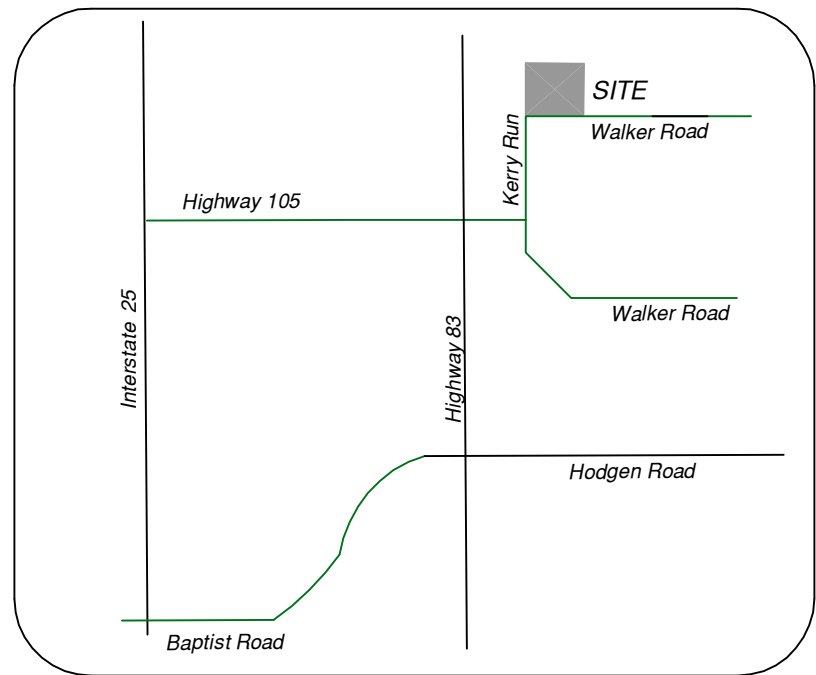
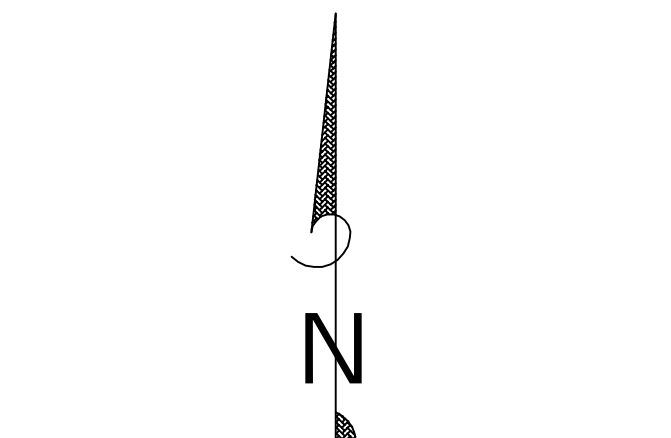


# Walker Reserve

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.



VICINITY MAP



SCALE  
100 0 100 200  
FEET

Scale 1 inch = 100 feet

graphically depicted  
as well.

6100000419  
Younger Family Partnership  
5060 Walker Road  
CSCO 80908  
Zone RR-5 300 Ac.

Alum Cap  
LS 13830

6100000420  
Younger Family Partnership  
5060 Walker Road  
CSCO 80908  
Zone RR-5 80 Ac.

6111000018  
Braaten Brian G.  
3990 Walker Road, CSCO 80908  
Zone RR-5 40.22 Ac.

N89°16'44"E 1337.36'

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.

Roadway Easement  
Book 2118 Page 287

Lot 3  
28.52 Ac.

Review 1: This drainage way also extends through lot 3. Provide  
drainage easement with bearing and distance that encompasses  
the entire drainage way through all lots.  
Review 2: The drainage way has been removed. Please show a  
drainage easement with bearing and distance that encompasses  
the entire drainage way through all lots. Refer to final drainage  
report as needed to show the proper width of easement and  
no-build area.

N89°19'37"E 450.18'

The no-build area  
is missing

Lot 1  
5.10 Ac.

Please show the 5'  
public improvement  
easement typical of a  
local rural road cross  
section

Lot 2  
5.12 Ac.

N89°19'37"E 756.35'

N89°19'37"E 756.35'

Roadway Easement  
Book 2386 Page 552

S89°19'37"W 1336.25'

Walker Road  
60 Ft. Private Road

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

Roadway Maintenance Agreement  
Book 6592 Page 1373

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

Alum Cap  
LS 13830

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.

Review 1: Please include  
Drainage Report  
Review 2: Unresolved

Review 1: Revise to  
Planning and Community  
Development Department  
Review 2: Unresolved

- 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 major 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 of change.
- 15... Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee  
Program (Resolution 12-382) and any subsequent amendments. Fees for each lot within this subdivision shall be  
paid in full at the time of building permit issuance.

Review 1: Revise to  
Resolution 18-471  
Review 2: Unresolved

## Notes:

- 1... 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 Title Insurance Company of Colorado, File Number \_\_\_\_\_, dated \_\_\_\_\_.
- 2... "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."
- 3... Basis of Bearings as shown, North determined by Leica GPS 1200 System. Monumentation, as shown.
- 4... 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.
- 5... 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.
- 6... 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 of 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.
- 7... No driveway shall be established unless an access permit has been granted by El Paso County.

## Total Acreage:

Lot 1 = 5.10 Acres  
Lot 2 = 5.12 Acres  
Lot 3 = 28.52 Acres

Dedication 1.81 Acre

Total = 40.55 Acres

## Flood Statement:

This site, WALKER RESERVE is NOT within a designated FEMA 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 a 20 foot public utility and  
drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual  
property owners.

## Service Providers:

Tri-Lakes Monument Fire Protection District  
Individual Sewage Disposal Systems  
Domestic Wells

## Legend:

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

## Fees:

Park Fee: \_\_\_\_\_ School Fee: \_\_\_\_\_

Surcharge: \_\_\_\_\_  
Fee: \_\_\_\_\_

## 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.

## Know All Men By These Presents:

I, that the undersigned, George C. Hess III, President, G3 Investments, Inc., being the owner of the following  
described tract of land:

## To Wit:

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

Together with a perpetual, but non-exclusive right of way and easement over and across the  
Northerly 30 feet of the Southeast Quarter of the Southwest Quarter and over and across the  
Westerly 30 Feet of the Southeast 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

## Dedication:

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 )  
County of El Paso ) SS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2019 A.D.,  
by Shawn Shaffer

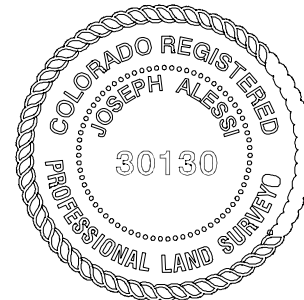
Witness my hand and seal \_\_\_\_\_  
Address \_\_\_\_\_

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 Date  
Colorado Professional Land Surveyor No. 30130



## 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 )  
County of El Paso ) SS

planning and  
community  
development

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

Walker Reserve

DATE February 4, 2019

Add PCD File #

revised