DEYOUNG SUBDIVISION FILING NO.1

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

SHEET 1 OF 1

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:
RANDY DEYOUNG; BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND BEING THAT PORTION OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LATIGO BUSINESS CENTER FILING NO.1 (RECEPTION NO. 205075726, EL PASO COUNTY, COLORADO RECORDS) (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE NORTHERLY LINE OF SAID FILING, WHICH BEARS SOUTH 89° 42' 50" EAST ASSUMED); THENCE SOUTH 89° 42' 50"EAST ALONG THE EASTERLY EXTENSION OF SAID FILING'S NORTHERLY LINE, 1190.72 FEET TO A POINT ON THE EASTERLY LINE OF THAT INGRESS/EGRESS AND UTILITY EASEMENT AS DESCRIBED BY DOCUMENT (BOOK 3265, PAGE 517, SAID EL PASO COUNTY RECORDS); THENCE SOUTH 00° 07' 47" WEST ALONG SAID EASEMENT'S EASTERLY LINE, 627.84 FEET; THENCE NORTH 89° 42' 50" WEST, 1192.23 FEET TO A POINT ON THE EASTERLY LINE OF SAID FILING; THENCE NORTH 00° 16' 02" EAST ALONG SAID FILING'S EASTERLY LINE, 627.84 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 748,054 SQUARE FEET OR 17.173 ACRES.

OWNERS CERTIFICATION

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO A LOT, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF ***"DEYOUNG SUBDIVISION FILING NO.1"***. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

_____
BY: RANDALL DEYOUNG
TITLE: OWNER

STATE OF COLORADO)
) SS.
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ BY RANDALL DEYOUNG, OWNER

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL_____

_____
BY: _____ FARMERS STATE BANK (MORTGAGEE)
TITLE: _____

STATE OF COLORADO)
) SS.
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__
BY: _____

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL_____

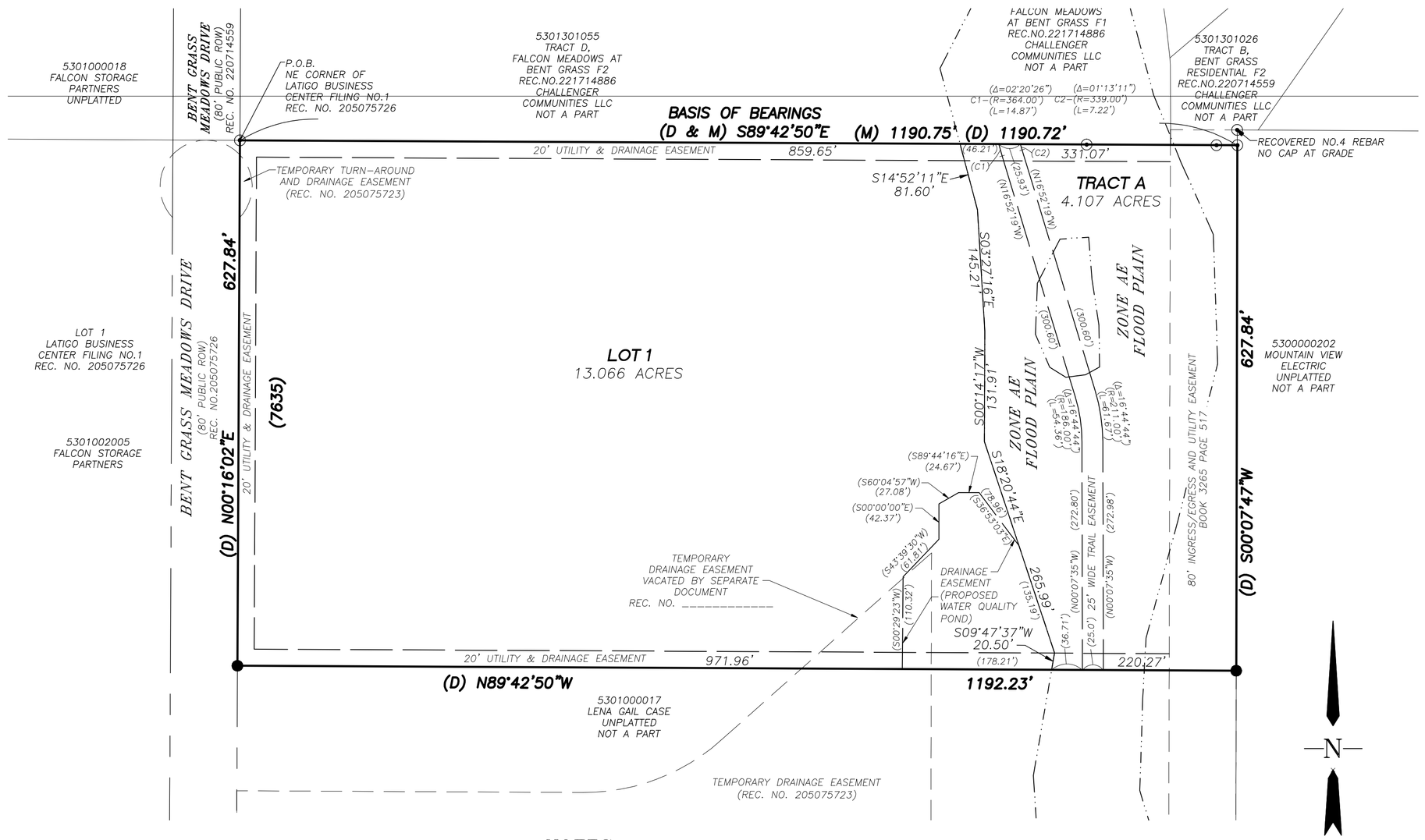
EASEMENTS

EASEMENTS ARE SHOWN. THE DRAINAGE EASEMENT ON LOT 1 ADJACENT TO TRACT A, IS TO BE MAINTAINED BY THE OWNER OF LOT 1. PROPERTY OWNER MUST MAINTAIN STORMWATER DRAINAGE ACROSS EASEMENT. THIS AREA OF LOT 1 HAS POTENTIAL FOR FLOODING ACCORDING TO FEMA BASE FLOOD ELEVATIONS.

TRACTS

TRACT A IS TO BE OWNED AND MAINTAINED BY BENT GRASS METROPOLITAN DISTRICT AS A DRAINAGE EASEMENT FOR THE PURPOSES OF MAINTAINING THE FLOOD PLAIN. OWNERSHIP BY BENT GRASS METROPOLITAN DISTRICT WILL BE CONVEYED BY SEPARATE INSTRUMENT.

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.



NOTES:

1) BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 207122803, SAID LINE ASSUMED TO BEAR S89°42'50"E FROM THE NORTHEAST CORNER OF LATIGO BUSINESS CENTER FILING NO.1, RECEPTION NO. 205075726 (A NO.4 REBAR WITH RED PLASTIC CAP STAMPED PLS 20681) TO A POINT ON THE THE EASTERLY LINE OF THAT INGRESS/EGRESS AND UTILITY EASEMENT AS DESCRIBED BY DOCUMENT, BOOK 3265, PAGE 517 (A NO.4 REBAR WITH RED PLASTIC CAP STAMPED PLS 20681).

2) WATER AND SEWER SERVICES SHALL BE PROVIDED BY WOODMEN HILLS METROPOLITAN DISTRICT, ELECTRIC SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, NATURAL GAS PROVIDED BY COLORADO SPRINGS UTILITIES.

3) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING DEPARTMENT: WATER AND WASTEWATER REPORTS, NATURAL FEATURES REPORT, SOILS AND GEOLOGICAL REPORT, FINAL DRAINAGE REPORT AND TRAFFIC IMPACT STUDY.

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

5) NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

6) EASEMENTS AND RIGHT-OF-WAYS WERE BASED ON TITLE COMMITMENT NO. 68466UTC, PROVIDED BY UNIFIED TITLE COMPANY LLC, AMENDMENT NO.___, DATED OCTOBER 1, 2019

7) PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.

8) A PORTION OF THIS PROPERTY LIES IN ZONE AE, PER FLOOD INSURANCE RATE MAP NO. 08041C0553G, DATED EFFECTIVE DECEMBER 7, 2018. BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. NO FENCES, STRUCTURES OR MATERIAL STORAGE ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.

9) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED 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.

10) 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 PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).

11) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

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

13) THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE COUNTYWIDE TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 19-471), AS AMENDED, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID IN FULL AT FINAL PLAT RECORDING, SHALL BE ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

NOTES: (CONTINUED)

14) LOT 1 HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS AND IS SUBJECT TO THE FINDINGS IN THE SOIL, GEOLOGY AND GEOLOGIC HAZARD STUDY PREPARED MARCH 24TH 2020 BY ENTECH ENGINEERING INC. AND IS ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

15) 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 NUMBER _____ 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 PLANNING AND COMMUNITY DEVELOPMENT 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.

16) THIS PROPERTY IS INCLUDED WITHIN A SPECIAL TAXING DISTRICT, BENT GRASS METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/ HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.

17) THIS PROPERTY IS INCLUDED WITHIN A SPECIAL TAXING DISTRICT, WOODMEN HILLS METROPOLITAN DISTRICT BY RECEPTION NO. 203286253. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/ HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.

18) THIS PROPERTY IS INCLUDED WITHIN A SPECIAL TAXING DISTRICT, WOODMEN ROAD METROPOLITAN DISTRICT BY RECEPTION NO. 204016142, SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/ HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.

19) ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. 205050349 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY COLORADO.

20) PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A PRIVATE DETENTION BASIN MAINTENANCE AND EASEMENT AGREEMENT AS RECORDED UNDER RECEPTION NO. 205075723 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY COLORADO.

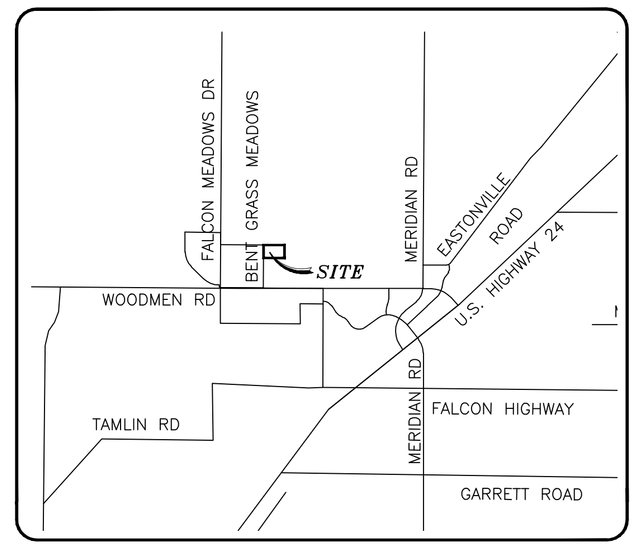
21) ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO COVENANTS AS RECORDED UNDER RECEPTION NO. 205075724 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY COLORADO.

22) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508.

23) ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND ARE EXPRESSED IN TERMS OF U.S. SURVEY FEET

24) EASEMENTS: UTILITY AND DRAINAGE EASEMENTS ARE AS SHOWN.

25) LOT 1 13.066 ACRES
TRACT A 4.107 ACRES
TOTAL ACREAGE: 17.173 ACRES



VICINITY MAP
n.t.s.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT "DEYOUNG SUBDIVISION FILING NO.1" 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, TRACTS, 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*

THIS PLAT FOR "DEYOUNG SUBDIVISION FILING NO.1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 20__, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

_____ _____
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR *DATE*

SURVEYOR'S CERTIFICATION:

I JAMES F. LENZ, 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_____, 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__.

_____
PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, PLS NO. 34583 FOR AND ON BEHALF OF RIDGELINE LAND SURVEYING LLC.

OWNER

RANDALL DEYOUNG
2790 N ACADEMY BLVD #150
COLORADO SPRINGS, CO 80917

ADDRESS

7635 BENT GRASS MEADOWS DRIVE
PEYTON, CO 80831

DATE OF PREPARATION

OCTOBER 22, 2019
APRIL 10, 2020 – COUNTY COMMENTS
JULY 15, 2020 – COUNTY COMMENTS
APRIL 10, 2022 – REVISED TRAIL LOCATION

LEGEND

- ⊙ FOUND NO.4 PIN AND RED PLASTIC CAP PLS 20681 FLUSH WITH GROUND UNLESS SHOWN OTHERWISE
- ● SET NO.4 REBAR WITH 1" PLASTIC CAP PLS 34583, FLUSH WITH GROUND
- (D) DEED DIMENSION
- (M) MEASURED DIMENSION
- **(12345)** ADDRESS

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____ 20__, AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

BY:_____ _____ FEE:_____
DEPUTY

FEES:

BRIDGE: _____
DRAINAGE: _____

Ridgeline Land Surveying
4345 BEVERLY STREET, UNIT C
COLORADO SPRINGS, CO 80918
TEL: 719.238.2917

PCD FILE NO. MS-20-001