Chuck Broerman

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5 Pages El Paso County, CO



SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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Settlers Ran	Name of Plat	Filing No 2C
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•	Owner's Name	
Subdivision	Condomin	ium 🔲

14487

OF THE 1 P.M., EL'TION 23, LOCATED& THE SW1/4 OF THE PASO COUNTY, COLORADO A PORTION OF

THAT MARK W. DAVIS, MANAGING TRACT OF LAND:

RANCH SUBDIVISION FILING NO.

BEGINNING AT AN ANGLE POINT ON THE NORTHERLY LINE OF SAID TRACT A, SAID POINT ALSO BEING THE NORTHEAST ORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QU

LEGAL DESCRIPTION: SETTLERS

TO WIT: LEGAL DESCRIPTION: SETTLERS RANCH SUBDIVISION FILING

LEGAL DESCRIPTION: SETTLERS RANCH SUBDIVISION FILING NO. 20

DESCRIPTION: SETTLERS.

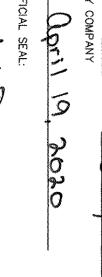
PORTION OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, AS RECORDED UNDER RECEPTION NO. 217714062 OF THE RECORDS OF THE EL PASO COUNTY . ERK AND RECORDER, BEING A PORTION OF THE SOUTH ONE—HALF (S1/2) OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY DLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

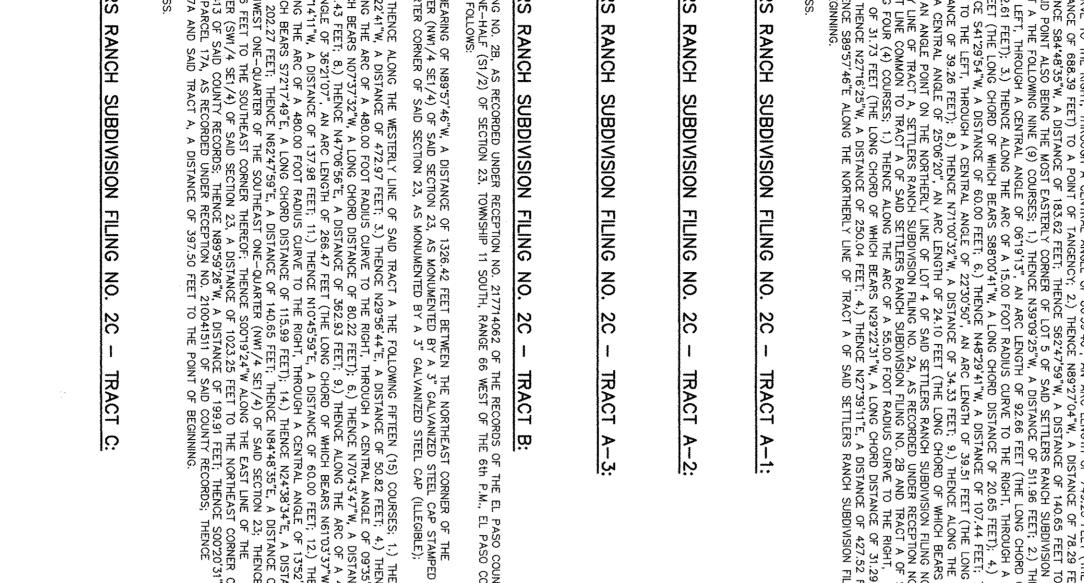


STATE OF COLORADO

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CE: ACCORDING TO COLORADO LAW YOU CT IN THIS SURVEY WITHIN THREE YEAR ANY ACTION BASED UPON ANY DEFECT THE DATE OF THE CERTIFICATION SHOW

HEREBY CERTIFY THAT BROERMAN, IS INSTRU

50.00

HMX 4 83

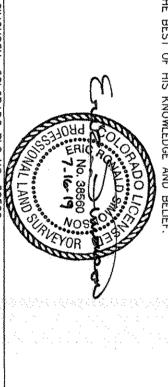
COUNTY ARK FEE: 68 Distric SIO

FLOOD PLAIN CERTIFICATION:

CORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 14100305G (MAP REVISED DECEMBER 7, 2018), THE SUBJECT PROPERTY LIES WITHIN OTHER X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

MAINTENANCE

SURVEYOR'S CERTIFICATION:



RECORDING: STATE OF COLORADO COUNTY OF EL PASO

11. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO ASSOCIATION, INC RECORDED SEPTEMBER 11, 1978 IN BOOK 3083 AT PAGE 704. 2. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO TELEPHONE AND TELEGRAPH COMPANY RECORDED JANUARY 2, 1979 IN BOOK 3125 PLAT, PAGE 2 AND PAGE 3 OF 4) O. THE PROPERTY IS SUBJECT TO MINERAL AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED JULY 6, 1978 N BOOK 3058 AT PAGE 602, AND ANY AND ALL ASSIGNMENTS OR INTEREST THEREOF.

3. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO PEOPLES NATURAL GAS COMPANY RECORDED JULY 11, 1988 IN BOOK 5530 AT PAGE 329. (AS SHOWN ON PLAT, PAGE 2 AND PAGE 3 OF 4) E TRI-LAKES FIRE PROTECTION), 204115972 AND MAY 25,

17. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AS CONTAINED IN SETTLERS RANCH SUBDIVISION PUBLICATION NO. 205071101. 16. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AS CONTAINED IN RESOLUTION NO. 05-23 BY THE BOARD OF COUNTY COMMISSIONERS RECORDED MARCH 28, 2005 AT RECEPTION NO. 205042852. MATTERS AS SHOWN OR SET 2005 AT RECEPTION NO.

PERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN OF SETTLERS RANCH HOMEOWNERS ASSOCIATION RECORDED JANUARY 24, 2006 AT RECEPTION NO.

22. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED APRIL 11, 2006 AT RECEPTION NO. 206052703. (DOES NOT AFFECT SUBJECT PROPERTY)

THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN RESOLUTION NO. 15-115 RECORDED MARCH 10, 2015 AT RECEPTION NO. 215022556. ON THE RECORDED PLAT OF NO. 213713405. ND OBLIGATIONS CONTAINED IN 3143070.

34. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 17-115 RECORDED APRIL 12, 2017 UNDER RECEPTION NO. 217041664. 33. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 15—115 RECORDED MARCH 10, 2015 UNDER RECEPTION NO. 215022556. ASEMENTS AND OBLIGATIONS CEPTION NO. 217029960. (NOT

37. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED DECEMBER 4, 2017 UNDER RECEPTION NO. 217146309. , PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN 2018 UNDER RECEPTION NO. 218019701. INDIVIDUAL WELLS MUST BE REQUIRE AN ENGINEER DESIGNED ENGINEER, CURRENTLY

EYS FOR EITHER OWNERSHIP OR EASEMENTS OF RELIED ON A COMMITMENT FOR TITLE MMMITMENT NO. 570-F0609884-370-CSP, COVIDED TO RAMPART SURVEYS BY THE CLIENT. IN. THE NUMBERS USED BELOW CORRESPOND E ABOVE REFERENCED COMMITMENT.

DNERS AS SET FORTH BELOW,
EAST OF THE RANGE LINE
'S HAVING A WIDTH OF 60 FEET,
ES AS RECORDED OCTOBER 3,

). THE PROPERTY IS SUBJECT TO INCLUSION OF THE SUBJECT PROPERTY WITHIN THE DOUGLAS COUNTY SOIL CONSERVATION DISTRICT AS EVIDENCED BY CERTIFICATES RECORDED OCTOBER 10, 1960 AT RECEPTION NO. 169543 AND NOVEMBER 25, 1974 IN BOOK 2719 AT PAGE 740.

THE MOUNTAIN STATES AT PAGE 847. (AS SHOWN ON OUNTAIN VIEW ELECTRIC

15. THE PROPERTY IS SUBJECT TO FINDING OF N DECREE RECORDED JANUARY 14, 2005 AT I OF THE REFEREE AS CONTAINED ARRANTY DEED RECORDED IN

A RIGHT OF WAY AND/OR EASEMENT GIVEN TO M L 11, 2006 AT RECEPTION NO. 206052702. (DOES BUT OMITTING ANY COVENANTS OR COLOR, RELIGION, SEX, SEXUAL RECEDING ANCESTRY, SOURCE OF GENETIC INFORMATION, AS SET SAID COVENANT OR RESTRICTION IS NUARY 24, 2006 AT RECEPTION NO. OUNTAIN VIEW ELECTRIC

23. THE PROPERTY IS SUBJECT TO ANY RIGHTS, INTEREST OR EASEMENTS IN FAVOR OF THE UNITED STATES, THE STATE OF COLORADO OR THE PUBLIC, WHICH EXISTS OR ARE CLAIMED TO EXIST IN AND OVER THE PRESENT AND PAST BED, BANKS OR WATERS OF ANY CREEK OR STREAM OVER THE HEREIN DESCRIBED PARCEL. 31. THE PROPERTY IS SUBJECT TO MASTER PLAT SETTLERS RANCH SUBDIVISION NO. 2013 AT RECEPTION NO. 213140616. 28. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 09-159 RECORDED MARCH 6, 2014 AT RECEPTION NO. 214018537. 25. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED MAY 4, 2010 AT RECEPTION NO. 210041512. 127. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AT RECEPTION NO. 21: 26. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED NOVEMBER 20, 2013 AT RECEPTION NO. 213140617. THE PROPERTY IS SUBJECT TO AND STEPPLER ROAD. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN RESOLUTION NO. 09-159 RECORDED MARCH 16, 2014 UNDER RECEPTION NO. 214018537. IN AND TO THE 2 RECORDED NOVEMBER 20, OF WAYS KNOWN AS HODGEN

, NOTES AND EASEMENTS BUT TO THOSE BASED UPON RACE, DISABILITY, HANDICAP, NATIONAL SSION, MEDICAL CONDITION OR CCEPT TO THE EXTENT THAT SAID THE PLAT(S) OF SAID

5. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. TH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY I SYSTEM PRIOR TO PERMIT APPROVAL. . THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE OILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES ONTROL REPORT AND TRAFFIC MEMORANDUM. ALL STRUCTURAL FOUNDATIONS SHALL GISTERED IN THE STATE OF COLORADO. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR TAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITESE PERMITS. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, RESOLUTION NO. 18-68 RECORDED FEBRUARY 20, COUNTY PLANNING DEPARTMENT: MITIGATION REPORT, EROSION WITH THE DEVELOPMENT GUIDE CLERK AND RECORDER, OR

'46"W, A DISTANCE OF 1326.42 23" AT THE NORTHEAST CORNER OF SAID SECTION 23, AND A 3" SAID SECTION 23.

8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE. NOTES (CONT'D):

9. SIGHT TRIANGLES (25' X 25' AT THE INTERIOR STREET INTERSECTIONS AND 50' X 50' AT THE SETTLERS RANCH ROAD AND STEPPLER ROAD INTERSECTION), SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS. 14. WATER WITHDRAWALS AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE COVENANTS FOR THIS SUBDIVISION RECORDED UNDER RECEPTION NO. 20601000, IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE WATER COURT DECREE RECORDED UNDER RECEPTION NO. 206010007. 13. THE OWNER SHALL RESERVE IN ANY DEEDS OF THE PROPERTY 89.6 ACRE FEET PER YEAR OF LARAMIE FOX HILLS AQUIFER AND 62.6 ACRE FEET PER YEAR TOTAL OF ARAPAHOE AQUIFER WATER AS DECREED IN CASE NO. 03CW50 AND CASE NO. 03CW241 FOR USE IN THIS AUGMENTATION PLAN. 11. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS. 10. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE WATER COURT DECREE ENTERED IN CASE NO. 03CW50 VISION) 2 AND CASE NO. 03CW241 (DIVISION) 1, AND THE COSTS OF OPERATING THE PLAN FOR AUGMENTATION AND SPONSIBILITY FOR METERING AND COLLECTING DATA REGARDING WATER WITHDRAWALS FROM WELLS.

16. 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 HOME OWNERS 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 NONRENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY. 17. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE SETTLERS RANCH HOMEOWNERS ASSOCIATION, INC. IS RECORDED AT RECEPTION NO. 206010000 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER. 5. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 205071102 OF THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER, EL PASO COUNTY, COLORADO.

21. SEPTIC SYSTEMS ARE PROHIBITED FROM BEING LOCATED WITHIN DRAINAGE EASEMENTS OR NO-BUILD EASEMENTS. 22. BUILDING SETBACKS TO BE: FRONT YARD -- 50', SIDE YARD -- 25', AND REAR YARD -- 50'. 20. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. 18. AS SHOWN HEREON: — TRACTS A-1, A-2 & A-3 AND TRACT B ARE FOR FUTURE DEVELOPMENT AND WILL BE PLATTED AT A LATER DATE. — TRACT C IS FOR THE PURPOSE OF FUTURE RIGHT-OF-WAY AND ACCESS ONLY, TO BE PLATTED AT A LATER DATE. 23. MAXIMUM BUILDING HEIGHT: 30 FEET 19. THERE SHALL BE NO DIRECT LOT ACCESS TO HODGEN ROAD OR TO STEPPLER ROAD.

24. 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 DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/ OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.

25. THERE ARE 11 LOTS AND 5 TRACTS PLATTED IN THIS SUBDIVISION.

26. OWNERSHIP AND MAINTENANCE OF DRAINAGE EASEMENTS AND SLOPE EASEMENTS THAT FALL WITHIN LOTS IS VESTED WITH THE INDIVIDUAL LOT OWNERS. 27. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 18-471), AS AMENDED, AT THE TIME OF BUILDING PERMIT APPLICATION. STATE TO BE PAID AT BUILDING PERMIT. THIS PLAT IS NOT WITHIN A PID.

28. 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 OT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE

19. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, TOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT MPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE RECEPTION NO. 22003103 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. 22003103 IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID MPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS OF EL PASO COUNTY OF ANY OTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE COUNTY OF ANY DETACL OF ANY DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND RELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE DEVELOPMENT THE PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE DEPARTMENT THE PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

30. A COMPLETED U.S. ARMY CORPS OF ENGINEERS PERMIT SHALL BE PROVIDED TO THE EL PASO COUNTY PLANNING DEPARTMENT PRIOR TO PROJECT COMMENCEMENT IF GROUND—DISTURBING ACTIVITIES WOULD OCCUR IN WETLAND AREAS.
ALTERNATIVELY, A LETTER FROM A QUALIFIED WETLAND SCIENTIST INDICATING WHY SUCH A PERMIT IS NOT REQUIRED FOR THIS PROJECT MAY BE ACCEPTABLE.

31. AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE TRI-LAKES FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED THE 2003 IFC REQUIRING FIRE SPRINKLERS FOR COVERED STRUCTURES OVER 6,000 SQUARE FIRE IN SIZE, AND OTHER FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE 2003 IFC.

35. IN THE EVENT ANY PORTION OF A BUILDING ON LOTS 2, 3, 4, 5, 8 OR 9 IS PROPOSED TO ENCROACH INTO THE DRAINAGE EASEMENTS THAT CROSS THESE LOTS, AN ENGINEERED SITE PLAN WILL BE REQUIRED FOR COUNTY REVIEW, BUT NO REPLAT OF THE DRAINAGE EASEMENT WILL BE REQUIRED. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN THE DRAINAGE EASEMENTS. 34. DUE TO THE POTENTIAL FOR HIGH SUBSURFACE MOISTURE DURING PERIODS OF HIGH WATER, IT IS RECOMMENDED THAT STRUCTURES ON LOTS IMMEDIATELY ADJACENT TO THE EMBANKMENT, INCLUDING LOTS 1 AND 2, CONTAIN PERIMETER DRAIN SYSTEMS TO HELP PREVENT THE INTRUSION OF WATER INTO AREAS BELOW GRADE. 32. THE WELL FOR LOT 7 IS LIMITED TO THE WELL AREA AS SHOWN ON LOT 7. REFER TO THE DRAINAGE REPORT FOR MINIMUM DRIVEWAY CULVERT SIZES

37. THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT CUL-DE-SAC SHOWN AT THE END OF SETTLERS RANCH ROAD IS INTENDED FOR TURN AROUND AND EMERGENCY RESPONSE PURPOSES. AT SUCH A TIME THAT SETTLERS RANCH ROAD IS EXTENDED BY THE ADJACENT PROPERTY OWNER/DEVELOPER AND ACCEPTED BY THE COUNTY, THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT CUL-DE-SAC WILL BE VACATED, LEAVING A STANDARD STREET RIGHT-OF-WAY AND THE EASEMENT CUL-DE-SAC IMPROVEMENTS WILL BE REMOVED AND REPLACED WITH A STANDARD STREET SECTION. THE EASEMENT CUL-DE-SAC VACATION, REMOVAL AND STANDARD STREET CONSTRUCTION AND SITE RESTORATION IS THE EASEMENT CUL-DE-SAC VACATION, REMOVAL AND STANDARD STREET CONSTRUCTION AND SITE RESTORATION IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER EXTENDING SETTLERS RANCH ROAD. REVISION DATE: APRIL 25, 2019 (MODIFY PLAT FOR NEW TRACTS PER COUNTY COMMENTS) REVISION DATE: FEBRUARY 6, 2019 (PER COUNTY COMMENTS) DATE OF PREPARATION: MAY 24, 2018

SETTLERS RANCH SUBDIVISION PT. SEC. 23 & 24, T11S, R66W,

RAMPART SURVEYS

P.O. Box 5101 Woodland Park, CO. 80866

DRAWING: 18072FP2C.DWG PAGE 1 OF

