

# 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 P.M., EL PASO COUNTY, COLORADO

## NOTES:

- - Indicates survey monument set with a #4 rebar with Surveyor's Cap, PLS No. 20681.  
● - Indicates survey monument found as noted. \* - Indicates not a part of this Vacation Replat.
- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by EMPIRE TITLE OF COLORADO SPRINGS, LLC on behalf of STEWART TITLE GUARANTY COMPANY, File No. 80972ECS dated January 11, 2021 at 7:30 a.m.
- The approval of this Vacation Replat vacates all prior plats for the area described by this Vacation Replat.
- 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. \_\_\_\_\_ of the records of El Paso County Clerk and Recorder.  
Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Thompson Road per Land Development Code Section 6.3.3C.2 and 6.3.3C.3. Due to their length, some of the driveways will need to be specifically approved by the Black Forest Fire/Rescue Protection District.
- 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.

6. Basis of Bearings: All bearings are based on the Northerly line of this Resubdivision, monumented as shown and assumed to bear N89°57'00"E, a distance of 863.94 feet.

7. 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.

8. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.

9. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Numbers 08041C0305 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).

10. (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.

11. 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.

12. The following reports have been submitted and are on file at the El Paso County Planning and Community Development Department: Drainage Report, Water Resources Report, Water Quality Report, Soils Geology Geologic Hazard Study and OWTS Wastewater Study.

13. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

14. 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.

15. 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 prior to permit approval. Engineered systems may cost more to design, install and maintain than systems which are not engineered.

Fluctuation in groundwater conditions may occur due to variations in rainfall and other factors not readily apparent at this time. Designed systems are anticipated for both of the lots due to the highly clayey soils and shallow bedrock, however, areas may be encountered on the lots where conventional systems would be suitable. Further design criteria can be found in the OWTS-Wastewater Study by ENTECH ENGINEERING, INC., October 30, 2020 in file PCD File No. SF-21-11, available at the El Paso County Planning and Community Development Department.

16. This Vacation Replat has been found to be impacted by geological constraints. Mitigation measures and explanation 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 file PCD File No. SF-21-11, available at the El Paso County Planning and Community Development Department.

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.

17. The individual well in the Dawson aquifer will be the shared responsibility of the lot owners. At such time that additional wells may be drilled, the individual wells in the Dawson aquifer will then be the responsibility of each individual lot owner. Permits for such wells must be obtained from the Colorado Division of Water Resources. 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).

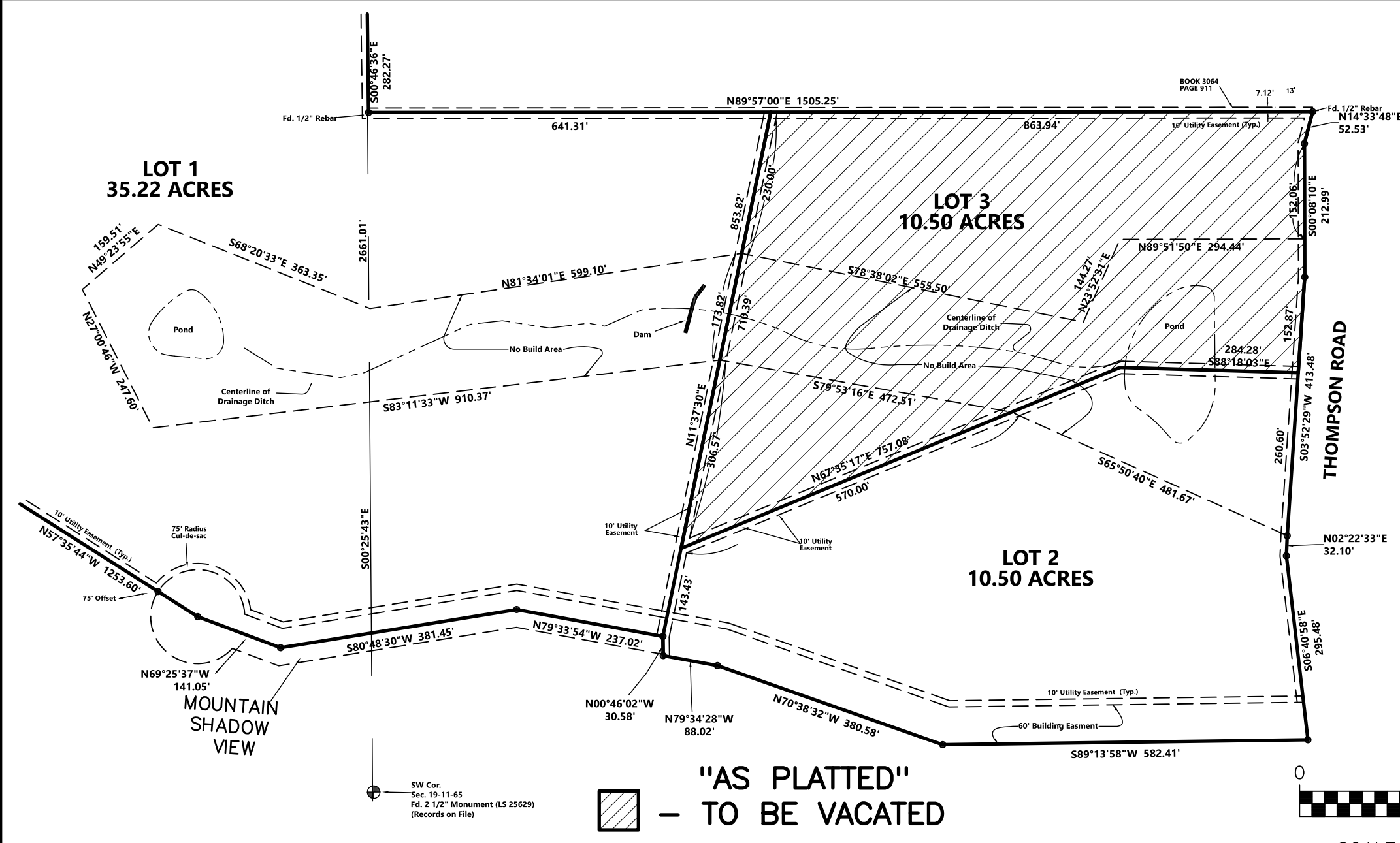
The plan for augmentation was designed to allow pumping of 0.82 acre foot annually from one Dawson aquifer well in the subdivision. Applicant, its successors and assigns at the time of lot sales, shall transfer rights to underlying ground water and well rights to the initial purchaser of each lot in an amount at least sufficient to satisfy the 300 year water supply requirement of El Paso County for two lots, or 126 acre feet from the Dawson aquifer and 126 acre feet from the Laramie-Fox Hills aquifer, as well as an undivided interest in the plan for augmentation and right to use the Dawson aquifer well for water supply. This provision is included only to be consistent with the provisions of the augmentation plan, and does not imply the future approval by El Paso County of further subdivision of either of the two lots. Such conveyance may be associated 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, water in the Denver Basin aquifers is evaluated based on a 300 year aquifer life. Applicant, and all future owners of lots in the subdivision, should be aware that the economic life of a water supply in the Dawson aquifer may be less than either 100 years or 300 years indicated due to anticipated water level declines.

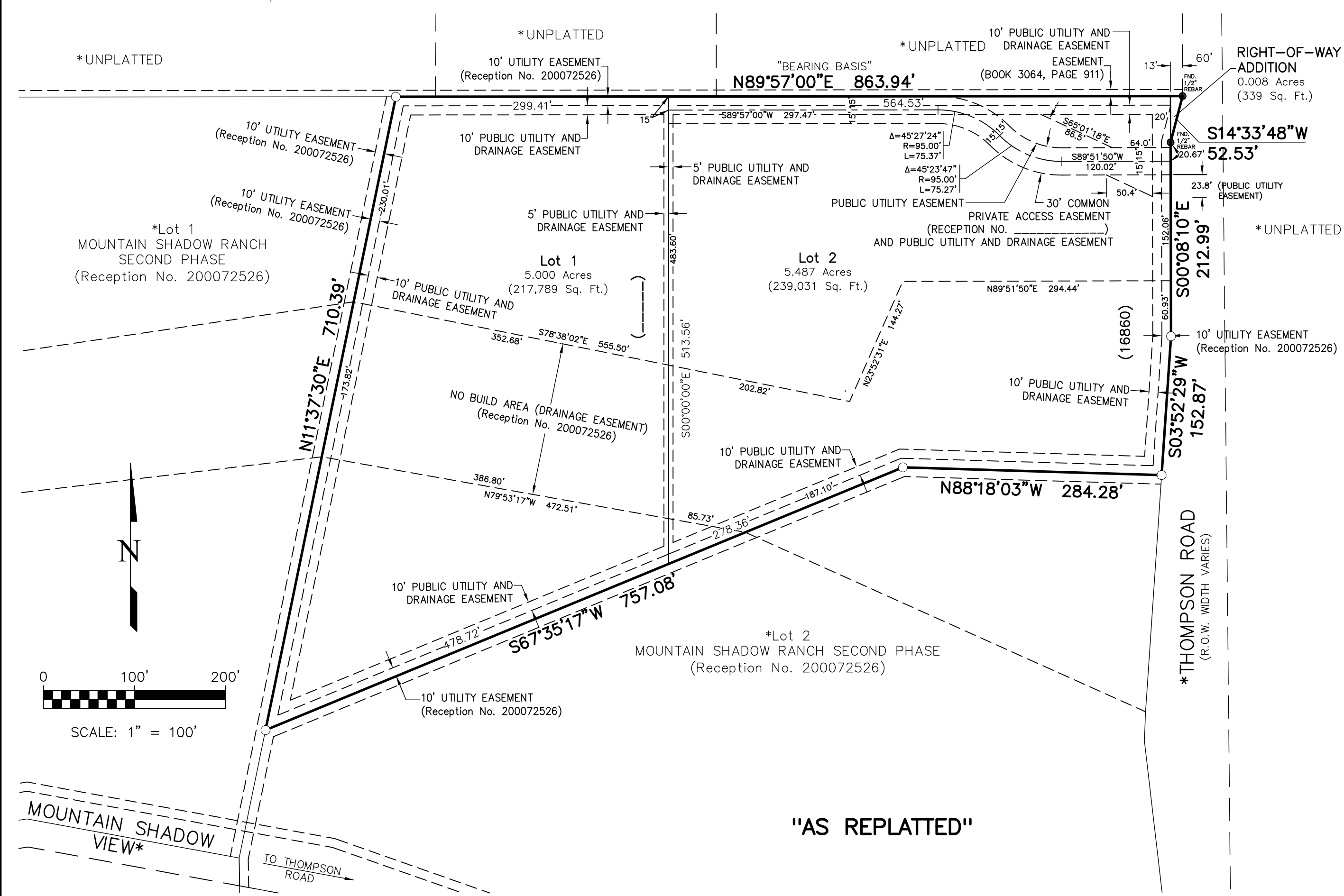
NOTICE: The buyer/owner of Lot 2 is advised that El Paso County's approval of this Replat does not include certification of water rights or the structural stability of the existing stock pond located on the subject property. The State of Colorado has jurisdiction regarding modification or elimination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



Lot 3, "MOUNTAIN SHADOW RANCH SECOND PHASE" (Reception No. 200072526)



"AS REPLATTED"

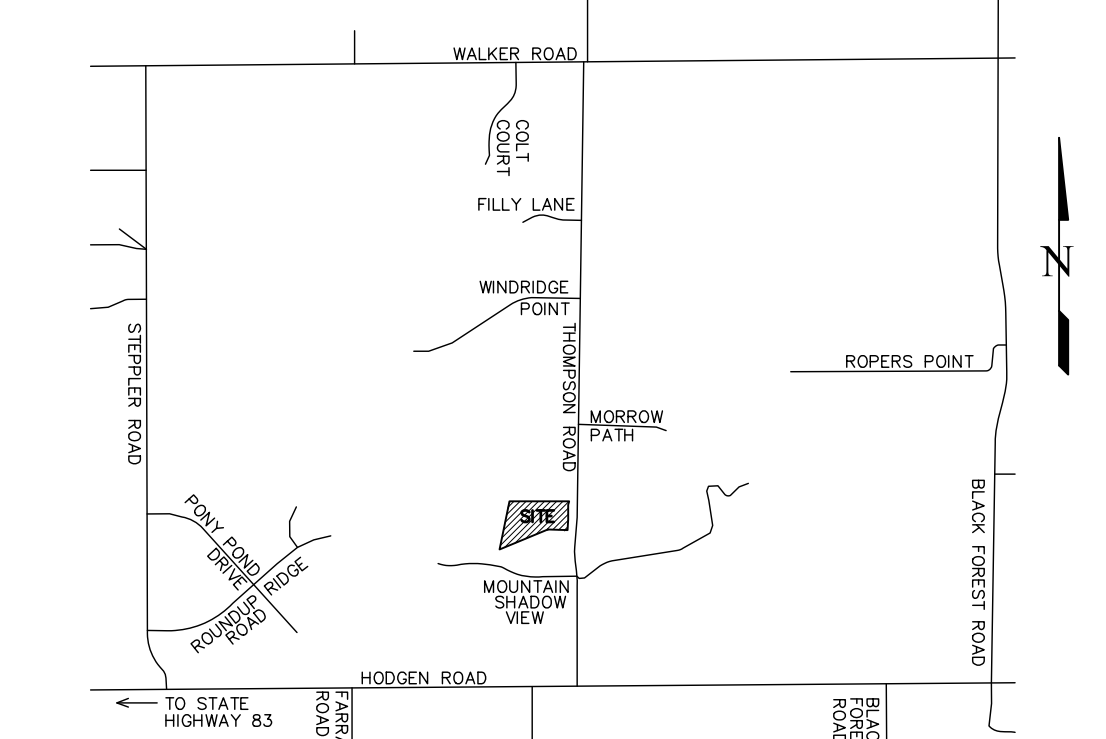
**BE IT KNOWN BY THESE PRESENTS:**  
That Dale D. and Stephanie B. McGehee, being the owners of the following described tract of land to wit:  
A portion of the Southwest Quarter of Section 19, Township 11 South, Range 65 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:  
Lot 3, MOUNTAIN SHADOW RANCH SECOND PHASE (Reception No. 200072526, El Paso County, Colorado records);  
Containing 10.495 acres, more or less.

**DEDICATION:**  
The above owners have caused said tract of land to be surveyed, vacated and resubdivided into lots, right-of-way addition and easements as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said tract of land and the locations of said lots, right-of-way addition and easements. The right-of-way addition is hereby dedicated to El Paso County for public use. Said lot, as resubdivided, shall be known as MCGEHEE SUBDIVISION, El Paso County, Colorado.

**IN WITNESS WHEREOF:**  
The aforementioned, Dale D. and Stephanie B. McGehee, have executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

\_\_\_\_\_  
Dale D. McGehee  
\_\_\_\_\_  
Stephanie B. McGehee

**NOTARIAL:**  
STATE OF COLORADO }  
COUNTY OF EL PASO } SS  
The above and aforementioned was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., by Dale D. and Stephanie B. McGehee.  
Witness my hand and seal \_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_



VICINITY MAP NO SCALE

## SURVEYOR'S CERTIFICATION:

I, David Hostetler, 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 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\_\_\_\_.

David V. Hostetler  
Colorado Professional Land Surveyor No. 20681

PRELIMINARY COPY  
SUBJECT TO FINAL COUNTY APPROVAL

## 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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, but the 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.

\_\_\_\_\_  
President, Board of County Commissioners  
\_\_\_\_\_  
Date

## COUNTY APPROVAL:

Approval is granted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

\_\_\_\_\_  
Planning and Community Development Director

## RECORDING:

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M.,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., and is duly recorded under

Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

\_\_\_\_\_  
Chuck Broerman, Recorder

SURCHARGE: \_\_\_\_\_ BY: \_\_\_\_\_ Deputy

FEE: \_\_\_\_\_

## FEES:

Park Fee: \_\_\_\_\_ Drainage Fee: \_\_\_\_\_

School Fee: \_\_\_\_\_ Bridge Fee: \_\_\_\_\_

According to Colorado law, any legal action based upon any defect in this survey first discovered after you first discover any defect in no event, may any action based upon any defect in more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG . . .

**811**

DIAL 811

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

Date	By	Description
05/04/21	DVH	
		COUNTY COMMENTS
No.		

H Scale:	VARIES	N/A	N/A
V Scale:	N/A	BRH	DVH
Designed By:			
Drawn By:			
Checked By:			
Date:			10/21/20

Land Development Consultants, Inc.

PLANNING · SURVEYING

www ldc inc com · TEL: (719) 528-6133 · FAX: (719) 528-8548  
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

FINAL PLAT  
**MCGEHEE SUBDIVISION**

Project No.: 20018

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