

Notes below are needed or modified and added.
Also, there are no notes in regards to the HOA and Declaration of Covenants, please include.

Water Supply: (utilized when the water supply is individual wells)
(Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)
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.
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. Applicants 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 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.
(Utilized when there is a joint well agreement for common use of wells)

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.
Two (2) existing well permits Nos. _____ and _____ will serve two (2) single family dwellings each. Well permit No. _____ will serve Lots _____ and _____, Block _____, subject to a joint Use Water Well Agreement as recorded under Reception No. _____. Well permit No. _____ will serve Lot _____, Block _____ and Lot _____, Block _____, subject to a Joint Use Water Well Agreement as recorded under Reception No. _____, which limits production to the _____ Aquifer at an interval between _____ and _____ feet below ground surface. Lot _____ and _____, Block _____ through _____, Block _____ will limit production to the _____ Aquifer at an interval between _____ and _____ feet below ground surface.
Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No. _____ (Division _____), and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.
Owner shall reserve in any deeds of the property _____ acre-feet of _____ Aquifer and _____ acre feet total of _____ Aquifer water as decreed in Case No. _____ (Division _____) for use in this augmentation plan.
Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. _____ of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.

Easement and Tract Maintenance:
Tract _____ shall be utilized as _____ (park, neighborhood park, school site, fire station, drainage tract, etc.). Ownership and maintenance of Tract _____ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)
Lot _____ (or Tract _____) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County.

The _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.
Watershed Dam Note (To be used when the subdivision affects or located in areas which are inundated by the high water line of a watershed dam, or downstream in the impacted area.)
No improvements shall be placed within the high water line of the reservoir or in the spillway or spillway channel. If development activities associated with this subdivision result in required modifications, repairs, enlargements to, or replacement of, any dam, spillway, spillway channel, or other water detention facility located within, or associated with, this development, developer, the homeowners' association, and/or the dam owner shall be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof. However, El Paso County shall not be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof by virtue of this subdivision approval.

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2019, C.E., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: _____ BY: _____ DEPUTY

SE PRESENTS:

LIABILITY COMPANY, CARL N. TURSE, MANAGER, BEING THE OWNER OF THE FOLLOWING

D PARCEL 3, OF THOSE TRACTS AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. _____, EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTH ONE-HALF OF THE SECTION 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, DULY DESCRIBED AS FOLLOWS:

OF PARCEL 3, AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. _____, SOUTHEAST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED SAID COUNTY RECORDS, AS MONUMENTED BY A 5/8" REBAR (NO CAP), FROM WHICH SECTION 3, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY DEED UNDER RECEPTION NO. 206076668 OF SAID COUNTY RECORDS, AS MONUMENTED BY WED "PLS 32439" BEARS N00°06'39"W (S00°06'40"E PER THAT DEED RECORDED UNDER STANCE OF 1262.77 FEET (1262.73 FEET OF RECORD) AND IS THE BASIS OF BEARINGS

COMMON TO SAID PARCEL 3 AND THAT TRACT AS DESCRIBED UNDER SAID RECEPTION 7 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3, SAID POINT ALSO BEING THE F-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO.

COMMON TO SAID PARCEL 3 AND SAID RIGHT-OF-WAY PARCEL AND ALONG THE AY PARCEL AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 206076666 OF F 1088.19 FEET TO THE SOUTHEAST CORNER OF THAT RIGHT-OF-WAY PARCEL AS SAID RECEPTION NO. 206076666;

COMMON TO SAID PARCEL 3 AND THE EASTERLY LINE OF THAT RIGHT-OF-WAY PARCEL ER SAID RECEPTION NO. 206076666, A DISTANCE OF 20.08 FEET TO THE NORTHERLY ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HODGEN ROAD;

COMMON TO SAID PARCEL 3 AND SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE ORNER OF SAID PARCEL 3, SAID POINT ALSO BEING A POINT ON THE WESTERLY Y NO. 83;

SAID PARCEL 3 AND SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2)

OF 870.52 FEET;

A DISTANCE OF 392.85 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3, SAID POINT ALSO CORNER OF LOT 1, ROLLIN' RIDGE RANCHEROS FILING NO. 2, AS RECORDED IN PLAT BOOK G3 AT PAGE IO. 437854 OF SAID COUNTY RECORDS;

ONG THE SOUTHERLY LINE OF SAID PARCEL 3 AND SAID PARCEL 1, AS DESCRIBED IN DEED RECORDED NO. 217125842, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID ROLLIN' RIDGE RANCHEROS NORTHERLY LINE OF ROLLIN' RIDGE RANCHEROS FILING NO. 1, AS RECORDED IN PLAT BOOK H2 AT PAGE IO. 453371 OF SAID COUNTY RECORDS, A DISTANCE OF 1984.04 FEET TO THE POINT OF BEGINNING.

57.01 ACRES OF LAND, MORE OR LESS.

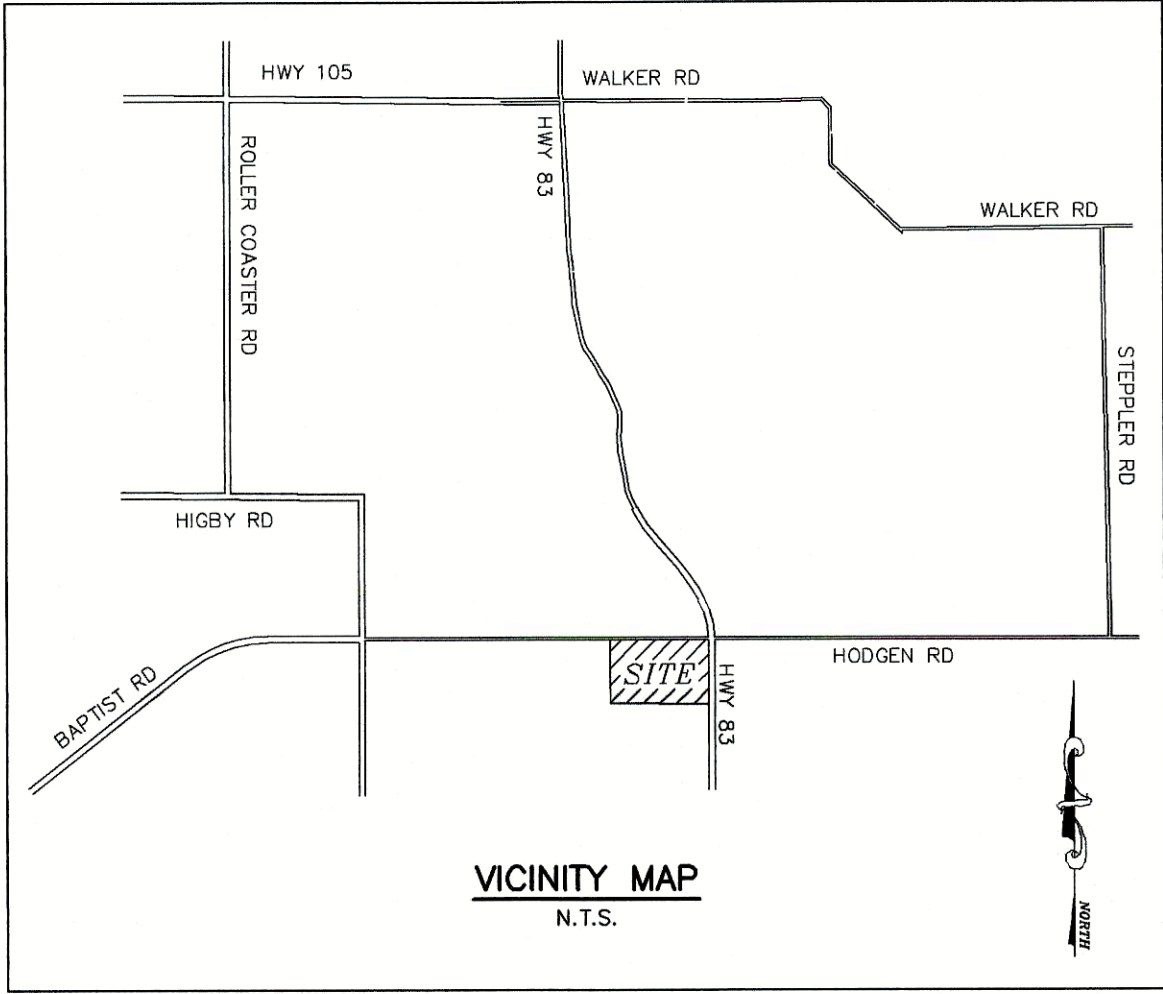
IG THE OWNERS AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAS LAID OUT, ED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OLLIN RIDGE FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATED ARE HEREBY DEDICATED TO PUBLIC JOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL IDS AND THAT PROPERTY DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL DO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND E AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES ENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM PERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED

ER, TC&C, LLC

COUNTY OF EL PASO

_____, DAY OF _____, 2019, BY CARL N. TURSE, _____

LIMITED LIABILITY COMPANY.



BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR ROLLIN RIDGE FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2019, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS AND EASEMENTS) ARE ACCEPTED, BUT 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.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR ROLLIN RIDGE FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2019, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

ERIC SIMONSON, COLORADO PLS NO. 38560
FOR AND ON BEHALF OF:
RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

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 THE CERTIFICATION SHOWN HEREON.

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITIES AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITIES AND DRAINAGE EASEMENT AND ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN FOOT (15') PUBLIC IMPROVEMENTS, PUBLIC UTILITIES AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

Add the following notes:
1. There shall be no direct lot access to Hodgen Road and State Highway 83. There shall be no direct lot access to Cherry Crossing Drive for Lot 1.
2. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Bark Tree Trail and Cherry Crossing Drive per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.
3. Lot 3 and Tract A is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.

NOTES:

1.) ALL BEARINGS USED HEREIN ARE ASSUMED TO BEAR N00°06'39"W, A DISTANCE OF 1262.77 FEET BETWEEN THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 216022946, AS MONUMENTED BY A 5/8" REBAR (NO CAP), AND THE NORTHWEST CORNER OF SAID TRACT, AS MONUMENTED BY A 5/8" REBAR WITH ORANGE CAP STAMPED "PLS 32439".

2.) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON, RAMPART SURVEYS RELIED ON A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE REPORT NO. F0644744-370-CSP (EFFECTIVE DATE: JULY 29, 2019 AT 8:00 A.M., DATE DOWN ENDORSEMENT, DATED: OCTOBER 21, 2019) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED IN SCHEDULE B EXCEPTIONS OF THE REFERENCED TITLE REPORT.

1. THRU 7. RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.

8. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT TO A NATURAL GAS COMPANY FOR PIPELINE PURPOSES RECORDED SEPTEMBER 18, 1961 IN BOOK 1882 A. **Revise note 15 to "No driveway shall be established" MARCH 24, 1970 IN BOOK 2336 AT P. 1008 AT RECEPTION NO. 208083871. (NOT PLOTTABLE)**

9. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION FOR ELECTRIC, TELEPHONE AND TELEGRAPH LINES RECORDED AUGUST 8, 1963 IN BOOK 1969 AT PAGE 410 (AS SHOWN HEREON); ASSIGNMENT OF EASEMENTS AND RIGHTS OF WAY RECORDED JULY 15, 1998 AT RECEPTION NO. 98086694.

10. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT OF WAY AGREEMENT RECORDED FEBRUARY 5, 1970 IN BOOK 2329 AT PAGE 939. (NOT PLOTTABLE)

11. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT OF WAY AGREEMENT RECORDED FEBRUARY 5, 1970 IN BOOK 2329 AT PAGE 943. (NOT PLOTTABLE)

12. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE LETTER RECORDED JULY 6, 1993 IN BOOK 6209 AT PAGE 286.

13. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ATTACHMENT AGREEMENT RECORDED MAY 9, 1994 IN BOOK 6443 AT PAGE 746.

14. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE PERMIT AGREEMENT RECORDED NOVEMBER 19, 1971 IN BOOK 2450 AT PAGE 594 (NOT PLOTTABLE); ASSIGNMENT OF RIGHT OF WAY RECORDED JUNE 12, 1991 IN BOOK 5848 AT PAGE 702. (NOT PLOTTABLE)

15. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, PURPOSE UNKNOWN, RECORDED APRIL 20, 2006 AT RECEPTION NO. 206057637. (AS SHOWN HEREON)

16. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, PURPOSE UNKNOWN, RECORDED JUNE 20, 2007 AT RECEPTION NO. 207083447. (AS SHOWN HEREON)

17. THE PROPERTY IS SUBJECT TO FINDINGS AND FACT, CONCLUSIONS OF LAW, JUDGEMENT AND DECREE RECORDED JANUARY 28, 2009 AT RECEPTION NO. 209080061.

18. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. FOR UTILITIES PURPOSES RECORDED DECEMBER 17, 2009 AT RECEPTION NO. 209144532. (NOT PLOTTABLE)

19. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT RECORDED APRIL 20, 2011 AT RECEPTION NO. 211039534. (ACCESS EASEMENT TO OLD RANCH PARCEL - TO BE VACATED BY THIS PLAT)

20. THE PROPERTY IS SUBJECT TO EASEMENTS AS SHOWN ON AND THE EFFECT OF EASEMENT DESCRIPTIONS AND SURVEY RECORDED APRIL 5, 2011 AT RECEPTION NO. 211034335. (ACCESS EASEMENT TO OLD RANCH PARCEL - TO BE VACATED BY THIS PLAT)

21. THE PROPERTY IS SUBJECT TO ALL MATTERS AS SHOWN ON SURVEY RECORDED APRIL 7, 2011 AT RECEPTION NO. 211035247.

22. THE PROPERTY IS SUBJECT TO A QUITCLAIM DEED RECORDED MAY 26, 2017 AT RECEPTION NO. 217060907; MAKES REFERENCE TO WATER RIGHTS.

23. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 19-278 RECORDED JULY 24, 2019 AT RECEPTION NO. 219084853.

24. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 19-279 RECORDED JULY 24, 2019 AT RECEPTION NO. 219084854.

25. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 19-280 RECORDED JULY 25, 2019 AT RECEPTION NO. 219085335.

3.) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

4.) WATER WILL BE PROVIDED BY INDIVIDUAL ON-SITE WELLS AND WASTEWATER SERVICE WILL BE PROVIDED INDIVIDUAL ON-SITE SEPTIC SYSTEMS.

5.) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT AND TRAFFIC IMPACT STUDY.

6.) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

7.) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER 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.

8.) ALL PROPERTY OWNERS SHALL MAINTAIN THE PORTION OF DRAINAGE AND SLOPE EASEMENTS WITHIN THEIR PROPERTIES. FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE AND SLOPE EASEMENTS.

9.) ALL DEVELOPMENT WITHIN THE ROLLIN RIDGE FILING NO. 1 SUBDIVISION SHALL COMPLY WITH THE P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER OR OTHERWISE AMENDED FOLLOWING APPROPRIATE HEARINGS.

10.) NATURAL GAS SERVICE TO BE PROVIDED BY BLACK HILLS ENERGY, ELECTRICAL SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.

11.) ROLLIN RIDGE FILING NO. 1 IS LOCATED WITHIN THE TRI-LAKES FIRE PROTECTION DISTRICT AND LEWIS PALMER SCHO DISTRICT NO. 38 AND WILL BE SERVED BY BOTH.

12.) 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. APPLICANTS 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 NONRENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.

the 16 residential lots are not in the PUD development plan, they are however, covered by an HOA and Covenants

NOTES (CONT'D):

13.) ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED UNDER RECEPTION NO. _____ AND IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. _____

14.) THE FOLLOWING DESCRIBED TRACTS ARE TO BE OWNED BY TC&C, LLC, THEIR HEIRS, SUCCESSORS AND ASSIGNS. ALL MAINTENANCE RESPONSIBILITY FOR THESE TRACTS, INCLUDING OPEN SPACE LAND AND DRAINAGE FACILITIES, IS VESTED IN THE PROPERTY OWNERS' ASSOCIATION.

- TRACT A IS RESERVED FOR DRAINAGE AND DETENTION AREA.

- TRACT B IS RESERVED FOR COMMERCIAL DEVELOPMENT.

Under PUD Development, see note 9 comments

15.) PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.

16.) UNLESS OTHERWISE INDICATED, BUILDING SETBACKS FOR ZONE RR-2.5 TO BE: WIDTH (AT FRONT SETBACK LINE) - 200'.

17.) THE EASEMENT DEPICTED ON PAGE 3 AT THE NORTHWESTERLY SIDE OF LOT 3 IS FOR THE CONSTRUCTION AND MAINTENANCE OF A DRAINAGE/DETENTION POND AND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

18.) 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 TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.

19.) THERE ARE 16 LOTS AND 2 TRACTS PLATTED IN THIS SUBDIVISION.

20.) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

21.) PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS AND PROVISIONS OF THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 72-382) AND ANY SUBSEQUENT AMENDMENTS. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.

22.) NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL, AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT / OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESIGNED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

23.) FENCING SHALL NOT IMPEDE FLOW IN DRAINAGE WAYS.

24.) A MINIMUM 25' X 25' SIGHT TRIANGLE AREA EXISTS FOR ALL CORNER LOTS. NO OBSTRUCTION GREATER THAN THIRTY INCHES (30") IN HEIGHT ARE ALLOWED IN THIS AREA WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE AND OWNERSHIP BEING VESTED WITH INDIVIDUAL PROPERTY OWNERS.

25.) ALL ROADWAYS AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND SPECIFICATIONS.

26.) NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS.

27.) THE AS-DEEDED EASEMENTS DEPICTED ON PAGE 2 AND DESCRIBED AS PARCEL 2 UNDER RECEPTION NO. 217125842 (ACCESS EASEMENT 1 UNDER RECEPTION NO. 211039534 AND RECEPTION NO. 211034335 AND ACCESS EASEMENT 2 UNDER RECEPTION NO. 211034335) OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER ARE HEREBY VACATED AT THE TIME OF RECORDING OF THIS PLAT.

28.) ALL LINEAL UNITS DEPICTED ON THIS SUBDIVISION PLAT ARE U.S. SURVEY FEET.

FLOOD PLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041022656 (MAP REVISED DECEMBER 7, 2016), THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SUMMARY:

16 LOTS	44.39 ACRES	77.86%
2 TRACTS	6.03 ACRES	10.58%
RIGHT-OF-WAY	6.59 ACRES	11.56%
TOTAL	57.01 ACRES	100.00%

FEES:

DRAINAGE FEE:	_____
BRIDGE FEE:	_____
SCHOOL FEE:	_____
PARK FEE:	_____

OWNER/SUBDIVIDER:

CARL N. TURSE, MANAGER
TC&C, LLC
17572 COLONIAL PARK DRIVE
MONUMENT, CO 80132
(719) 651-4013

REVISION DATE: OCTOBER 23, 2019 (PER COUNTY & PLANNER COMMENTS)
REVISION DATE: AUGUST 7, 2019 (CURRENT TITLE REPORT)
REVISION DATE: JULY 29, 2019 (ADDITIONAL DRAINAGE EASEMENTS)
REVISION DATE: JUNE 18, 2019 (NEW ROAD AND LOT LAYOUTS)
DATE OF PREPARATION: JUNE 21, 2018

ROLLIN RIDGE FIL. NO. 1 - PT. N1/2 N1/2 SEC. 27, T11S, R66W OF THE 6th P.M., EL PASO CO, COLORADO

RAMPART SURVEYS, LLC

P.O. Box 5101

Woodland Park, CO. 80866

(719) 687-0920

DRAWING: 17084FP-RevA.DWG

PAGE 1 OF 3

DSD FILE NO. _____

PCD File No. SF-19-022

Remove revision dates.

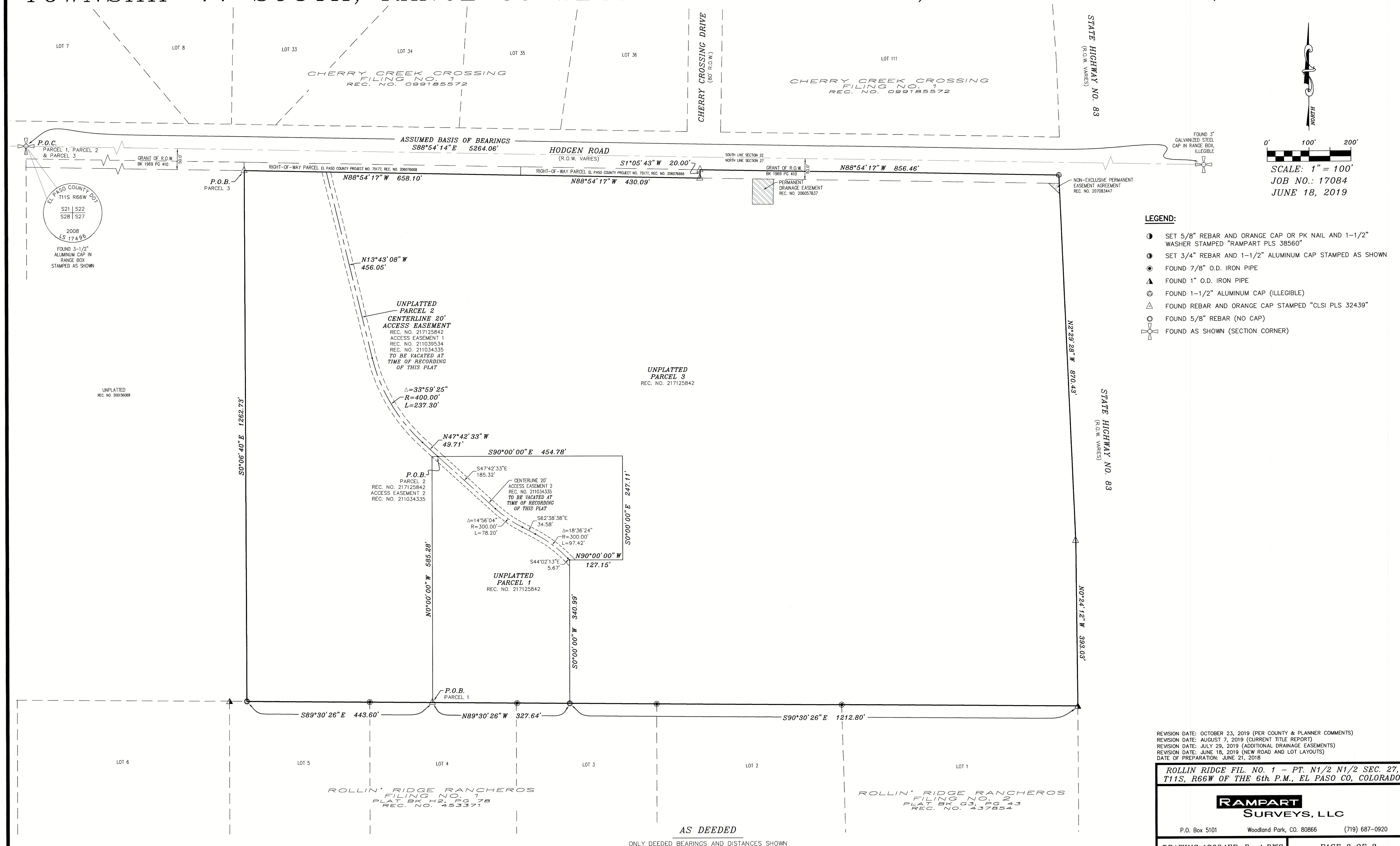
Remove 'Department of Transportation'

Update to Resolution 18-471

Note needs updating, not all development is within the PUD Development Plan as the 16 residential lots are straight zoned to RR-2.5

Add structures in the second sentence. "Structures, fences, materials or ..."

LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N1/2 N1/2) OF SEC. 27,
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



PAGE 2 OF 3

AS DEEDED

ONLY DEEDED BEARINGS AND DISTANCES SHOWN

DSD FILE NO.

See MVEA Comments on EDARP in regards to additional easements

ROLLIN RIDGE FILING NO. 1

LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N1/2 N1/2) OF SEC. 27,
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



- LEGEND:**
- SET 5/8" REBAR AND ORANGE CAP OR PK NAIL AND 1-1/2" WASHER STAMPED "RAMPART PLS 38560"
 - SET 3/4" REBAR AND 1-1/2" ALUMINUM CAP STAMPED AS SHOWN
 - FOUND 7/8" O.D. IRON PIPE
 - ▲ FOUND 1" O.D. IRON PIPE
 - ⊙ FOUND 1-1/2" ALUMINUM CAP (ILLEGIBLE)
 - △ FOUND REBAR AND ORANGE CAP STAMPED "CLSI PLS 32439"
 - FOUND 5/8" REBAR (NO CAP)
 - ⊕ FOUND AS SHOWN (SECTION CORNER)

LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S70°12'41"W	54.71'	L13	S38°01'37"E	104.99'
L2	S25°45'51"W	36.06'	L14	S06°49'22"E	266.82'
L3	N23°58'28"W	36.06'	L15	N89°30'30"W	30.25'
L4	S19°48'34"E	19.10'	L16	N06°49'22"W	254.59'
L5	N05°12'20"E	35.77'	L17	N38°01'37"W	107.77'
L6	N44°40'14"W	35.77'	L18	N02°46'22"E	169.65'
L7	N19°48'20"W	18.37'	L19	N13°14'57"E	245.69'
L8	N70°12'41"E	21.30'	L20	S00°06'39"E	141.52'
L9	N30°09'58"E	36.11'	L21	S16°57'44"W	32.90'
L10	N01°05'51"E	55.49'	L22	S40°15'19"W	43.18'
L11	S13°14'57"W	231.04'	L23	S89°53'21"W	62.38'
L12	S02°46'22"W	155.74'			

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	N43°54'09"W
C2	37.13'	25.00'	85°05'43"	N30°14'44"E
C3	42.44'	100.00'	24°18'57"	N13°36'23"E
C4	240.58'	60.00'	229°44'19"	N89°06'18"W
C5	45.55'	100.00'	26°05'55"	S10°55'30"E
C6	35.17'	25.00'	80°36'14"	N67°29'11"W
C7	155.54'	185.00'	48°10'16"	N43°53'34"W
C8	43.66'	100.00'	25°00'55"	N07°18'07"W
C9	240.73'	60.00'	229°52'35"	S70°16'03"W
C10	43.46'	100.00'	24°54'12"	S32°13'08"E
C11	268.22'	393.69'	39°02'06"	S39°19'30"E
C12	39.27'	25.00'	90°00'18"	S46°05'59"W
C13	110.43'	158.00'	40°02'43"	N50°11'20"E
C14	90.95'	192.00'	27°08'25"	S43°44'11"W
C15	32.28'	400.00'	4°37'27"	S55°07'04"E

REVISION DATE: OCTOBER 23, 2019 (PER COUNTY & PLANNER COMMENTS)
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ROLLIN RIDGE FIL. NO. 1 - PT. N1/2 N1/2 SEC. 27,
T11S, R66W OF THE 6th P.M., EL PASO CO, COLORADO

RAMPART SURVEYS, LLC
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920
DRAWING: 17084FP-RevA.DWG PAGE 3 OF 3

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Final Plat_V1.pdf Markup Summary

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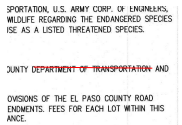
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Add structures in the second sentence.
"Structures, fences, materials or ..."



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Revise note 15 to "No driveway shall be established unless an access permit has been granted by El Paso County."



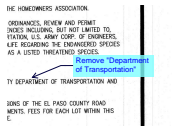
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Update to Resolution 18-471



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Remove "Department of Transportation"

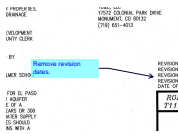


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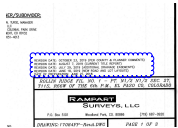
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- Add the following notes:
1. There shall be no direct lot access to Hodgen Road and State Highway 83. There shall be no direct lot access to Cherry Crossing Drive for Lot 1.
 2. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Bark Tree Trail and Cherry Crossing Drive per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.
 3. Lot 3 and Tract A is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.



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Remove revision dates.



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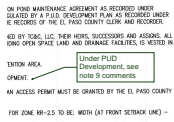
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PCD File No. SF-19-022



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Note needs updating, not all development is within the PUD Development Plan as the 16 residential lots are straight zoned to RR-2.5



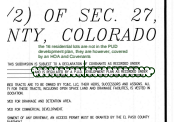
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Under PUD Development, see note 9 comments



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Can go ahead and update to 2020



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the 16 residential lots are not in the PUD development plan, they are however, covered by an HOA and Covenants



Subject: Easement&Tract Maintenance

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Author: dsdsevigny

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Easement and Tract Maintenance:

Tract _____ shall be utilized as _____ (park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract _____ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)

Lot ____ (or Tract ____) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County.

The _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.

Watershed Dam Note (To be used when the subdivision affects or located in areas which are inundated by the high water line of a watershed dam, or downstream in the impacted area.)

No improvements shall be placed within the high water line of the reservoir or in the spillway or spillway channel. If development activities associated with this subdivision result in required modifications, repairs, enlargements to, or replacement of, any dam, spillway, spillway channel, or other water detention facility located within, or associated with, this development, developer, the homeowners' association, and/or the dam owner shall be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof. However, El Paso County shall not be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof by virtue of this subdivision approval,



Subject: Water Supply
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Water Supply: (utilized when the water supply is individual wells)

(Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)

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.

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. Applicants 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 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.

(Utilized when there is a joint well agreement for common use of wells)

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.

Two (2) existing well permits Nos. _____ and _____ will serve two (2) single family dwellings each. Well permit No. _____ will serve Lots _____ and _____, Block _____ subject to a joint Use Water Well Agreement as recorded under Reception No. _____.

Well permit No. _____ will serve Lot _____, Block _____ and Lot _____, Block _____, subject to a Joint Use Water Well Agreement as recorded under Reception No. _____, which limits production to the _____ Aquifer at an interval between _____ and _____ feet below ground surface. Lot _____ and _____, Block _____ and Lots _____ through _____, Block _____ will limit production to the _____ Aquifer at an interval between _____ and _____ feet below ground surface.

Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No. _____ (Division _____), and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.

Owner shall reserve in any deeds of the property _____ acre-feet of _____ Aquifer and _____ acre feet total of _____

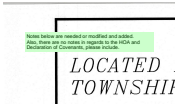
Aquifer water as decreed in Case No. _____ (Division _____) for use in this augmentation plan.

Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. _____, of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.



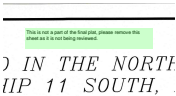
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The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.



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Notes below are needed or modified and added. Also, there are no notes in regards to the HOA and Declaration of Covenants, please include.



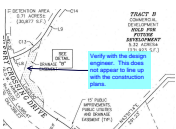
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This is not a part of the final plat, please remove this sheet as it is not being reviewed.



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Provide a maintenance access easement from Bark Tree Trail



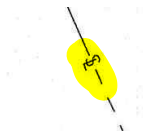
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Verify with the design engineer. This does not appear to line up with the construction plans.




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Label or add line type in the legend.




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See MVEA Comments on EDARP in regards to easements
*LOCATED IN THE
TOWNSHIP 11, SO*

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See MVEA Comments on EDARP in regards to additional easements



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Is not matching the PSW layout on preliminary plan



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PCD File No. SF-19-022