

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 12345. THIS PLAN AND REPORT OF PLANNING SURVEYING, INC. NOTICE: ACCORDING TO COLORADO LAWS, YOU MUST COMPILE ANY LOCAL PLANS AFTER YOU FIRST DISCOVER SUCH DEFECTS. IN NO EVENT, WILL ANY ACTION BASED UPON THIS SURVEY BE HELD TO BE VALID UNLESS YOU FIRST DISCOVER SUCH DEFECTS. ANY ACTION BASED UPON THIS SURVEY WILL BE HELD TO BE VALID UNLESS YOU FIRST DISCOVER SUCH DEFECTS. ANY ACTION BASED UPON THIS SURVEY WILL BE HELD TO BE VALID UNLESS YOU FIRST DISCOVER SUCH DEFECTS. ANY ACTION BASED UPON THIS SURVEY WILL BE HELD TO BE VALID UNLESS YOU FIRST DISCOVER SUCH DEFECTS.

RANSOM'S PROPERTY FILING NO. 1
PRELIMINARY PLAT

A REPLAT OF SAUMURE ACRES TRACT NO. 2
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.

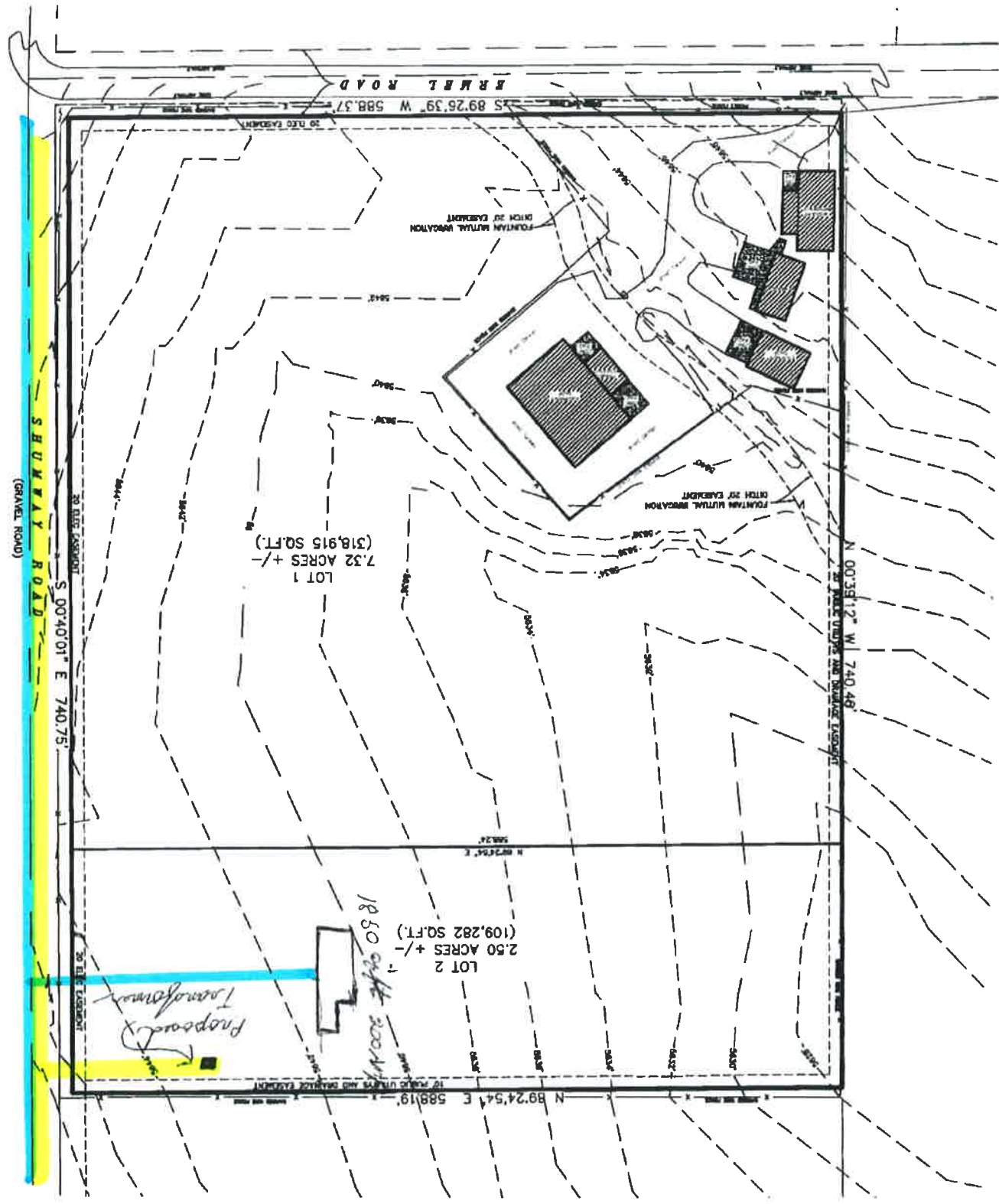



NO.	DATE	DESCRIPTION	APPROVED


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

POLARIS SURVEYING, INC.
1903 Limery Street, Suite 102
COLORADO SPRINGS, CO 80905
(719)448-0844 FAX (719)448-9225

8740 ERMEL ROAD
PRELIMINARY PLAT
FOR STEVE RANSOM



Electric 

Water 

Preliminary Utility Plan

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 ESTATE FILING NO. 1, A SUBDIVISION PLAT AS RECORDED UNDER RECEPTION NUMBER 21774008 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 TRACT NO. 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 08041966 G, EFFECTIVE DECEMBER 7, 2018. FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO.

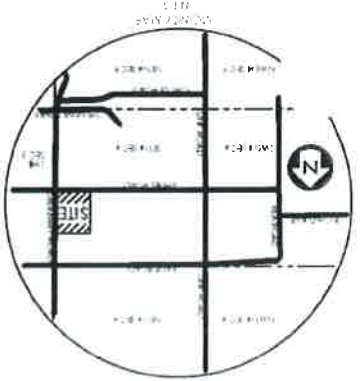
CITY APPROVAL:

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: _____
CHAIRPERSON, PLANNING COMMISSION

ATTEST: _____
CITY CLERK

DATE: _____



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

SCALE: 1" = 50'

DATE OF PREPARATION: FEBRUARY 10, 2020
DRAWN BY: RWH
CHECKED BY: JMW

NO.	DATE	REVISIONS / REVISIONS