

Steve Schleiker

El Paso County, CO

11/01/2024 09:35:41 AM



Doc \$0.00

2

Rec \$23.00

Pages

224715436

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time

Reception Fee	Number of Pages	File Number
	2	

OHana Acres

Name of Plat

G+D Hammann Ohana Trust

Owner's Name

Subdivision



Condominium



C&R/016 Revised 6/06

224715436

FINAL PLAT OHANA ACRES

A VACATION AND REPLAT OF LOT 1, V I L FILING No. 1
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

15436

KNOW ALL MEN BY THESE PRESENTS:

That the G & D Homman Ohana Trust dated February 18, 2021, being the owner of the following described tract of land to wit:

Lot 1, V I L Filing No. 1, County of El Paso, State of Colorado.

Containing a calculated area of 841,158 square feet (19,310¹/₂ acres), more or less.

OWNERS CERTIFICATION:

The undersigned, being all the owners, mortgages, 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 **OHANA ACRES**. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for the design, construction, maintenance, and repair of the utility systems shown hereon shall have the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Gary L. Homman 09-12-24
Dorlene C. Noel Homman 09-12-24
Date

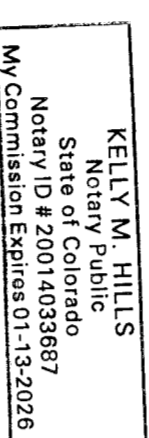
STATE OF COLORADO }
COUNTY OF EL PASO } SS

Acknowledged before me this 12th day of September, 2024 by

Gary L. Homman
Dorlene C. Noel Homman

My commission expires 11/3/2026

Witness my hand and official seal Kelly M. Hills
Notary Public



BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for OHANA ACRES was approved for filing by the El Paso County Board of County Commissioners on the 22nd day of August, 2024, subject to any notes specified hereon and any conditions included in the resolution of approval.

Previous plat name in entirety is vacated and amended for the areas described by this replat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk in Plat Book H-5, Page 115.

[Signature] 10/29/2024
Date
Chair, Board of County Commissioners

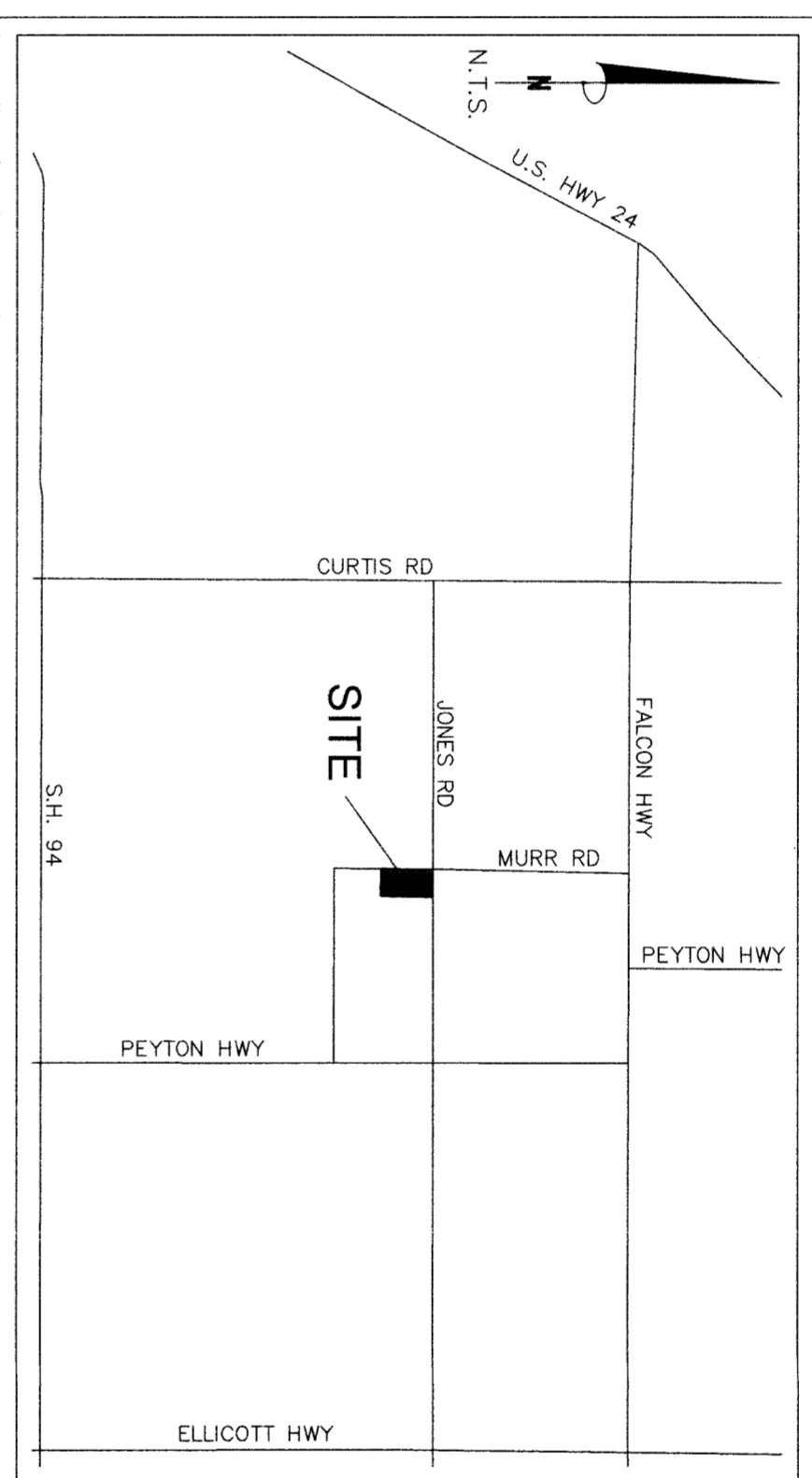
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE:

This plat for OHANA ACRES was approved for filing by the El Paso County, Colorado Board of County Commissioners on the 20th day of November, 2024, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedication of land to the public (public utility & drainage 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~~ ~~Improvements~~.

Previous plat name in entirety is vacated and amended for the areas described by this replat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk in Plat Book H-5, Page 115.

[Signature] 9/15/24
Date
Director of Planning and Community Development

VICINITY MAP



NOTES:

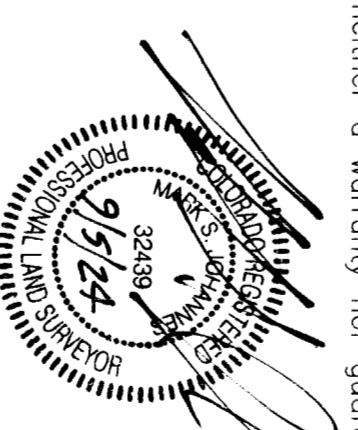
- 1) ~~0~~ - Denotes found #5 rebar and plastic cap marked, PLS 18465 (17825) - Denotes street address.
- 2) This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a commitment from the insurance prepared by Stewart Title Insurance Company, Commitment No. 1470787 with an effective date of October 25, 2021 at 8:00 AM.
- 3) Basis of bearings is the east line of the property, monumented as shown and assumed to bear South 1 degree 18 minutes 35 seconds West, 1274.72 feet.
- 4) This property is located within Zone A (1% annual chance flood (100-year flood), no base flood elevations determined) and Zone X (areas determined to be outside the 0.2% annual chance floodplain) as established by FEMA per FRM panel 0804100590G, effective date, December 7, 2018. The approximate flood zone boundary is shown hereon by map measure only. The highest adjacent grade to the floodplain is 6417.8.
- 5) 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 shall the period of limitation for commencing any such action be commenced more than ten years from the date of the certification shown hereon.
- 6) The linear units used in this drawing are U.S. Survey feet.
- 7) The approval of this replat vacates all prior plats for the area described by this replat.
- 8) No driveway shall be established unless an access permit has been granted by El Paso County.
- 9) All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- 10) The following reports have been submitted and are on file at the County Planning Department: Soils and Geological Study; Water Availability Study; Drainage Report; Wildfire Hazard Report; Natural Features Report; Erosion Control Report.
- 11) Public drainage assessments 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.
- 12) ~~Lot or interest therein, shall be sold, conveyed or transferred, whether by deed or by contract, no small building permits be issued, until and unless the required public utility easements and drainage easements are shown and accepted by the Board of County Reception No. _____ and approved by the Board of County Commissioners. The provision for the completion of said improvements.~~
- 13) The addresses (17825) exhibited on this plat is for informational purposes only. They are not the legal description and is subject to change.
- 14) There shall be no direct lot access to Jones Road.
- 15) Unless otherwise indicated, all side lot lines are hereby platted on each side with a 5 foot public utility and drainage easement. All sewer laterals are hereby platted and are to be installed with a 20 foot public utility and drainage easement. The sole responsibility of maintenance is hereby vested in the individual property owners.
- 16) 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, US Army Corps of Engineers and the US Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g. Prebles Meadow Jumping Mouse).

NOTES (continued):

- 17) Metcaxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- 18) The subdividers agree on behalf of him/herself and any developer or builder successors and assigns shall be required to pay traffic impact fees in accordance with the countywide transportation improvement fee (Resolution No. 19-471) as amended at or prior to the time of building permit submissions. The fee obligation, if not paid at final plat recording shall be documented on all sale documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
- 19) Pursuant to Resolution _____ approved by the Board of Directors, El Paso County Public Improvement District _____ and recorded in the records of El Paso County Clerk and Recorder at Reception Number _____ the parcels within the platted boundaries of (Subdivision) are included within the boundaries of the El Paso County Public Improvement District _____ and as such is subject to applicable road improvement fees and mill levy.
- 20) 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. The Denver Basin Aquifer may be less than either the 100 years or 300 years or plan should not rely solely on these estimates. Furthermore, water supply resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply. Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities found within the Covenants for this subdivision recorded in Reception No. ~~221081014~~ 221081014 of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.

SURVEYOR'S CERTIFICATION:

I, Mark S. Johannes, 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 the date of survey shown hereon, by me or under my direct supervision and that all monuments shown hereon, that render total closure errors are less than 1/10,000, and that the same have been measured and compared with the official Standard Meridian of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.



Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying and Mapping, LLC

FEES: Drainage Fee: \$ 13,971.00 School Fee: \$ 960.00

Bridge Fee: \$ 2062.00 Park Fee: \$ 1840.00

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at 4:35 A.M., this 1st day of November, 2024 A.D., and is duly recorded under Reception No. 224715436 of the records of El Paso County, Colorado.

STEVE SCHLEIKER, RECORDER

BY: *[Signature]*
Deputy

SURCHARGE: \$ 3.00
FEE: \$ 20.00

REVISIONS:	County comments:	PROJECT NO. 18196
1 3/02/22		AUGUST 10, 2021
2 8/29/23	County comments:	SHEET 1 OF 2
3 11/09/23	Add basin outfall locations.	
4 1/29/24	Add basin delineation line, label basins.	
5 1/31/24	Add basin outfall locations.	

PCD FILE NO.: SF-21-041



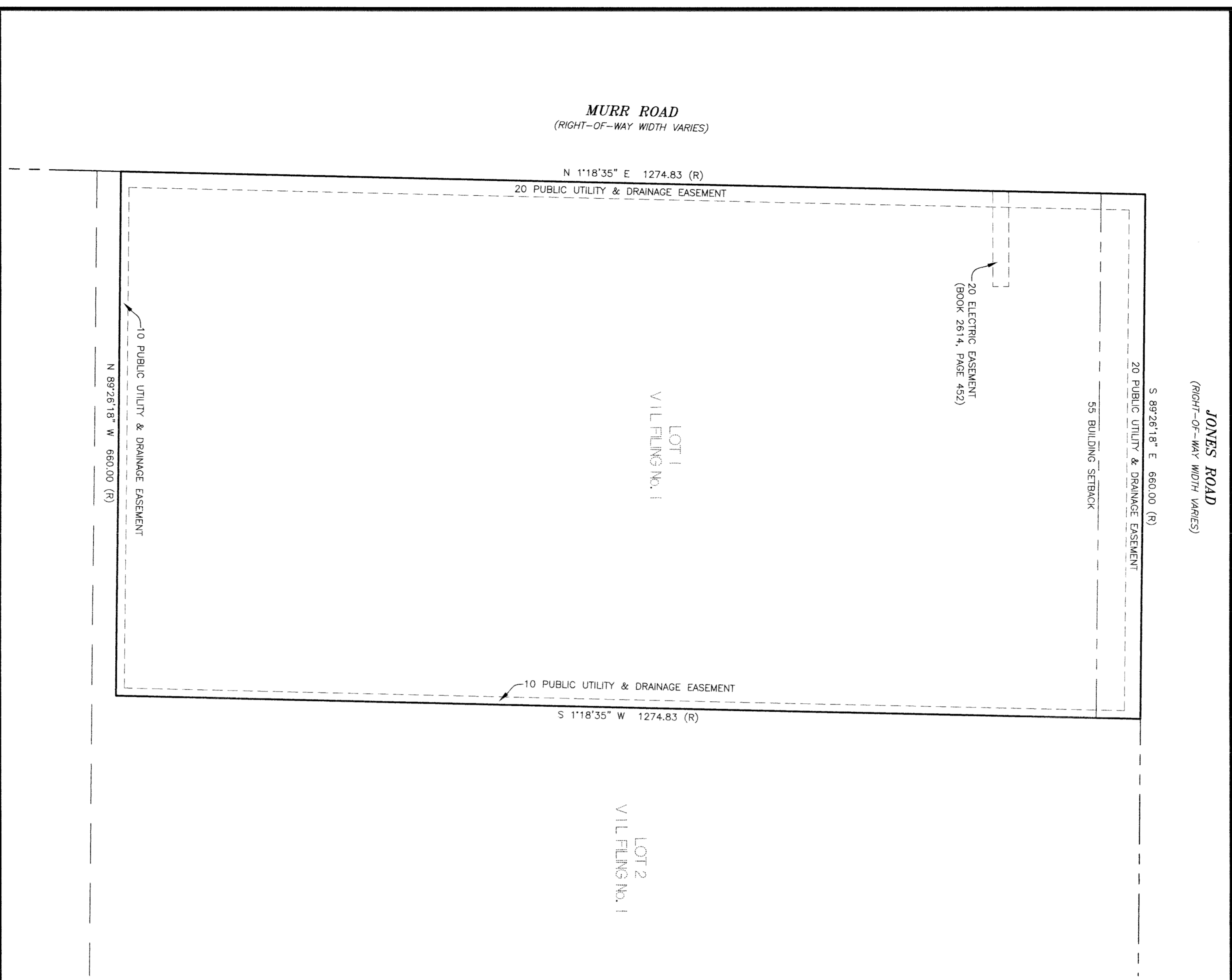
COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-120
WWW.CSAMPLC.COM

FINAL PLAT OHANA ACRES

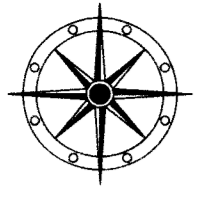
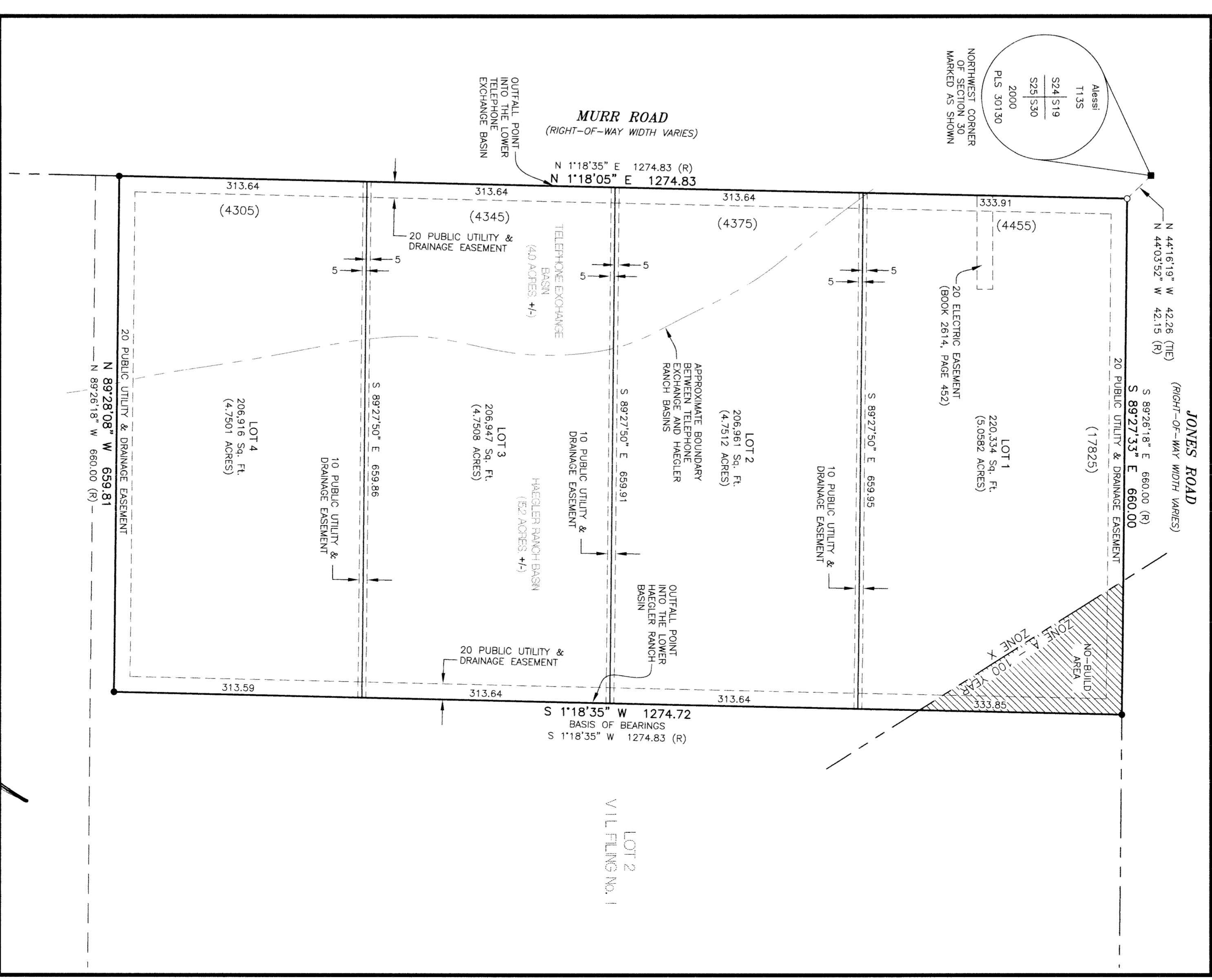
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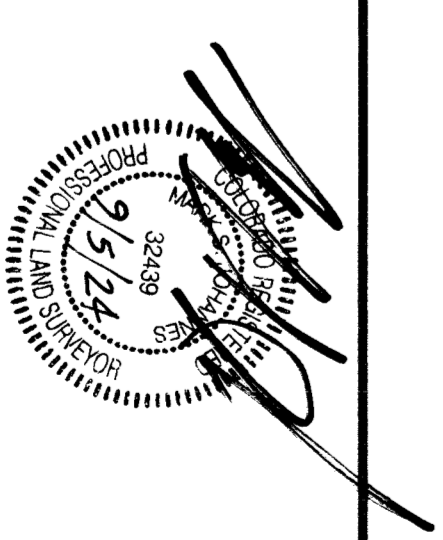
AS PLATTED



AS REPLATTED



COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMILLC.COM



REVISIONS:	
1	3/02/22 County comments.
2	8/29/23 County comments.
3	11/09/23 Add basin outfall locations.
4	1/29/24 Add basin delineation line, label basins.
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POD FILE NO.: SF-21-041

PROJECT NO. 18196
AUGUST 10, 2021
SHEET 2 OF 2