

ROLLING HILLS RANCH ESTATES FILING NO. 3

A REPLAT OF A PORTION OF LOT 8 OF ROLLING HILLS RANCH ESTATES FILING NO. 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18 TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT DEBRA K. OSBAN, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF LOT 8 IN ROLLING HILLS RANCH ESTATES, FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO,

THE ABOVE DESCRIPTION IS AS SHOWN ON THE INFORMATIONAL COMMITMENT ISSUED BY CORE TITLE GROUP LLC, FILE NO. 1884COR, AMENDMENT NO. 1884COR-C2, WITH A COMMITMENT DATE OF SEPTEMBER 5, 2024 AT 7:30 AM.

LOT 8 IS AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK 1-2 AT PAGE 72 OF THE RECORDS OF EL PASO COUNTY.

SAID PARCEL OF LAND CONTAINS 423,600 S.F., OR 9.724 ACRES, MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING 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 AND EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN OR NOTED HEREON UNDER THE NAME AND SUBDIVISION OF ROLLING HILLS RANCH ESTATES FILING NO. 3. ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS LAND USE ACTION ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNERS DO HEREBY COVENANT AND AGREE THAT THESE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE 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, 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 DEBRA K. OSBAN, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2024.

DEBRA K. OSBAN

NOTARIAL:

STATE OF COLORADO)

) SS

COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2024 BY DEBRA K. OSBAN

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEY NOTES:

- THE BEARINGS AS SHOWN HEREON ARE DERIVED FROM 3-90 SECOND (EPOCH) GPS OBSERVATIONS, AVERAGED, AND IS BASED UPON THE CONSIDERATION THAT THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE SIXTH P.M., MONUMENTED AT THE S 1/4 CORNER OF SAID SECTION 18 BY A FOUND 2.5" ALUMINUM CAP, MARKED AS SHOWN, AND AT THE SOUTHWEST CORNER OF SAID SECTION 18 BY A FOUND 2.5" ALUMINUM CAP, MARKED AS SHOWN, BEARS S89°04'45"W, 2643.03 FEET.

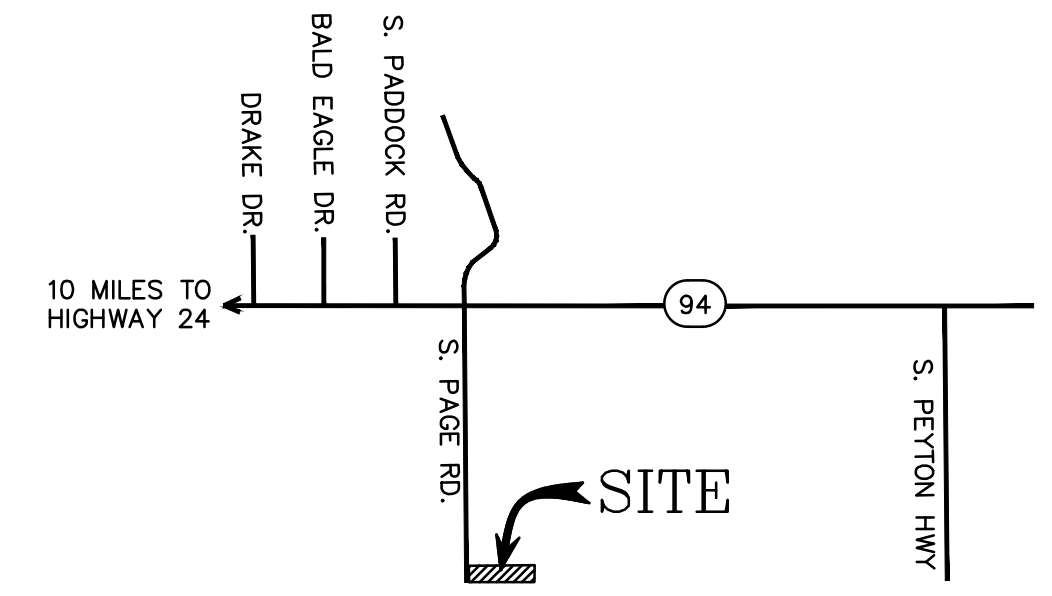
NOTE: BASIS OF BEARINGS AND ACTUAL DIMENSIONS MAY VARY FROM THE RECORDED PLAT DUE TO ROTATIONAL ANALYSIS OF BOUNDARY LINES AND ACCEPTED FOUND MONUMENTS FROM PREVIOUS SURVEYS.

- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT. ALL MONUMENTS FOUND OR SET ARE WITHIN 0.1'+/- OF THE GROUND SURFACE, UNLESS NOTED OTHERWISE.
- PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0805G, WITH AN EFFECTIVE DATE OF 12/7/2018, THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
- SURVEY FIELD WORK WAS COMPLETED ON JULY 22, 2024.
- *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*.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §18-4-50B.
- THE UNDERSIGNED HAS RELIED UPON CORE TITLE GROUP LLC, INFORMATIONAL COMMITMENT, FILE NO. 1884COR, AMENDMENT NO. 1884COR-C2, WITH A COMMITMENT DATE OF SEPTEMBER 5, 2024 AT 7:30 AM FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.

PLAT NOTES:

- THIS MINOR SUBDIVISION CREATES ONE (1) LOT.
- THIS PROPERTY IS PART OF THE ELLICOTT METROPOLITAN DISTRICT, RECORDED UNDER RECEPTION NO. 97015577 OF THE EL PASO COUNTY RECORDS.
- THIS PROPERTY IS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR ROLLING HILLS RANCH ESTATES, FILING NO. 1, RECORDED IN BOOK 2148, PAGE 507, AND THE AMENDMENT THEREOF RECORDED IN BOOK 2238, PAGE 658 OF THE EL PASO COUNTY RECORDS.
- THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- THIS PROPERTY'S WATER SERVICE IS PROVIDED BY WELL, AS SHOWN HEREON THIS SURVEY, ESTABLISHED BY WELL PERMIT NUMBER 54800 OF THE COLORADO DIVISION OF WATER RESOURCES, ISSUED MARCH 31, 1972. THIS PROPERTY IS LOCATED WITHIN THE BLACK SQUIRREL WATERSHED.
- THIS PROPERTY'S WASTEWATER SERVICE IS PROVIDED BY SEPTIC, CONFORMING TO THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE EL PASO COUNTY HEALTH AUTHORITY, PER THE PROTECTIVE COVENANTS FOR ROLLING HILLS RANCH ESTATES, FILING NO. 1 RECORDED IN BOOK 2148, PAGE 507 OF THE EL PASO COUNTY RECORDS.
- ELECTRIC SERVICE FOR THIS MINOR SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.
- STRUCTURAL FOUNDATIONS ON THE LOT IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT AND NOXIOUS WEED MANAGEMENT PLAN.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING SHALL NOT IMPEDE THE DRAINAGE FLOW OR RUNOFF.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THE 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 WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESS EXHIBITED ON THIS PLAT IS FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH OR GRADE, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FIRE DISTRICT AND EGM ADMINISTRATOR. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY THE ELLICOTT FIRE PROTECTION DISTRICT.
- GEOLOGIC NOTE:
THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT BY PROTEX, DATED JUNE 8, 2024, IN FILE NO. PCD SF2423, AVAILABLE AT THE EL PASO COUNTY PLANNING DEVELOPMENT DEPARTMENT.
- THIS PROPERTY IS LOCATED WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0805G, EFFECTIVE DATE: DECEMBER 7, 2018.
- THE EAST, NORTH, AND WEST EXTERIOR SUBDIVISION BOUNDARIES HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOUTH BOUNDARY IS PLATTED WITH A 30 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER(S).
- THE SUBDIVIDER(S) AGREE(S) ON BEHALF OF HIM/HERSELF AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.
- LAND DEVELOPMENT CODE: THIS PROPERTY IS ZONED RR-5.
- THE RIGHT OF WAY (EASEMENT) GRANTED MOUNTAIN VIEW ELECTRIC ASSOCIATION BY BOOK 2413, PAGE 893, AND BOOK 2455, PAGE 09 IS AMBIGUOUS, AND DIFFICULT TO ESTABLISH WITH CERTAINTY, AN EXACT LOCATION OF SAID EASEMENT. BOOK 2455, PAGE 09 CALLS OUT THE "S1/2 OF THE S1/2 OF LOT 8 IN ROLLING HILLS RANCH ESTATES FILING #1". BOOK 2413, PAGE 893 CALLS "A STRIP OF LAND TWENTY (20) FEET IN WIDTH...A CENTERLINE RUNNING THROUGH THE CENTER OF THE EXISTING POLES, AND A LINE BELONGING TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. AND PRESENTLY LOCATED: W1/2 SECTION 18 TOWNSHIP 14 SOUTH RANGE 63 WEST. ALL POWER POLES ON THE SUBJECT PROPERTY WERE LOCATED AT THE TIME OF THIS SURVEY AS SHOWN IN THE DETAIL FOR BOOK 2413, PAGE 893.

NOTE: THE RIGHT OF WAY (EASEMENT) GRANTED MOUNTAIN VIEW ELECTRIC ASSOCIATION BY BOOK 3649, PAGE 398 IS BLANKET IN NATURE AND IS NOT PLOTTABLE. SPECIFICALLY PERTAINING TO THIS PROPERTY, THE DOCUMENT REFERS TO "A STRIP OF LAND 20 FEET IN WIDTH...BEING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, TO WIT: THE W1/2 AND THE NE1/4 OF SECTION 18..." THE SUBJECT PROPERTY IS LOCATED IN THE WEST 1/2 OF SECTION 18.
- THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT SHOWN AT THE END OF PAGE ROAD CUL-DE-SAC IS INTENDED FOR TURN AROUND AND EMERGENCY RESPONSE PURPOSES. AT SUCH TIME PAGE ROAD IS EXTENDED BY THE ADJACENT PROPERTY OWNER/DEVELOPER AND ACCEPTED BY THE COUNTY, THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT FOR THE CUL-DE-SAC WILL BE VACATED, LEAVING A STANDARD STREET ROW AND THE CUL-DE-SAC IMPROVEMENTS WILL BE REMOVED AND REPLACED WITH A STANDARD STREET SECTION. THE EASEMENT VACATION, CUL-DE-SAC REMOVAL AND STANDARD STREET SECTION CONSTRUCTION AND SITE RESTORATION IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER EXTENDING PAGE ROAD.



PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR ROLLING HILLS RANCH ESTATES FILING NO. 3 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____ 2024, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, EASEMENTS FOR UTILITIES AND PUBLIC IMPROVEMENTS, ARE ACCEPTED.

CHAIR, BOARD OF COUNTY COMMISSIONERS

DATE

DIRECTOR, EL PASO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

DATE

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT AS DRAWN, REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000, AND THAT THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS PERTAINING TO LAND SURVEYING OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PETER VAN STEENBURGH

DATE:

PLS NUMBER 37813
FOR AND BEHALF OF
DREXEL BARRELL & CO.

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK, _____ M., THIS _____ DAY OF _____ 2024 AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER

FEE: _____

BY: _____

SURCHARGE: _____

COUNTY CLERK AND RECORDER

FEES:

LIVESTOCK COMPANY DRAINAGE BASIN FEE:	\$7,038.36
BRIDGE FEE:	\$111.72
SCHOOL FEE:	\$240.00
REGIONAL PARK FEE:	\$505.00

FILE NO. SF2423

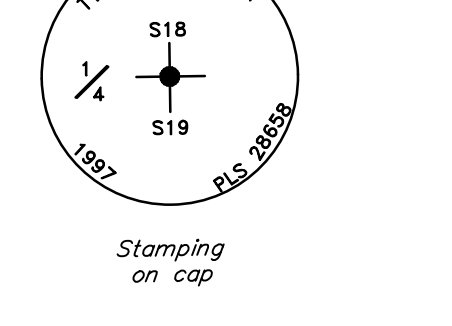
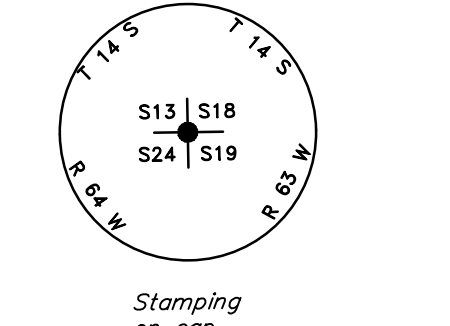
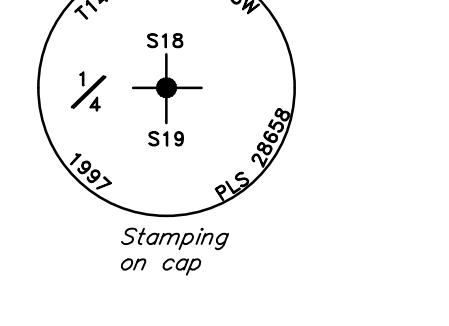
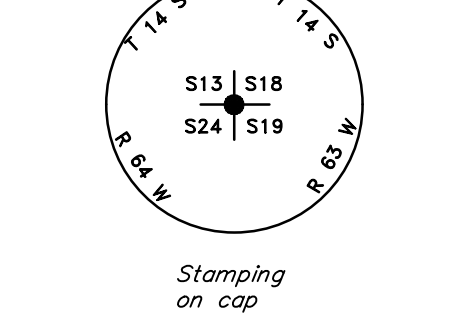
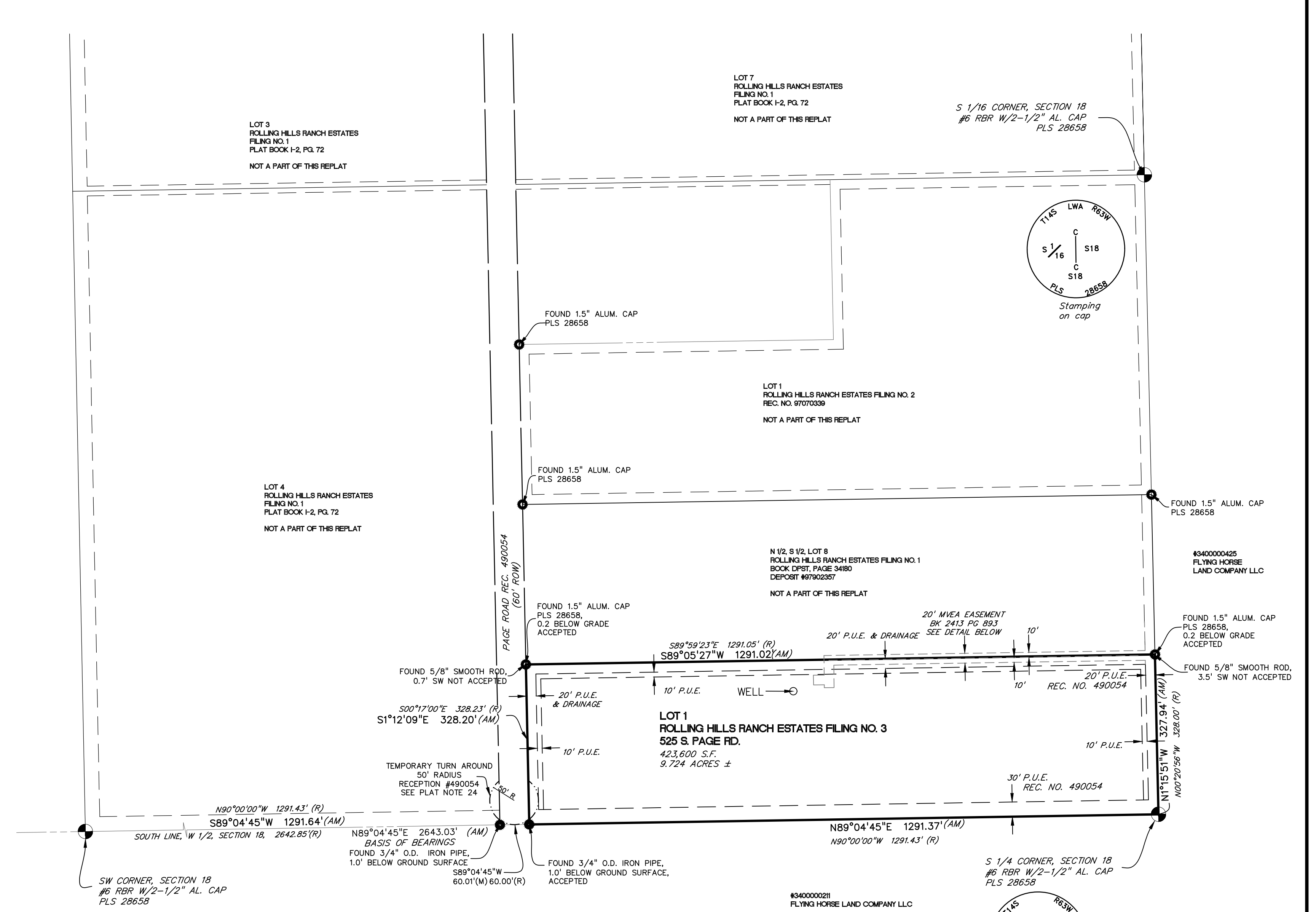
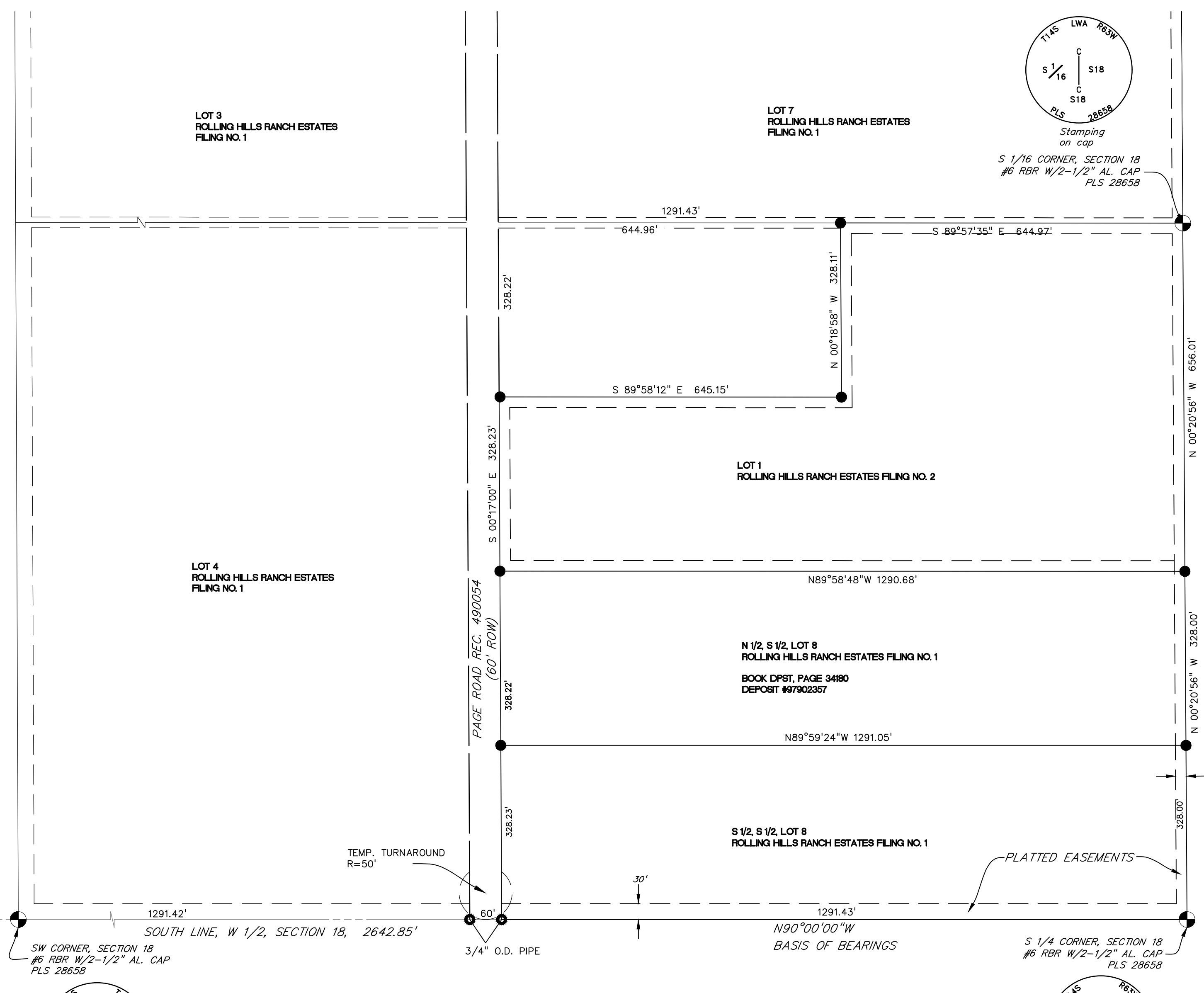
Sheet 1 - Description, Dedication, Notes
and Certificates
Sheet 2 - Plat Graphic, Overall Boundary

JANUARY 22, 2025 Sheet 1 of 2

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 S. SAWATCH STREET, STE. 100
COLORADO SPRINGS, COLORADO 80905
(719) 260-0887
Job No. 21919-00 Drawing: 21919-00 Fplat.dwg

ROLLING HILLS RANCH ESTATES FILING NO. 3

A REPLAT OF A PORTION OF LOT 8 OF ROLLING HILLS RANCH ESTATES FILING NO. 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18 TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



Legend

- FOUND SURVEY MONUMENT AS INDICATED ○
- RECORD DIMENSION PER ROLLING HILLS ESTATES FILING NO 2 (R)
- MEASURED DIMENSION (AM)
- SQUARE FEET S.F.
- RIGHT OF WAY R.O.W.
- PUBLIC UTILITY EASEMENT P.U.E.
- SURVEY PLAT BOUNDARY _____
- RIGHT OF WAY LINE _____
- ADJACENT LOT LINE _____
- EASEMENT LINE _____

LINE #	LENGTH	DIRECTION
L-1	639.31'	N89°06'22"E
L-2	46.01'	S0°43'53"E
L-3	20.00'	N89°16'07"E
L-4	5.85'	S0°43'53"E
L-5	22.10'	N89°15'38"E
L-6	20.00'	S0°44'22"E
L-7	22.10'	N89°15'38"E
L-8	40.10'	S0°43'53"E
L-9	659.13'	N89°06'22"E

