

DAVIS RANCH SUBDIVISION FILING NO. 2A

A REPLAT OF LOT 1 DAVIS RANCH SUB. FILING NO. 1 AND
 LOTS 1, 2, 3, 6 & 7, DAVIS RANCH SUB. FILING NO 2

IN THE E 1/2 OF SEC. 3, T 14 S, R 64 W OF THE 6TH. PM. EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That DAVIS RANCH HOMES, LLC, a Colorado Limited Liability Company, RAK VENTURES CO., LLC a Colorado Limited Liability Company, MICHAEL W. O'NEIL AND KELLI (TRAUSCH) O'NEIL being the owners of the following described tract of land to wit:

A tract of land in Section 3, Township 14 South, Range 64 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:

Lot 1, DAVIS RANCH SUBDIVISION FILING NO. 1, as recorded under Reception No. 206712215 of the records of said El Paso County and Lots 1, 2, 3, 6 and 7, DAVIS RANCH SUBDIVISION FILING NO. 2, as recorded under Reception No. 206712216 of said records.

Containing 30.560 acres, more or less.

DEDICATION:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have caused said tract of land to be laid out, subdivided and platted into lots, and easements as shown hereon under the name of DAVIS RANCH SUBDIVISION FILING NO. 2A, 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.

IN WITNESS WHEREOF:

The aforementioned, DAVIS RANCH HOMES, LLC, a Colorado Limited Liability Company, has executed this instrument this _____ day of _____, 20____ A.D.

DAVIS RANCH HOMES, LLC, a Colorado Limited Liability Company

By _____

NOTARIAL:

STATE OF COLORADO }
 COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 20____

A.D., by _____
 for the DAVIS RANCH HOMES, LLC, a Colorado Limited Liability Company.

Witness my hand and seal _____

Address _____

My commission expires _____

IN WITNESS WHEREOF:

MICHAEL W. O'NEIL, Owner, AND KELLI (TRAUSCH) O'NEIL, Owner, has executed this instrument this _____ day of _____, 20____ A.D.

By MICHAEL W. O'NEIL, Owner

By KELLI (TRAUSCH) O'NEIL, Owner

NOTARIAL:

STATE OF COLORADO }
 COUNTY OF EL PASO } SS

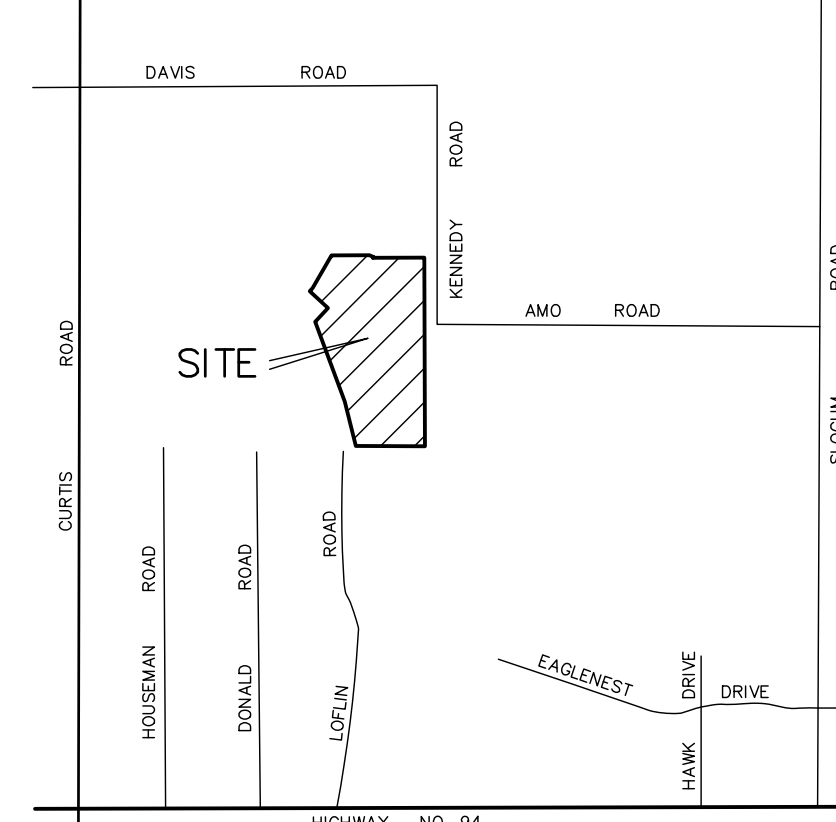
The above and aforementioned was acknowledged before me this _____ day of _____, 20____

A.D., by MICHAEL W. O'NEIL and KELLI (TRAUSCH) O'NEIL

Witness my hand and seal _____

Address _____

My commission expires _____



VICINITY MAP

IN WITNESS WHEREOF:

RAK VENTURES, LLC, a Colorado Limited Liability Company, has executed this instrument this _____ day of _____, 20____ A.D.

By _____

NOTARIAL:

STATE OF COLORADO }
 COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 20____

A.D., by _____
 for the RAK VENTURES, LLC, a Colorado Limited Liability Company.

Witness my hand and seal _____

Address _____

My commission expires _____

Witness my hand and seal _____

Address _____

My commission expires _____

NOTE REGARDING STORM WATER DRAINAGE:

All property owners are responsible for maintaining proper storm water 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.

SURVEYOR'S CERTIFICATION:

I David V. Hostetler, a duly licensed Professional Land Surveyor in the State of Colorado, do hereby certify that this plat represents the results of a survey made on _____ by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision or surveying of land and all applicable provisions of the El Paso County Land Development Code.

David V. Hostetler
 Colorado Licensed
 Professional Land Surveyor No. 20681

NOTES:

- o - Indicates recovered #4 rebar with Surveyor's Cap PLS No. 20681, except where noted otherwise.
- Indicates survey monument set with a #4 rebar with Surveyor's Cap PLS No. 20681, except where noted otherwise.
- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by LAND TITLE GUARANTEE COMPANY, Order No. SC153751-5 dated December 3, 2003 at 5:00 p.m.
- SCHEDULE B - SECTION 2 (EXCEPTIONS)
 - Grant of right-of-way in favor of Mountain View Electric Association, Inc., the purpose of which is to construct, maintain, change, renew, relocate, enlarge and operate electrical transmission lines recorded February 2, 2000 under Reception No. 200011361 . . . "blanket" easement condition (see Note 7).
 - 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.
- (12345) - the addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department must approve each system and, in some cases, the Department may require a specially designed system prior to permit approval.
- Individual wells are the responsibility of each property owner. Permits for individual domestic wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.
 - 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).
 - 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, the Homeowners 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.
 - 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.
 - Applicant, its successors and assigns, at the time of lot sales, shall convey by deed to individual lot owners (or to the Homeowners Association if one is created and applicant chooses) sufficient water rights in the Arapahoe Aquifer underlying each lot to satisfy El Paso County's 300 year water supply requirement: 2,310 acre feet for the entire subdivision or an appropriate derivative amount to satisfy the requirements of each lot - 165 acre feet per lot (0.55 acre feet per lot per year x 300 years).
- 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.
- No lot, or interest therein, shall be sold, conveyed or transferred whether by deed or by contract, nor shall building permits be issued, until and unless the required public improvements have been constructed and completed in accordance with the Subdivision Improvements Agreement between the applicant and El Paso County as recorded at Reception No. _____, in the office of the Clerk and Recorder of El Paso County, Colorado, or in the alternative, other collateral is provided which is sufficient in the judgment of the Board of County Commissioners, to make provision for the completion of said improvements. If the public improvements are not installed and legally accepted within 18 months from this date, said plat may be vacated after the appropriate public hearings.
- 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.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. 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 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.
- Electric power to be supplied by MOUNTAIN VIEW ELECTRIC ASSOCIATION.
- Fire protection is provided by FALCON FIRE PROTECTION DISTRICT.
- 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.
- 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.
- 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.
- 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.
- Mailboxes shall be installed in accordance with all El Paso County Development Services Department and United States Postal Service regulations.
- Total number of single-family lots platted: 6

APPROVALS:

This plat for DAVIS RANCH SUBDIVISION FILING NO. 2A was approved for filing by the El Paso County Planning and Community Development Department Director on the _____ day of _____, 20____.

 Planning and Community Development Director Date

This plat was approved by the El Paso County Board of County Commissioners this _____ day of _____, 20____.

The lots and easements shown on the plat for DAVIS RANCH SUBDIVISION FILING NO. 1, recorded under Reception No. 206712215 and the plat for DAVIS RANCH SUBDIVISION FILING NO. 2, recorded under Reception No. 206712216 in the Office of the El Paso County Clerk and Recorder are hereby vacated this _____ day of _____, 20____.

 President, Board of County Commissioners Date

RECORDING:

STATE OF COLORADO }
 COUNTY OF EL PASO } SS

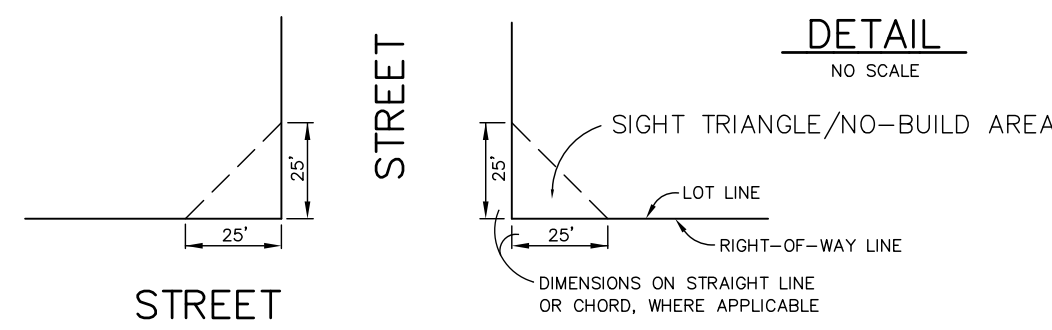
I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ M., this _____ day of _____, 20____ A.D., and is duly recorded under Reception No. _____

of the records of El Paso County, Colorado.

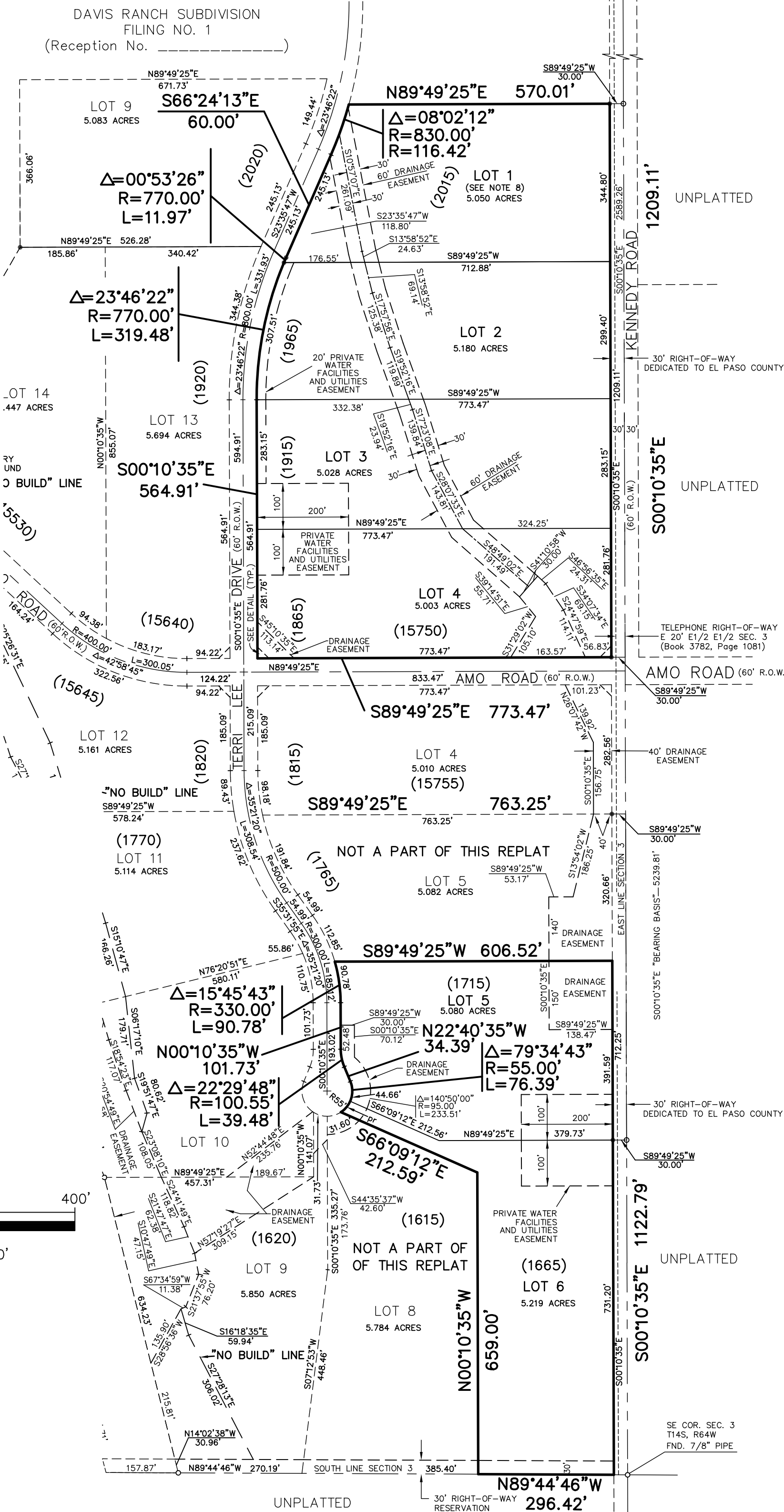
CHUCK BROERMAN, RECORDER

SURCHARGE: _____

FEE: _____ BY: _____ Deputy



NOTE: A TWENTY-FIVE FOOT (25') SIGHT TRIANGLE NO-BUILD AREA (OBSTRUCTIONS GREATER THAN EIGHTEEN INCHES (18") IN HEIGHT ARE PROHIBITED WITHIN SIGHT TRIANGLES) EXISTS FOR ALL CORNER LOTS.



FEES:

Park Fee: _____ School Fee: _____
 Drainage Fees: _____ Bridge Fees: _____

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

REVISIONS				REVISIONS			
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.

FINAL PLAT			
DAVIS RANCH SUBDIVISION FILING NO. 2A			
PROJECT NO.	00100.1	Drawn By: SLG	Date: 006/04/19
		Checked By: DLK	Sheet: 1 of 1