



NOTES:

NOTES:

- SCHEDULE B – SECTION 2 (EXCEPTIONS)

- Item 11. Right-of-way Easement as granted to El Paso County Telephone Company in instrument recorded September 21, 1983, in Book 3782 at Page 1081 . . . as shown hereon.

- All wells must be constructed into the Arapahoe Aquifer under determination No. 4-BD with annual withdrawal limited to 0.55 acre feet per lot. The annual withdrawal for residential use of 0.55 acre feet per lot is subject to the following uses: 0.27 acre feet for household uses, a maximum of 4,300 sq. ft. of lawn area (0.25 acre feet), and water for a maximum of 2 horses (0.03 acre feet).

- A totalizing flow meter must be installed on wells and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (collected at least annually) and submitted to the Upper Black Squirrel Creek Groundwater Management District or the Ground Water Commission upon request. Diversion of water is limited to 0.55 acre feet per year per lot.

6. This replat has been prepared to provide for shared wells and private water facilities for these lots. Shared wells to be owned by the lot owners. A private water company will manage the operation of the shared wells and associated private water facilities.

8. Unless otherwise indicated, side, front and rear lot lines are hereby platted on each side with a ten foot Public Utility and Drainage Easement and with a twenty foot Private Water Facilities and Utility Easement which may be coincident as to ten feet nearest the lot line with the Public Utility and Drainage Easement. All exterior subdivision boundaries shall have a twenty foot Public Utility and Drainage Easement and a forty foot Private Water Facilities and Utility Easement which may be coincident as to twenty feet nearest the lot line with the Public Utility and Drainage Easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners. Existing MVEA above and below ground facilities are allowed to exist and be maintained within the indicated Private Water Facilities and Utility Easement, and any future facilities will fall within the nearest convenient platted Public Utility and Drainage Easement.

- Lot 1 contains areas with soils susceptible to hydrocompaction or active erosion. Mitigation measures for hydrocompaction consist primarily of good surface and subsurface drainage. Foundations, grading, and drainage on these lots should be designed by a Professional Engineer to insure appropriate mitigation measures are employed.

10. Electric power to be supplied by MOUNTAIN VIEW ELECTRIC ASSOCIATION.

11. Fire protection is provided by FALCON FIRE PROTECTION DISTRICT.

12. Reports and evidence regarding soils, geology, water, sanitation, and wildfire hazards on this subdivision are on file in the office of the El Paso County Development Services Department.

13. Prior to the establishment of any driveway onto a County road, an access permit must be granted by the El Paso County Development Services Department.

- The El Paso County Development Services Department reserves the right of access to all areas of slope, drainage easements for maintenance purposes.

- There will be no individual direct lot access to Kennedy Road.

14. Drainage detention basins and facilities located in no-build, drainage easements shall be maintained by the DAVIS RANCH PROPERTY OWNERS ASSOCIATION. Said detention basins will be maintained in accordance with the Private Detention Basin Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.

15. All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.

16. Mailboxes shall be installed in accordance with all El Paso County Development Services Department and United States Postal Service regulations.

17. No structures, fences or major material storage activities are permitted within the designated drainage easements or no-build zones; Fences shall not impede runoff from reaching drainage swales.

18. Total number of single-family lots platted: 6

For Vacations when done by plat:

This plat was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any conditions specified hereon.

The (streets, lots, tracts, parcels, and easements: use those applicable) shown on the plat of previous plat name in entirety, recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____, are hereby vacated this _____ day of _____, 20____. _____, Clerk and Recorder

_____ President, Board of County Commissioners	_____ Date
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This plat for (name of subdivision or plat) 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 _____ o'clock ____M., this _____ day of
_____, 20____ A.D., and is duly recorded under Reception No. _____

of the records of El Paso County, Colorado.

SURCHARGE: _____ BY: _____ Deputy _____ Add PCD File #

FEE: _____

LDC, Inc.
PLANNING * SURVEYING
3898 Maizeland Road
Colorado Springs, CO 80909
B-6133 FAX (719) 528-6848

R E V I S I O N S				R E V I S I O N S			
NO.	DESCRIPTION	BY	DATE	NO.	DESCRIPTION	BY	DATE

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.

<p align="center">FINAL PLAT DAVIS RANCH SUBDIVISION FILING NO. 2A</p>		
PROJECT NO. 00100.1	Drawn By: SLG	Date: 006/04/19
	Checked By: DLK	Sheet: 1 of 1

