

VIS RANCH SUBDIVIS	SION 1	FILING NO. 2A	add that this a a vacation and replat of or an amendment of			
RTION OF THE EAST ONE-HALF OF SECTION 3, TOWNS			NOTES:			
EL PASO COUNTY,		,,	 1. • — Indicates recovered #4 rebar with Surveyor's Cap PLS No. 20681, except where note • — Indicates survey monument set with a #4 rebar with Surveyor's Cap PLS No. 20681 			
KNOW ALL MEN BY THESE PRESENTS:			 This survey does not constitute a title search by LDC, Inc. to determine ownership or easem easements, rights—of—way and title of record, LDC, Inc. relied upon a Commitment for Title COMPANY, Order No. SC153751—5 dated December 3, 2003 at 5:00 p.m. SCHEDULE B — SECTION 2 (EXCEPTIONS) 			
That DAVIS RANCH HOMES, LLC, a Colorado Limited Liabiity Company, O'NEIL AND KELLI (TRAUSCH) O'NEIL being the owners of the following A tract of land in Section 3, Township 14 South, Range 64 West of th	Item 9. Grant of right-of-way in favor of Mountain View Electric Association, Inc., th change, renew, relocate, enlarge and operate electrical transmission lines reco 200011361 "blanket" easement condition (see Note 7).					
Lot 1, DAVIS RANCH SUBDIVISION FILING NO. 1, as recorded under Rece 3, 5 and 6, DAVIS RANCH SUBDIVISION FILING NO. 2, as recorded under	Item 11. Right—of—way Easement as granted to El Paso County Telephone Company in Book 3782 at Page 1081 as shown hereon. 3. (12345) — the addresses exhibited on this plat are for informational purposes only. They					
Containing 80.648 acres, more or less.			 (12343) - the dudresses exhibited on this plut dre for informational purposes only. They a change. Sewage treatment is the responsibility of each individual property owner. The El Paso Counsystem and, in some cases, the Department may require a specially designed system prior for the country of the prior for the prior fo			
DEDICATION:			5. Individual wells are the responsibility of each property owner. Permits for individual domesti- Engineer who by law has the authority to set conditions for the issuance of these permits.			
The above owners have caused said tract of land to be surveyed and r which plat is drawn to a fixed scale as indicated hereon and accurately of said lots, and easements, and which tract so platted shall be known	ly sets forth the boun	ndaries and dimensions of said tract and the locations	All wells must be constructed into the Arapahoe Aquifer under determination No. 4-BD with per lot. The annual withdrawal for residential use of 0.55 acre feet per lot is subject to the uses, a maximum of 4,300 sq. ft. of lawn area (0.25 acre feet), and water for a maximum Water in the Denver Basin Aquifers is allocated based on a 100 year aquifer life, however, for the Denver Basin Aquifers is evaluated based on a 300 year aquifer life. Applicants, the Hor the subdivision should be aware that the economic life of a water supply based on wells in than either the 100 years or 300 years indicated due to anticipated water level declines. F rely solely upon non-renewable aquifers. Alternative renewable water resources should be ava-			
Owners Certificate The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust	t and holders of other	SS WHEREOF:	water suply plan that provides future generations with a water supply. A totalizing flow meter must be installed on wells and maintained in good working order. Pe			
interests in the land described herein, have laid out, subdivided, and platted said la streets, and easements (use which are applicable) as shown hereon under the nan All public improvements so platted are hereby dedica	me and subdivision of in a subdivision of in a subdivision of a subdivision of a subdivision of a subdivision of	LLC, a Colorado Limited Liability Company, has nstrument this	maintained by the well owner (collected at least annually) and submitted to the Upper Blac District or the Ground Water Commission upon request. Diversion of water is limited to 0.5			
said owner does hereby covenant and agree that the public improvements will be of County standards and that proper drainage and erosion control for same will be pro- expense, all to the satisfaction of the Board of County Commissioners of El Paso O Upon acceptance by resolution, all public improvements so dedicated will become	rovided at said owner's County, Colorado.	of A.D. LLC, a Colorado Limited Liability Company	Applicant, its successors and assigns, at the time of lot sales, shall convey by deed to indi Association if one is created and applicant chooses) sufficient water rights in the Arapahoe County's 300 year water supply requirement: 2,310 acre feet for the entire subdivision or o requirements of each lot — 165 acre feet per lot (0.55 acre feet per lot per year x 300 y			
maintenance by El Paso County, Colorado. The utility easements shown hereon a for public utilities and communication systems and other purposes as shown hereor responsible for providing the services for which the easements are established are perpetual right of ingress and egress from and to adjacent properties for installation replacement of utility lines and related facilities.	on. The entities e hereby granted the		6. This replat has been prepared to provide for shared wells and pruvate water facilities for th lot owners. A private water company will manage the operation of the shared wells and as			
	-		7. No lot, or interest therein, shall be sold, conveyed or transferred whether by deed or by cor until and unless the required public improvements have been constructed and completed in			
Owners/Mortgagee (Signature) By:	L		Agreement between the applicant and El Paso County as recorded at Reception No and Recorder of El Paso County, Colorado, or in the alternative, other collateral is provided Board of County Commissioners, to make provision for the completion of said improvements			
By: Title:	С	RADO	and legally accepted within 18 months from this date, said plat may be vacated after the c			
ATTEST: (if corporation) Secretary/Treasurer		PASO	8. Unless otherwise indicated, side, front and rear lot lines are hereby platted on each side wit Easement and with a twenty foot Private Water Facilities and Utility Easement which may be			
STATE OF COLORADO)		aforementioned was acknowledged before me this f, 20	with the Public Utility and Drainage Easement. All exterior subdivision boundaries shall have Easement and a forty foot Private Water Facilities and Utility Easement which may be coinci			
) ss. COUNTY OF)		;	with the Public Utility and Drainage Easement. The sole responsibility for maintenance of th individual property owners. Existing MVEA above and below ground facilities are allowed to ex Private Water Facilities and Utility Easement, and any future facilities will fall within the near			
Acknowledged before me this day of, 200 by as		for the RAK VENTURES, LLC, a Colorado Company.	Drainage Easement.			
My commission expires			9. All structural foundations shall be located and designed by a Professional Engineer, currently			
Witness my hand and official seal	n	d and seal	No structures are permitted within designated "no build" areas and/or drainage easements. Lot 1 contains areas with soils susceptible to hydrocompaction or active erosion. Mitigation r			
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, n state corporation.			of good surface and subsurface drainage. Foundations, grading, and drainage on these lots s to insure appropriate mitigation measures are employed.			
Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company.		expires	10. Electric power to be supplied by MOUNTAIN VIEW ELECTRIC ASSOCIATION.			
(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)			 Fire protection is provided by FALCON FIRE PROTECTION DISTRICT. Reports and evidence regarding soils, geology, water, sanitation, and wildfire hazards on this Paso County Development Services Department. 			
IN WITNESS WHEREOF:			13. Prior to the establishment of any driveway onto a County road, an access permit must be Services Department.			
MICHAEL W. O'NEIL, Owner, AND KELLI (TRAUSCH) O'NEIL, Owner, has Regarding Stormwater Drainage: operty owners are responsible for maintaining proper storm water age in and through their property. Public drainage easements as			The El Paso County Development Services Department reserves the right of access to all c maintenance purposes. There will be no individual direct lot access to Kennedy Road.			
fically noted on the plat shall be maintained by the individual lot ers unless otherwise indicated. Structures, fences, materials or ecaping that could impede the flow of runoff shall not be placed in age easements.			14. Drainage detention basins and facilities located in no-build, drainage easements shall be monoported by the priva OWNERS ASSOCIATION. Said detention basins will be maintained in accordance with the Priva Easement as recorded at Reception No of the records of the El Paso C			
Ву	NOTES:		15. All property within this subdivision is subject to a Declaration of Covenants as recorded at of the El Paso County Clerk and Recorder.			
KELLI (TRAUSCH) O'NEIL, Owner	KELLI (TRAUSCH) O'NEIL, Owner THE∘APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE		 Mailboxes shall be installed in accordance with all El Paso County Development Services De regulations. No structures, fences or major material storage activities are permitted within the designat Fences shall not impede runoff from reaching drainage swales. Total number of single-family lots platted: 6 			
NOTARIAL:	CUDVEVOD	CEDERICATION.				
STATE OF COLORADO	SURVEIOR Surveyors Certificate	S CERTIFICATION:	For Vacations when done by plat: This plat was approved for filing by the El Paso County, Colorado Board of County Commissioners on the Department			
COUNTY OF EL PASO) The above and aforementioned was acknowledged before me this		uly registered Professional Land Surveyor in the State of Colorado,	the day of, 20, subject to any conditions specified hereon.			
date of survey, by me hereon; that mathem been prepared in full		his plat truly and correctly represents the results of a survey made on or under my direct supervision and that all monuments exist as shown ical closure errors are less than 1:10,000 ; and that said plat has ompliance with all applicable laws of the State of Colorado dealing	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			
	with monuments, subdi Paso County Land Dev	ivision, or surveying of land and all applicable provisions of the El velopment Code.	President, Board of County Commissioners Date			
Witness my hand and seal	I attest the above on th	is day of, 20	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,			
Address	Surveyor's Name, (Sign Colorado registered PL		Planning and Community Development Department Director on the day of, 20, subject to any notes or conditions specified hereon.			
My commission expires	Colorado registereu PL		Planning and Community Development DirectorM.,			
			, 20 A.D., and is duly recorded under Reception No			
			of the records of El Paso County, Colorado. ROBERT C. BALINK, RECORDER			

SURCHARGE	

		SURCHARGE: FEE:	BY:Deputy		Add PCD File #	
REVISIONS 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	FINAL PLAT DAVIS RANCH SUBDIVISION FILING NO. 2A				
		ten years from the date of the certification shown hereon.	PROJECT 00100.1	Drawn By: SLG Checked By: DLK	Date: 006/04/19 Sheet: 1 of 1	

where noted otherwise.

No. 20681, except where noted otherwise.

or easements of record. For all information regarding for Title Insurance, prepared by LAND TITLE GUĂRANTEE

Inc., the purpose of which is to construct, maintain, lines recorded February 2, 2000 under Reception No.

npany in instrument recorded September 21, 1983, in

They are not the legal description and are subject to

Paso County Health Department must approve each tem prior to permit approval. al domestic wells must be obtained from the State

4-BD with annual withdrawal limited to 0.55 acre feet ject to the following uses: 0.27 acre feet for household maximum of 2 horses (0.03 acre feet).

however, for El Paso County planning purposes, water in ts, the Homeowners Association, and all future owners in on wells in a given Denver Basin Aquifer may be less declines. Furthermore, the water supply plan should not nould be acquired and incorporated in a permanent

order. Permanent records of all diversions must be Jpper Black Squirrel Creek Groundwater Management ed to 0.55 acre feet per year per lot. leed to individual lot owners (or to the Homeowners Arapahoe Aquifer underlying each lot to satisfy El Paso ivision or an appropriate derivative amount to satisfy the ear x 300 years).

lities for these lots. Shared weills to be owned by the ells and associated private water facilities.

or by contract, nor shall building permits be issued, npleted in accordance with the Subdivision Improvements ____ , in the office of the Clerk provided which is sufficient in the judgment of the provements. If the public improvements are not installed after the appropriate public hearings.

ch side with a ten foot Public Utility and Drainage ich may be coincident as to ten feet nearest the lot line shall have a twenty foot Public Utility and Drainage y be coincident as to twenty feet nearest the lot line ance of these easements is hereby vested with the owed to exist and be maintained within the indicated the nearest convenient platted Public Utility and

currently registered in the State of Colorado.

tigation measures for hydrocompaction consist primarily hese lots should be designed by a Professional Engineer

rds on this subdivision are on file in the office of the El

must be granted by the El Paso County Development

ess to all areas of slope, drainage easements for

hall be maintained by the DAVIS RANCH PROPERTY the Private Detention Basin Maintenance Agreement and

e El Paso County Clerk and Recorder. ecorded at Reception No. _____ of the records

ervices Department and United States Postal Service

designated drainage easements or no-build zones;

nt Department

___day of __

____.M., this _____ day of

_, 20____

RUBERT C. BALINK, RECORDER