

DANCING WOLF ESTATES SUBDIVISION IV

Vacation / Replat

LEGAL DESCRIPTION: LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III

El Paso County, Colorado

this is more appropriate for the PUD. Please instead provide a summary of the total number of lots (residential, commercial, open space, right-of-way) and the corresponding acreage.

this should say a replat of...

Amended Replat Dimensional Standards And Overall Land Use

Total Replat Area: 25.16 acres
Existing Zoning: PUD

Residential Site Data:

Residential Units: 6
Residential Acreage: 18.55 acres
Average Residential Lot Size: 1 Unit per 3.09 acres
Tax ID Numbers: 6122004001, 6122003020, 6122003036, 6122003035

Commercial Site Data:

Community Commercial Units: 2
Community Commercial Acreage: 5.02 acres
Average Community Commercial Lot Size: 1 Unit per 2.51 acres
Total Floor Area of Community Commercial Sites: 14,000sf (7,000sf per site)
Floor Area Ratio Average: 6.4%
Tax ID Number: 6122004002

General Notes:

- The following reports have been submitted with a PUD ammendment done at the same time:
Geology and Soils Report, Water Augmentation Plan, Preples mouse letter, Army Corp letter, Updated drainage letter, Traffic memo per CDOT
- Lots serviced by individual wells
- Lots shall have OWNTS systems for sewer
- Natural Gas serviced by Black Hills
- Electricity serviced by MYEA; easements are noted on the plat
- Standard utility easements are 10' on either side of each lot line within the subdivision and 20' on all exterior subdivision boundaries, unless otherwise noted. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- Any portion of a lot is buildable within noted setbacks and outside of designated no-build areas.
- All foundations require a soils report and an engineered design by a professional engineer currently registered in the state of Colorado; radon mitigation may be recommended, and building perimeter drains may be required per the engineer.
- The address' exhibited on this plat are for informational purposed only, They are not the legal description and are subject to change.
- All driveways require a permit by El Paso County Planning and Community Development. Lot 4 engineered driveway required only when Lot 4 is developed.
- All property owners are responsible for maintaining proper storm water drainage in and through their property
- Earthmoving activity over 1 ac requires a construction activity permit from El Paso Public Health
- Flood Plain Map; This property is not located within a designated FEMA floodplain per Map 08041CQ285G, updated 12/7/2018. It is designated in Zone X, which is considered minimal flood hazard.

Remove note 16

please revise all notes per standards included in comments.

Update. The following reports have been submitted in association with the PUD ammendment (BUR182) vacation and replat for this subdivision and are on file at the County Planning and Community Development Department:

Owners Certificate

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of _____ All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by 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.

Owners/Mortgagee (Signature) _____

By: _____

Title: _____

ATTEST: (if corporation) _____

Secretary/Treasurer _____

STATE OF COLORADO)

) ss. _____

COUNTY OF _____)

Acknowledged before me this ____ day of _____, 200__ by _____ as _____.

My commission expires _____

Witness my hand and official seal _____

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, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company.

(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

OF THE RECORDS OF EL PASO COUNTY, COLORADO.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

Revise Note 10: 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 unless otherwise indicated. 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

SURVEYORS CERTIFICATE

FOR AND ON BEHALF OF POLARIS SURVEYING, INC.

I, RANDALL D. HENCY, 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 THE SURVEY, 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.

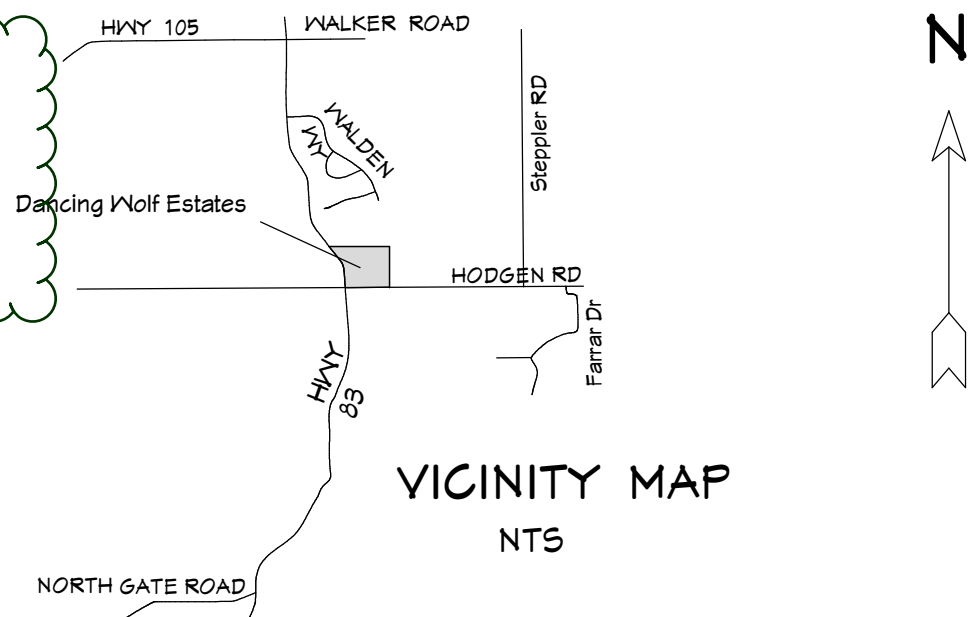
I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2020.

RANDALL D. HENCY DATE
COLORADO REGISTERED PLS #27605

Registered Land Surveyor in the State of Colorado, NO 27605 for and on behalf of
Notice: According to Colorado Law, you must commence any legal action by me within three years after you first discover such defect, in no event, may any legal action be commenced more than ten years from the date of certification of this plat.

Revise Note 14: No driveway shall be established unless an access permit has been granted by El Paso County.

Revise note 15: 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



OWNERS:

David & Alyce McElhoses: Lots 1 & 2 DWE; Lot 2 DWE III
Joshua & Ruth Anne Fuson: Lot 1 DWE III
Roberto Tello: Lot 3 DWE

KNOW ALL MEN BY THESE PRESENTS:

That David McElhoses, Alyce McElhoses, Joshua Fuson, and Ruth Anne Fuson, and Roberto Tello Jr being the owners of the described tracts of land to wit:

Lot 1 Dancing Wolf Estates, El Paso County, Colorado
Lot 2 Dancing Wolf Estates, El Paso County, Colorado
Lot 3 Dancing Wolf Estates, El Paso County, Colorado
Lot 1 Dancing Wolf Estates III, El Paso County, Colorado
Lot 2 Dancing Wolf Estates III, El Paso County, Colorado

For Replats requiring BoCC action:

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the ____ day of _____, 20__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) 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 Agreement.

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 and Recorder, Reception # _____.

Chair, Board of County Commissioners

Date

This plat for (name of replat) 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

DIRECTOR OF COUNTY PLANNING AND COMMUNITY DEVELOPMENT, EL PASO COUNTY, COLORADO
TO ANY NOTES OR CONDITIONS SPECIFIED HEREON. LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III ARE AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT AND ARE SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT EXCEPT WHERE AMENDED BY THIS PLAT, RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION NO. 97004101, RECEPTION NO. 98170425, AND RECEPTION NO. 202114884.

DIRECTOR, COUNTY PLANNING AND COMMUNITY DEVELOPMENT

DATE

RECORDING

STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK ____ M, THIS ____ DAY OF _____, 2020, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

BY _____
COUNTY CLERK AND RECORDER

FEE _____ BY _____

Add fees for drainage, bridge, park, school

Add the following notes:

- Engineered site plan is required for lots 4 & 5. The size of the driveway culvert and riprap protection is identified in the approved drainage report.

- Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Dancing Wolf Way per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by Tri-Lakes Monument Fire Protection District.

- 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, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations

- There shall be no direct lot access to Hodgen Road or State Highway 83.

- Lot ____ (or Tract ____) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The ____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.

SHEET INDEX:

SHEET 1 - COVER PAGE
SHEET 2 - CURRENT PLAT
SHEET 3 - AMENDED PLAT

Owners:

David & Alyce McElhoses
18609 Dancing Wolf Way
Colorado Springs, CO 80908

Joshua and Ruth Anne Fuson
18675 Dancing Wolf Way
Colorado Springs, CO 80908

Roberto Tello Jr.
860 Dayton Ct.
Colorado Springs, CO 80916

Lots 1-3 Dancing Wolf Estates &
Lots 1-2 Dancing Wolf Estates III,
portions of land whose Legal Boundary
is known as:

A TRACT OF LAND BEING PORTIONS OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 22, T. 11 S., R. 34 W. OF THE 88TH LYING EASTERNLY OF THE EASTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 83, SITUATED IN EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 22; THENCE S88°51'12" E ON THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4 A DISTANCE OF 1318.26' TO THE NORTHEAST CORNER OF SAID SE 1/4 OF THE SE 1/4; THENCE S00°03'09" W ON THE EAST LINE OF SAID SE 1/4 OF THE SE 1/4 A DISTANCE OF 1280.66' TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HODGEN ROAD, A COUNTY ROAD; THENCE N08°46'15" W ON SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1141.92' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 83, THE FOLLOWING SIX COURSES: 1) N46°03'04" E 126.06'; 2) N02°03'04" W 40.40'; 3) N08°46'30" W 284.32'; 4) THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1462.50' THROUGH A CENTRAL ANGLE OF 29°57'03" AN ARC DISTANCE OF 871.47'; THE LONG CHORD OF WHICH BEARS N28°07'04" E 88.74'; 5) THENCE N08°46'30" W A DISTANCE OF 284.32'; 6) THENCE N38°09'25" W A DISTANCE OF 42.52' TO A POINT ON THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4; THENCE S08°46'12" E ON SAID NORTH LINE OF THE SW 1/4 OF THE SE 1/4 A DISTANCE OF 384.48' TO THE POINT OF BEGINNING, CONTAINING 40.272 ACRES MORE OR LESS.

Preparer and Witness:

David & Alyce McElhoses
18609 Dancing Wolf Way
C.S., CO. 80908
719.337.8124
Alyce@austincoloradoshomes.com

SHEET __1__ OF __3__

Dancing Wolf Estates
PCD file - VR-18-002

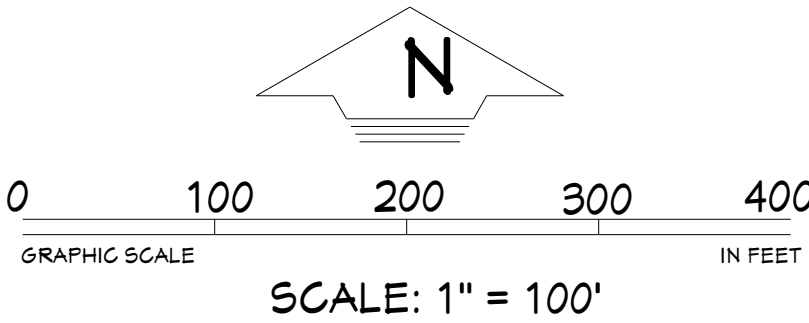
DANCING WOLF ESTATES SUBDIVISION IV

Vacation / Replat

LEGAL DESCRIPTION: LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III

El Paso County, Colorado
CURRENT PLAT

Revise to "As Platted"



SHEET INDEX:

SHEET 1 - COVER PAGE
SHEET 2 - CURRENT PLAT
SHEET 3 - AMENDED PLAT

Owners:

David + Alyce McElhines
16609 Dancing Wolf Way
Colorado Springs, CO 80908

Joshua and Ruby Anne Fuson
16619 Dancing Wolf Way
Colorado Springs, CO 80908

Roberto Telle Jr.
860 Dayton Ct.
Colorado Springs, CO 80916

Lot 1-3 Dancing Wolf Estates & Lots 1-2 Dancing Wolf Estates III, portions of land whose legal boundary is known as:

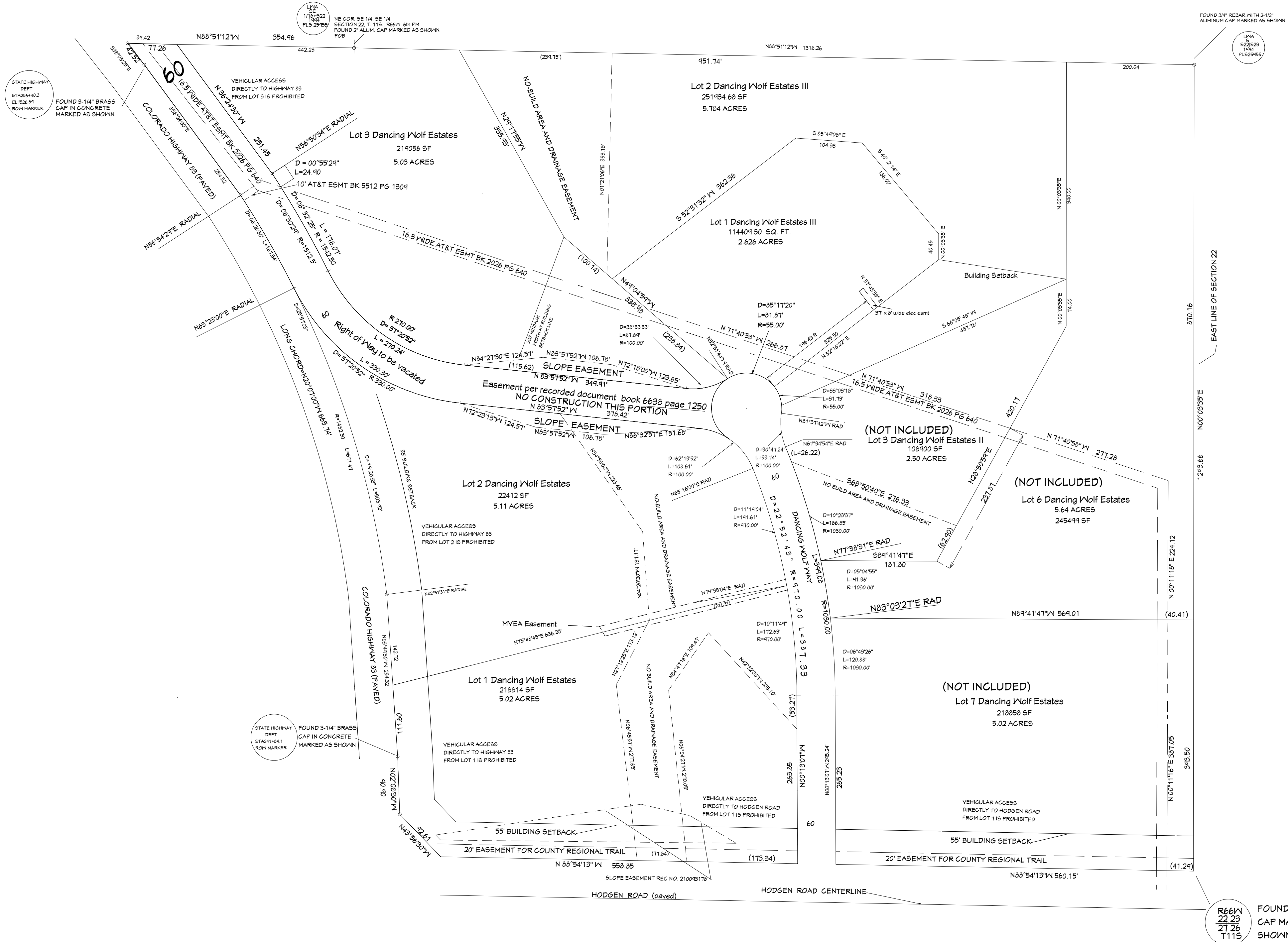
A TRACT OF LAND BEING PORTIONS OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 22, T. 11 S., R. 66 W. OF THE 6TH TYP. LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 53, SITUATED IN EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 22, T. 11 S., R. 66 W. OF THE 6TH TYP. LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 53, DISTANCE OF 1316.26' TO THE NORTHEAST CORNER OF SAID SE 1/4 OF THE SE 1/4 OF SECTION 22, T. 11 S., R. 66 W. OF THE 6TH TYP. LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 53, DISTANCE OF 1280.66' TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HODGEN ROAD, A COUNTY ROAD, THENCE N08°41'31"W ON SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1141.52' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 53, THE FOLLOWING SIX COURSES: 1) N08°41'31"W 1280.66'; 2) N02°03'00"W 40.40'; 3) N08°41'31"W 284.32'; 4) THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1462.50' THROUGH A CENTRAL ANGLE OF 29°57'03", AN ARC DISTANCE OF 611.47'; THE LONG CHORD OF WHICH BEARS N28°07'00"W 685.14'; 5) THENCE N08°41'31"W A DISTANCE OF 284.32'; 6) THENCE N36°09'25"W A DISTANCE OF 42.52' TO A POINT ON THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 22, T. 11 S., R. 66 W. OF THE 6TH TYP. LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 53, DISTANCE OF 354.48' TO THE POINT OF BEGINNING, CONTAINING 40.272 ACRES MORE OR LESS.

Preparer and Plotted:

David + Alyce McElhines
16609 Dancing Wolf Way
C.S., CO. 80908
116-337-5124
Alyce@elapacoloradohomes.com

SHEET 2 OF 3

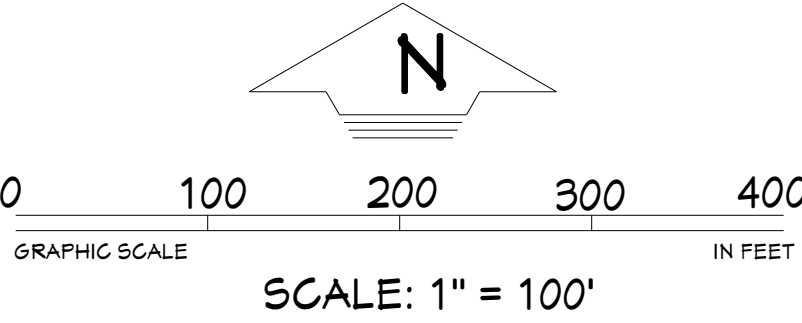
Dancing Wolf Estates
PCD file - VR-18-002



DANCING WOLF ESTATES SUBDIVISION IV
Vacation / Replat

LEGAL DESCRIPTION: LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III

El Paso County, Colorado
AMENDED PLAT



SHEET INDEX:

SHEET 1 - COVER PAGE
SHEET 2 - CURRENT PLAT
SHEET 3 - AMENDED PLAT

Owners:

David + Alice McElhoes
1605 Dancing Wolf Way
Colorado Springs, CO 80908
Joshua and Ruby Anne Fuson
1615 Dancing Wolf Way
Colorado Springs, CO 80908
Roberto Telle Jr
860 Dayton Ct.
Colorado Springs, CO 80916

Lots 1-3 Dancing Wolf Estates & Lots 1-2 Dancing Wolf Estates III, portions of land whose legal boundary is known as:

A TRACT OF LAND BEING PORTIONS OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 22, T. 11 S., R. 68 W. OF THE 6TH PM LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 53, SITUATED IN EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 22, THENCE S88°51'12" ON THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4 A DISTANCE OF 1316.26' TO THE NORTHEAST CORNER OF SAID SE 1/4 OF THE SE 1/4, THENCE S00°03'09" ON THE EAST LINE OF SAID SE 1/4 OF THE SE 1/4 A DISTANCE OF 1280.66' TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HODGEN ROAD, A COUNTY ROAD, THENCE N08°41'03" ON SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1141.52' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 53, THE FOLLOWING SIX COURSES: 1) N46°05'04" L186.96'; 2) N02°03'09" L40.90'; 3) N08°41'03" L284.32'; 4) THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1462.50' THROUGH A CENTRAL ANGLE OF 25°07'03", AN ARC DISTANCE OF 611.47'; THE LONG CHORD OF WHICH BEARS N28°07'04" L685.14'; 5) THENCE N08°41'03" A DISTANCE OF 284.32'; 6) THENCE N38°09'29" A DISTANCE OF 42.52' TO A POINT ON THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4; THENCE S08°51'12" ON SAID NORTH LINE OF THE SW 1/4 OF THE SE 1/4 A DISTANCE OF 354.46' TO THE POINT OF BEGINNING, CONTAINING 40.272 ACRES MORE OR LESS.

Preparer and Plotter:

David + Alice McElhoes
1605 Dancing Wolf Way
C.S., CO. 80908
116-337-5124
Alice@customcolorshomes.com

SHEET 3 OF 3

Dancing Wolf Estates
PCD file - VR-18-002

As Replatted

please verify that all existing structures, well, and septic systems will remain on their own lot and meet all requirements of the PUD.

there are many different line types. staff suggests hatching the no build areas for clarity.

Lot 2 and Lot 4 culvert and riprap protection is likely to extend to the adjacent property. Create a maintenance agreement and add a general note on page 1 referencing the recorded agreement. Include the reception number on the note.

setback should not be shown on plat unless it differs from the PUD.

Several of the lots have small building areas. Please verify that the proposed product will fit on the lot.

this area is unclear. Please place arrows elsewhere.

please explain what this is with a plat note

there is no need to call out the new subdivision name

Drainage easement must continue through the flowpath

all lots with no-build or flags should include a net.

add a plat note for the no build area.

add dimension for width of pole

