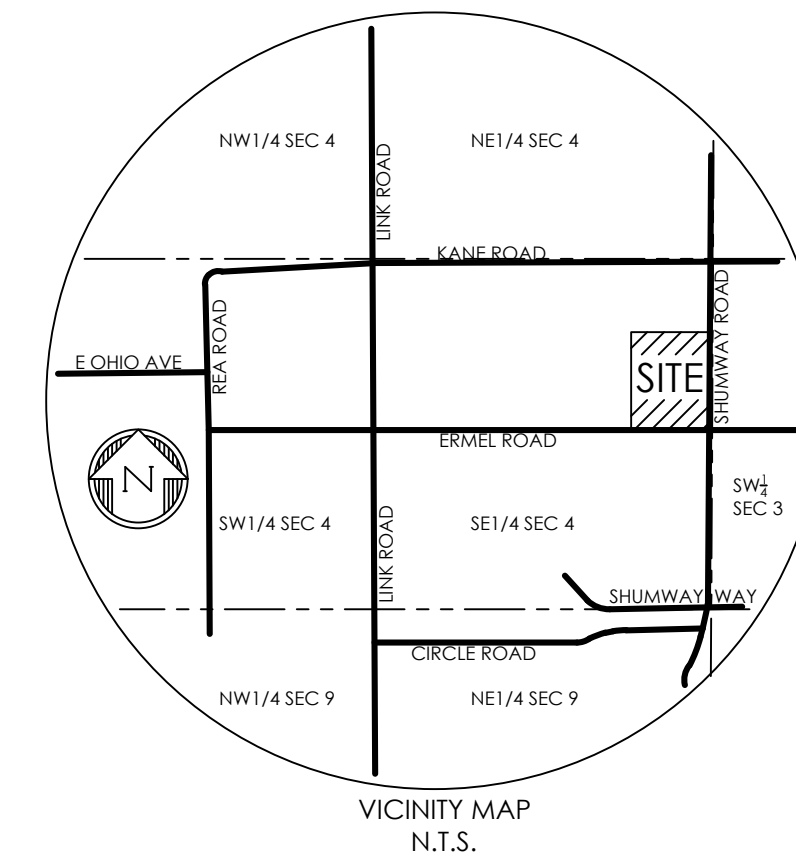
DR

Fontaine Ditch

8740 Ermel Dr

PRELIMINARY PLAT
RANSOM'S PROPERTY FILING NO. 1
 A REPLAT OF SAUMURE ACRES FILING 2

A PORTION OF THE SOUTHEAST 1/4, SECTION 4, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO



NOTES

1. BASIS OF BEARING STATEMENT PER POLICIES CONCERNING THE PRACTICE OF LAND SURVEYING, SECTION 60.1.2.4 - THE NORTH LINE OF LOT 3, VERDE VISTA ESTATES FILING NO. 1, A SUBDIVISION PLAT AS RECORDED UNDER RECEPTION NUMBER 217714006 OF THE RECORDS OF EL PASO COUNTY, COLORADO; MONUMENTS ARE FOUND YELLOW CAP LOCATED AT EACH END OF SAID NORTH LINE.
2. LINEAL UNITS USED FOR THIS SURVEY ARE U.S. SURVEY FEET.
3. THE SHOWN FOUNTAIN MUTUAL IRRIGATION DITCH 20' EASEMENT IS BASED ON SCALING FROM THE RECORDED PLAT OF SAUMURE ACRES FILING 2 PLAT. NO RECORDING INFORMATION AND/OR DIMENSIONS HAVE BEEN PROVIDED.

FLOODPLAIN STATEMENT

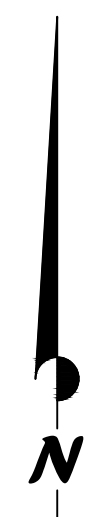
PROPERTY IS LOCATED IN ZONE X WHICH IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN - MAP NUMBER 08041C966 G, EFFECTIVE DECEMBER 7, 2018. FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO.

CITY APPROVAL:

ON BEHALF OF THE CITY OF FOUNTAIN PLANNING COMMISSION, THE UNDERSIGNED HEREBY APPROVES THE PRELIMINARY PLAN OF RANSOM'S PROPERTY FILING NO. 1 IN THE CITY OF FOUNTAIN, EL PASO COUNTY, COLORADO. AS APPROVED BY PLANNING COMMISSION AT ITS MEETING ON THE DAY OF _____, 2020.

BY: _____ DATE: _____
 CHAIRPERSON, PLANNING COMMISSION

ATTEST: _____ DATE: _____
 CITY CLERK



SCALE : 1" = 50'



DATE OF PREPARATION: FEBRUARY 10, 2020
 DATE OF SURVEY: FEBRUARY 13, 2020

SURVEYOR
 POLARIS SURVEYING, INC.
 1903 LELARAY STREET, SUITE 102
 COLORADO SPRINGS, CO. 80909
 (719)448-0844 FAX (719)448-9225

SUBMISSION / REVISIONS		DATE
SUBMISSION		
REV		

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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.

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SCALE 1" = 50'

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

DRAWN BY: RDH DATE: 02/10/2020
 CHECKED BY: TJW DRAWING NO: N/A
 JOB NO: 20-02-08 SHEET: 1 of 1

POLARIS SURVEYING, INC.
 1903 Lelaray Street, Suite 102
 Colorado Springs, CO 80909
 (719)448-0844 FAX (719)448-9225

8740 ERMEL ROAD
 PRELIMINARY PLAT
 For:
STEVE RANSOM