

Chuck Broerman
02/09/2022 11:05:22 AM
Doc \$0.00
Rec \$13.00

El Paso County, CO



Page 222714907

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
------------------	------	------

Reception Fee	Number of Pages	File Number
---------------	-----------------	-------------

McGehee Subdivision
Name of Plat

Dale D. McGehee
Stephanie B. McGehee
Owner's Name

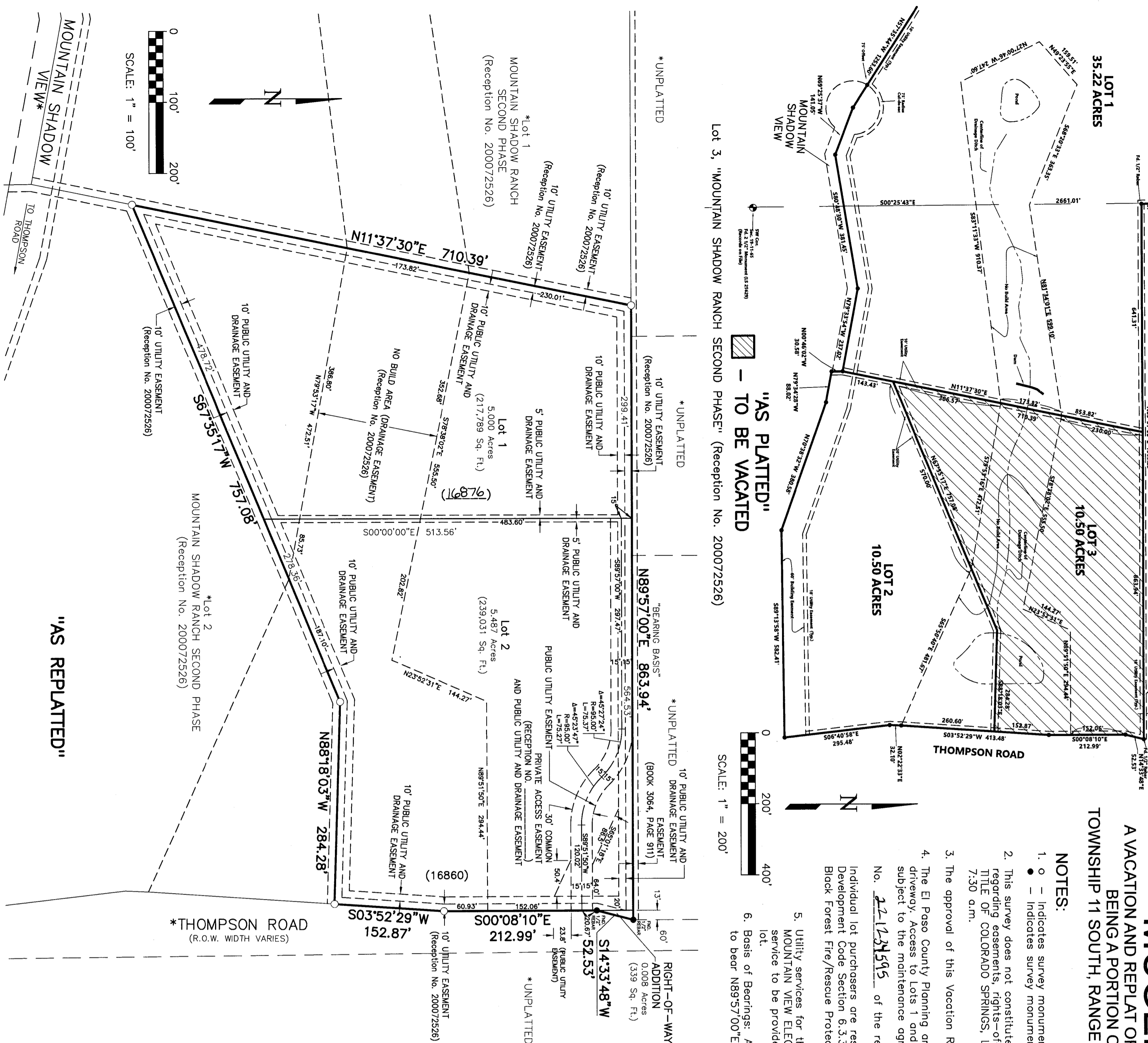
Subdivision

Condominium

MCGEHEE SUBDIVISION

A VACATION AND REPLAT OF LOT 3, "MOUNTAIN SHADOW RANCH SECOND PHASE", BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PM., EL PASO COUNTY, COLORADO

14907



- NOTES:**
1. 0 - Indicates survey monument set with a #4 rebar with Surveyor's Cap, PLS No. 20681.
 2. * - Indicates survey monument found as noted.
 3. This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding ownership or easements of record, the purchaser is advised to consult the Title Insurance prepared by EMPIRE TITLE OF COLORADO SPRINGS, LLC on behalf of STEWART TITLE GUARANTY COMPANY, File No. 809272CS dated January 11, 2021 at 7.30 a.m.
 4. The approval of this Vacation Replat vacates all prior plats for the area described by this Vacation Replat.
 5. The El Paso County Planning and Community Development Department must be contacted prior to the establishment of any new driveway. Access to Lots 1 and 2 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 under Reception No. 22-12-1595 of the records of El Paso County Clerk and Recorder.
 6. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Thompson Road per Land Development Code Section 6.3.3.2 and 6.3.3.3. Due to their length, some of the driveways will need to be specifically approved by the Black Forest Fire/Rescue Protection District.
 7. Utility services for this Resubdivision are to be provided by, but not limited to, the following entities: Electric service by MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.; natural gas service by individual lot propane tank; water and wastewater service to be provided by an individual well for both lots and an individual on-site wastewater treatment system for each lot.
 8. Basis of Bearings: All bearings are based on the Northern line of this Resubdivision, monumented as shown and assumed to bear N89°57'00"E, a distance of 863.94 feet.
 9. Unless otherwise indicated, all side, front and rear lot lines are hereby platted on either side with a ten (10) foot public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a twenty (20) foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
 10. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
 11. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Numbers 0804100305 G, effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
 12. (16860) - Indicates property address. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
 13. All property owners are responsible for maintaining proper storm water drainage in and through their property. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
 14. The following reports have been submitted and are on file at the El Paso County Planning and Community Development Department: Dismore Report, Water Resources Report, Water Quality Report, Soils Geology Geologic Hazard Study and OWS Wastewater Study.
 15. Malboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
 16. 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 amendments. Fees for each lot within this subdivision shall be paid in full at the time of building permit issuance.
 17. Each individual property owner is responsible for the construction and operation of a non-evaporative wastewater disposal system approved by the El Paso County Health Department. The Health Department may require a specifically-designed or "engineered" system and maintain that systems which are not engineered.
 18. Fluctuation in groundwater conditions may occur due to variations in rainfall and other factors not specifically addressed herein. Such fluctuations may result in the saturation of the lots due to the highly clayey soils and shallow bedrock. However, areas may be encountered on the lots where conventional drainage systems would be suitable. Further design criteria can be found in the OWS-Wastewater Study by ENTECH ENGINEERING, INC., October 30, 2020 in the PCD File No. SF-21-11, available at the El Paso County Planning and Community Development Department.
 19. This Vacation Replat has been found to be impacted by geological constraints. Mitigation measures and exploration of constraints in the area can be found in the report Soil, Geology, and Geologic Hazard Study by ENTECH ENGINEERING, INC., October 30, 2020 in the PCD File No. SF-21-11, available at the El Paso County Planning and Community Development Department.
 20. Potentially Seasonally High Groundwater; Erosion; Potential Expansive Soils; Collapsible Soils. . . . Soil investigations will be required prior to the construction of building sites and septic systems.
 21. The individual well in the Dawson aquifer will be the shored responsibility of the lot owners. At such time that additional wells may be drilled, the individual wells in the Dawson aquifer will remain the responsibility of the respective lot owners. Ground water rights and an associated augmentation plan associated with the subdivision were decreed in Case No. 17CW3054, Water Division 1 (as consolidated with Case No. 17CW3015, Water Division 2).

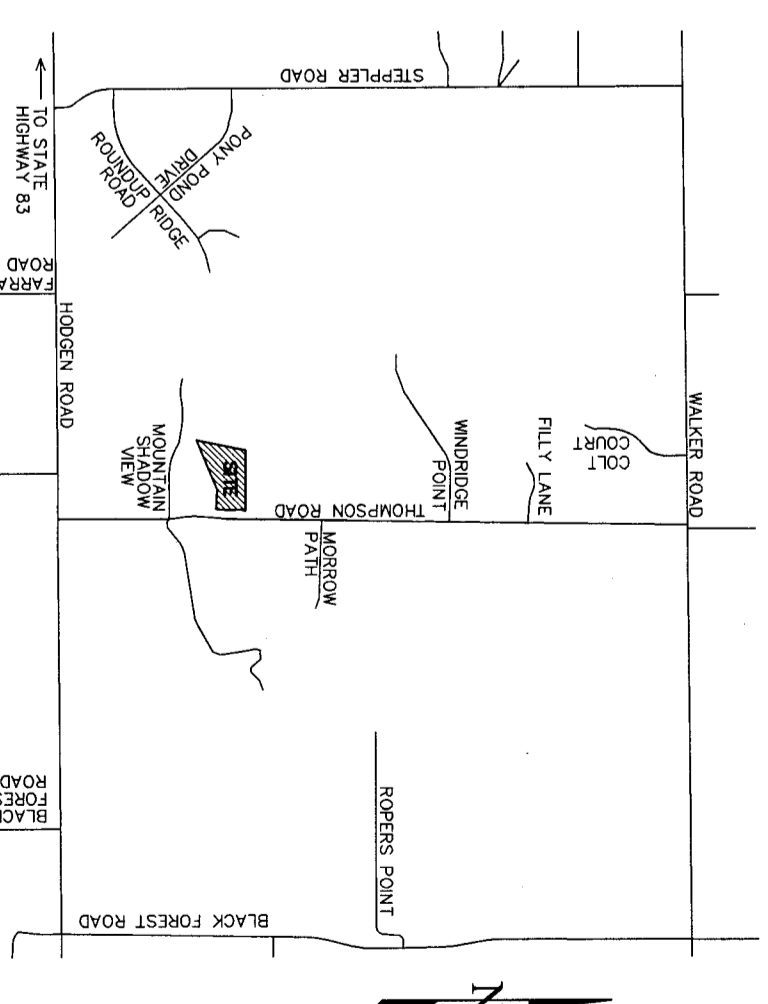
The plan for augmentation was designed to allow pumping of 0.82 acre foot annually from one Dawson aquifer well in the subdivision. Applicant, its successors and assigns at the time of lot sales, shall transfer rights to underlying ground water and well rights to the initial purchaser of each lot in an amount at least sufficient to satisfy the 300 year water supply requirement of El Paso County for two lots, or 123 acre feet from the Dawson aquifer and 720 acre feet from the Fort Union aquifer. The Dawson aquifer well for water supply, and does not imply the future approval by El Paso County of further subdivision of either of the two lots. Such conveyance may be accompanied either by separate quit claim deed, by other appropriate deed of the water rights associated with the lot, or by specifically identifying and transferring the water rights in the warranty deed which transfers the real property to the individual lot purchaser.

Water in the Denver Basin aquifers is allocated based on a 100 year aquifer life. However, for El Paso County planning purposes, 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 used for allocation 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.

NOTICE: The buyer/owner of Lot 2 is advised that El Paso County's approval of this Replat does not include certification of water rights or the structural stability of the existing stock pond located on the subject property. The State of Colorado has jurisdiction regarding modification or elimination of the pond.

18. Fire protection to be provided by Black Forest Fire/Rescue Protection District.

19. 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 Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and/or the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species, if applicable.



SURVEYORS CERTIFICATION:

I David Hostetter, 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 date of survey, by me or under my direct supervision and that all monuments exist as shown hereon, that metemathical 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 21st day of February 2022.

David V. Hostetter
Colorado Professional Land Surveyor No. 20681

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for MCGEHEE SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on the 7th day of December 2021. Subject to any notes specified hereon and any conditions included in the resolution of approval, the dedications of land to the public streets and easements are accepted, and the public improvements are approved. The Board of County Commissioners certifies that the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

David V. Hostetter
President, Board of County Commissioners
Date 02/08/2022

Approval is granted this 31st day of February 2022 A.D.

Planning and Community Development Director

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO }
I hereby certify that this instrument was filed for record in my office of 11:50:01 clock A.M., this 9th day of February 2022 A.D., and is duly recorded under Reception No. 222-114907 of the records of El Paso County, Colorado.

Chuck Brostrom, Recorder

FEES:

Park Fee: 410.00 (1039)

School Fee: 10.00

Drainage Fee: 3.00

Bridge Fee: 0.00

Surveyor's Fee: 10.00

Notary Public Fee: 10.00

FINAL PLAT MCGEHEE SUBDIVISION

Land Development Consultants, Inc.
PLANNING SURVEYING
www ldc-inc.com TEL: (719) 528-6133 FAX: (719) 528-6848
3898 MAIZELAND ROAD COLORADO SPRINGS, CO 80909

REVISIONS			
No.	Description	By	Date
1	COUNTY COMMENTS	DVH	05/04/21
2	COUNTY COMMENTS	DVH	08/16/21

CALL BEFORE YOU DIG . . .

811
DIAL 811

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

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 survey be commenced more than ten years from the date of the certification shown hereon.