

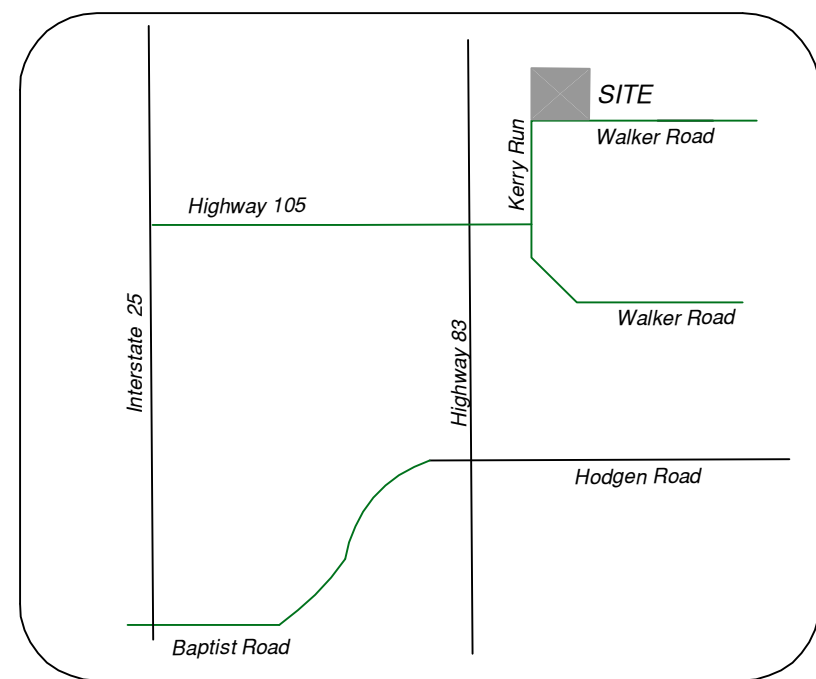
Walker Reserve

Preliminary

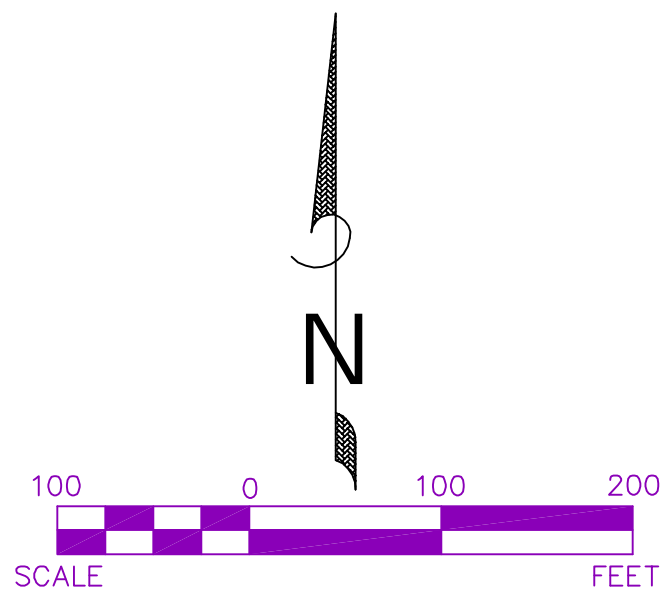
The Northeast Quarter of the Southwest Quarter of Section 11,
Township 11 South, Range 66 West of the 6th P.M.,
County of El Paso, State of Colorado.

This drawing should be a final plat document, not a preliminary plan. The plat should not include any structures. It should contain all typical plat notes, signature blocks, certifications, etc. With the minor subdivision you complete both actions in one, but the plat document is that of the final plat.

Due to the drawing being modified significantly, there may be additional comments.



VICINITY MAP



Scale 1 inch = 100 feet

drawing should be black and white

Flood Statement:

This site, WALKER RESERVE is NOT within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map, Community Panel Number 08041C0575F, effective March 17, 1997.

Easements:

Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement. All exterior subdivision boundaries are hereby platted with the individual property owners. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Legend:

- Found Monument as Shown
- Set #5 Rebar with Yellow Plastic Cap PLS #30130

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.

Fees:

Park Fee: _____ School Fee: _____

Surcharge: _____
Fee: _____

Notes:

- This survey does not constitute a title search by Alessi and Associates, Inc., to determine ownership or easements of record. For information regarding easements, rights of way, Alessi and Associates, Inc. relied upon the Title Policy prepared by _____, dated _____, Title Insurance Company of Colorado, File Number _____.
- The property owner, its successors and assigns, and all future lot owners in this development are hereby on notice that they may be required to comply with applicable rules, if any, of the Colorado Ground Water Commission and/or the Upper Black Squirrel Creek Ground Water Management District, which compliance may result in a reduction of well withdrawal limits, and thus a reduction in water availability.
- Basis of Bearings as shown, North determined by Leica GPS 1200 System. Monumentation, as shown.
- Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval.
- 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 elevated based on a 300-year aquifer life. Applicants, the Home Owners Association, 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.
- No driveway shall be established unless an access permit has been granted by El Paso County.

Add the following notes:

-The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance

N89°16'44"E 1337.36'

This drainage way also extends through lot 3. Provide drainage easement with bearing and distance that encompasses the entire drainage way through all lots.

likely wetlands and should be no build area. Additional comments to be provided upon receipt of the soils and OWTS report. Add net acreage if no build.

N89°19'37"E 450.18'

top dam
seasonal drainage basin

Lot 1
5.10 Ac.

should be graphically depicted as well.

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Private Roads:
The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

Delete the word "major".

Please include Drainage Report

Revise to Planning and Community Development Department

8... All Property Owners are responsible for maintaining proper storm 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.

9... Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.

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 Department of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers, the U.S. Fish & Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

11... The following reports have been submitted and are on file at the Department of Development: Soils and Geological, Water Supply and Sewage Disposal.

12... All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. Natural drainage locations shall be avoided by construction and site-specific foundation/septic investigations shall be required.

13... No Structures or other material storage activities are permitted within the designated drainage easements, except fences; fences shall not impede runoff from reaching drainage swales.

14... The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

15... Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program (Resolution 12-282) and any subsequent amendments. Fees for each lot within this subdivision shall be paid in full at the time of building permit issuance.

Resolution 18-471

6100000365
Younger Family Partnership
5060 Walker Road
CSCO 80908
Zone RR-5 300 Ac.

Alum Cap
LS 13830

6111000020
Corbin Living Trust
4040 Walker Road
CSCO 80908
Zone RR-5 21.50 Ac.

Numerous
Cross Fences

metal building

barn

single family dwelling

42.5'

S00°19'07"E 1322.19'

asphalt driveway

N89°19'37"E 756.35'

Lot 2
5.12 Ac.

top bank
drainage channel

N89°19'37"E 756.35'

wood fence

60 Ft. Roadway Dedication

Walker Road
60 Ft. Private Road

6111000003
Nesse Living Trust
4005 Walker Road
CSCO 80908
Zone RR-5 40.00 Ac.

6111000027
Driessen Paul T.
4045 Walker Road
CSCO 80908
Zone RR-5 10.14 Ac.

Soils and geology report submitted is just a proposal for engineering services and not an actual report.

Know All Men By These Presents:

Owners Certificate
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 lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of _____, 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.

Owners/Mortgagee (Signature) _____

By:
Title:

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO
) ss
COUNTY OF _____

Acknowledged before me this _____ day of _____, 200____ by _____ as _____.

My commission expires _____

Witness my hand and official seal _____

Notary Public
Signatures of officers signing for a corporation shall be acknowledged as follows:
(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows:
(print name) as Manager/Member of company, a state limited liability company.
(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

The above owner, having caused said tract of land to be platted into a lots and easements as shown on the plat, which subdivision shall be entitled "WALKER RESERVE", a subdivision in El Paso County, Colorado. All easements platted are hereby dedicated to public use and said owner does hereby agree that proper drainage provided at the owner's expense and all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado.

In Witness Whereof:

The aforementioned George C. Hess III President, G3 Investments, Inc. has executed this instrument this _____ Day of _____, 2019 A.D.

George C. Hess III

Notarial:

State of Colorado)
) ss
County of El Paso)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019 A.D., by George C. Hess III

Witness my hand and seal _____
Address _____

My Commission expires _____

Surveyor's Certification:

The undersigned Colorado Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and accurately shows the described tract of land and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes 1983 as amended, have been met to the best of his professional knowledge, belief and opinion.

Joseph Alessi
Colorado Professional Land Surveyor No. 30130

Date



Board of County Commissioners Certificate:

This Plat "WALKER RESERVE" was approved for filing by the El Paso County, Colorado Board of 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 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

Director of Development Services

Date

Recordings:

State of Colorado)
) ss
County of El Paso)

planning and community development, revise all

I hereby certify that this instrument was filed for record in my office at _____ O'clock _____ M. this _____ Day of _____, 2019 A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, State of Colorado.

Chuck Broerman, Recorder

By: _____

Date



ALESSI and ASSOCIATES, Inc.

APPRAISERS • ENGINEERS • SURVEYORS
2989 Broadmoor Valley Road, Suite C Tele. 719/540-8832
Colorado Springs, CO 80906 Fax 719/540-2781

The NE1/4 of the SW 1/4 of Section 11, Township 11 South, Range 66 West
6th Principle Meridian, El Paso County, Colorado

Job No.191085

Preliminary

DATE February 4, 2019

Add PCD File #

Markup Summary

	Subject: Highlight Page Label: 1 Author: Daniel Torres Date: 5/16/2019 1:56:01 PM Color: 	Department of Development
	Subject: Callout Page Label: 1 Author: Daniel Torres Date: 5/16/2019 2:17:13 PM Color: 	Please include Drainage Report
	Subject: Callout Page Label: 1 Author: Daniel Torres Date: 5/16/2019 2:17:21 PM Color: 	Revise to Planning and Community Development Department
	Subject: Callout Page Label: 1 Author: Daniel Torres Date: 5/16/2019 2:20:56 PM Color: 	Delete the word "major".
	Subject: Highlight Page Label: 1 Author: Daniel Torres Date: 5/16/2019 2:21:01 PM Color: 	major
	Subject: Highlight Page Label: 1 Author: Daniel Torres Date: 5/16/2019 2:22:26 PM Color: 	Resolution 12-382
	Subject: Text Box Page Label: 1 Author: Daniel Torres Date: 5/20/2019 2:42:01 PM Color: 	Add the following notes: -The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance
	Subject: Callout Page Label: 1 Author: Daniel Torres Date: 5/20/2019 2:42:05 PM Color: 	Resolution 18-471
	Subject: Highlight Page Label: 1 Author: Daniel Torres Date: 5/20/2019 5:26:24 PM Color: 	08041C0575F , effective March 17, 1997.

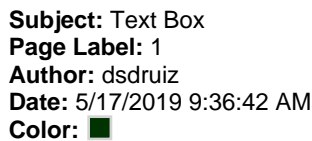



Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 5/20/2019 5:48:14 PM
Color: 


[illegible]

Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 5/20/2019 5:48:48 PM
Color: 

dsdruiz (9)



Subject: Text Box
Page Label: 1
Author: dsdruiz
Date: 5/17/2019 9:38:00 AM
Color: 

Subject: Callout
Page Label: 1
Author: dsdruiz
Date: 5/17/2019 9:39:29 AM
Color: 

likely wetlands and should be no build area.
Additional comments to be provided upon receipt
of the soils and OWTS report.
Add net acreage if no build.



Subject: Owner Certification

Page Label: 1

Author: dsdruiz

Date: 5/17/2019 9:39:35 AM

Color:

Owners Certificate

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 lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of

_____. 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.

Owners/Mortgagee (Signature)

By:
Title:

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO)

) ss.

COUNTY OF _____)

Acknowledged before me this _____ day of _____, 200__ by

_____ as

_____.

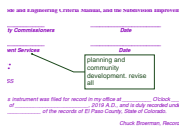
My commission expires

Witness my hand and official
seal _____

Notary Public

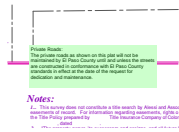
Signatures of officers signing for a corporation shall be acknowledged as follows:
(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows:
(print name) as Manager/Member of company, a state limited liability company.
(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)



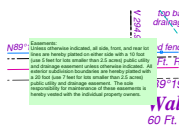
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Page Label: 1
Author: dsdruiz
Date: 5/17/2019 9:40:10 AM
Color: ■

planning and community development. revise all



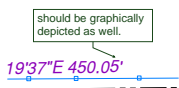
Subject: Private Road
Page Label: 1
Author: dsdruiz
Date: 5/17/2019 9:43:34 AM
Color: ■

Private Roads:
The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.



Subject: Easements
Page Label: 1
Author: dsdruiz
Date: 5/17/2019 9:43:56 AM
Color: ■

Easements:
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Subject: Callout
Page Label: 1
Author: dsdruiz
Date: 5/17/2019 9:44:22 AM
Color: ■

should be graphically depicted as well.



Subject: PCD File #
Page Label: 1
Author: dsdruiz
Date: 5/17/2019 9:44:36 AM
Color: ■

Add PCD File #