

RENEHAN SUBDIVISION

A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13,
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
IN EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

That Bradley W. Renehan, Sandra L. Renehan, Jeffrey N. Renehan and Julie A. Renehan, being the owners of the following described tract of land to wit:

A tract of land located in the East Half (E2) of the Southeast Quarter (SE4) of Section 13, Township 12 South (T12S), Range 66 West (R66W) of the 6th P.M., County of El Paso, State of Colorado, as described in Warranty Deed recorded under Reception No. 213007142 in the records of the Clerk and Recorder's Office of said County, being more particularly described as follows:

Commencing at the Southwest corner of the East Half (E2) of said Southeast Quarter (SE4); thence N00°50'30"W along the West line of said East Half (E2), a distance of 1547.24 feet to the Point of Beginning of the tract herein described; thence continuing along the West line of said East Half (E2), N00°54'21"W, a distance of 434.40 feet to a point on the North line of the South Half (S2) of the Northeast Quarter (NE4) of said Southeast Quarter (SE4); thence N89°30'14"E along said North line, a distance of 1327.97 feet to a point on the East line of said Section 13; thence along the East line of said Section 13, S00°43'00"E, a distance of 1950.70 feet to a point thirty feet (30') North of the Southeast corner of said Section 13; thence S89°27'51"W, thirty feet (30') North of and parallel to the South line of said Section 13, a distance of 605.47 feet; thence N00°50'30"W, a distance of 1517.24 feet; thence S89°27'51"W, a distance of 717.75 feet to the Point of Beginning;

Said tract contains 34.368 acres (1,497,074 square feet), more or less.

OWNERS' CERTIFICATE:

The undersigned, being all the owners of the land described herein, have laid out, subdivided, and platted said land into lots, public right-of-way addition and easements as shown hereon under the name and subdivision of RENEHAN SUBDIVISION. 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.

Bradley W. Renehan Sandra L. Renehan Jeffery N. Renehan Julie A. Renehan

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

Acknowledged before me this _____ day of _____, 20____ by Bradley W. Renehan, Sandra L. Renehan, Jeffery N. Renehan and Julie A. Renehan.

My commission expires _____

Witness my hand and seal _____
Notary Public

NOTES:

- o - Indicates survey monument recovered as a #4 rebar with Surveyor's Cap, PLS #20681.
 - - Indicates recovered survey monument as noted.
- 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 an ALTA Commitment for Title Insurance prepared by STEWART TITLE GUARANTY COMPANY, Commitment No. 1978475-10 dated March 22, 2023 at 8:00 a.m.
- Individual lot purchasers are responsible for constructing driveways. No driveway shall be established unless an access permit has been granted by El Paso County. El Paso County is not responsible for the maintenance of driveways.
- Each individual property owner is responsible for the construction and operation of a non-evaporative wastewater disposal system approved by the El Paso County Health Department. The Health Department may require a specially designed, or "engineered," septic system prior to permit approval. Engineered systems may cost more to design, install and maintain than systems which are not engineered.
- Basis of Bearings: All bearings are based on that Southerly boundary line, said line also being coincident with the Northerly right-of-way line of Burgess Road (60' public r.o.w.), being a #4 rebar and cap marked "PLSC RLS 25968" at each end, and a line between them assumed to bear S89°27'52"W, a distance of 605.47 feet.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- The shared private driveway (Renehan Heights) as shown on this plat will not be maintained by El Paso County. A Declaration of Easement and Joint Driveway Maintenance is recorded under Reception No. _____ of the records of El Paso County, Colorado.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041CO315 G, effective date December 7, 2018 indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
- (1581) - Indicates property address. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- Fire protection to be provided by Black Forest Fire Rescue Protection District.
- Unless otherwise indicated, side, front and rear lot lines are hereby platted on each side with a ten foot Public Utility and Drainage Easement, as shown hereon. All exterior subdivision boundaries shall have a twenty foot Public Utility and Drainage Easement, as modified in the vicinity of the driveway cul-de-sac. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- The following reports and/or documentation have been submitted in association with the Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Memorandum; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Wildfire Hazard Report; Fire Protection Report and Natural Features Report.
- 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.
- Environmental: Developer (lot owners) 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.

NOTES (CONT.):

- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) Misdemeanor pursuant to C.R.S. 18-4-508.
- The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with 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. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and n plat notes to ensure that a title search would find the fee obligation before sale of the property.
- Individual wells are the responsibility of each property owner. permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits. 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 and all future owners of 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 on non-renewable aquifers. alternate renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.

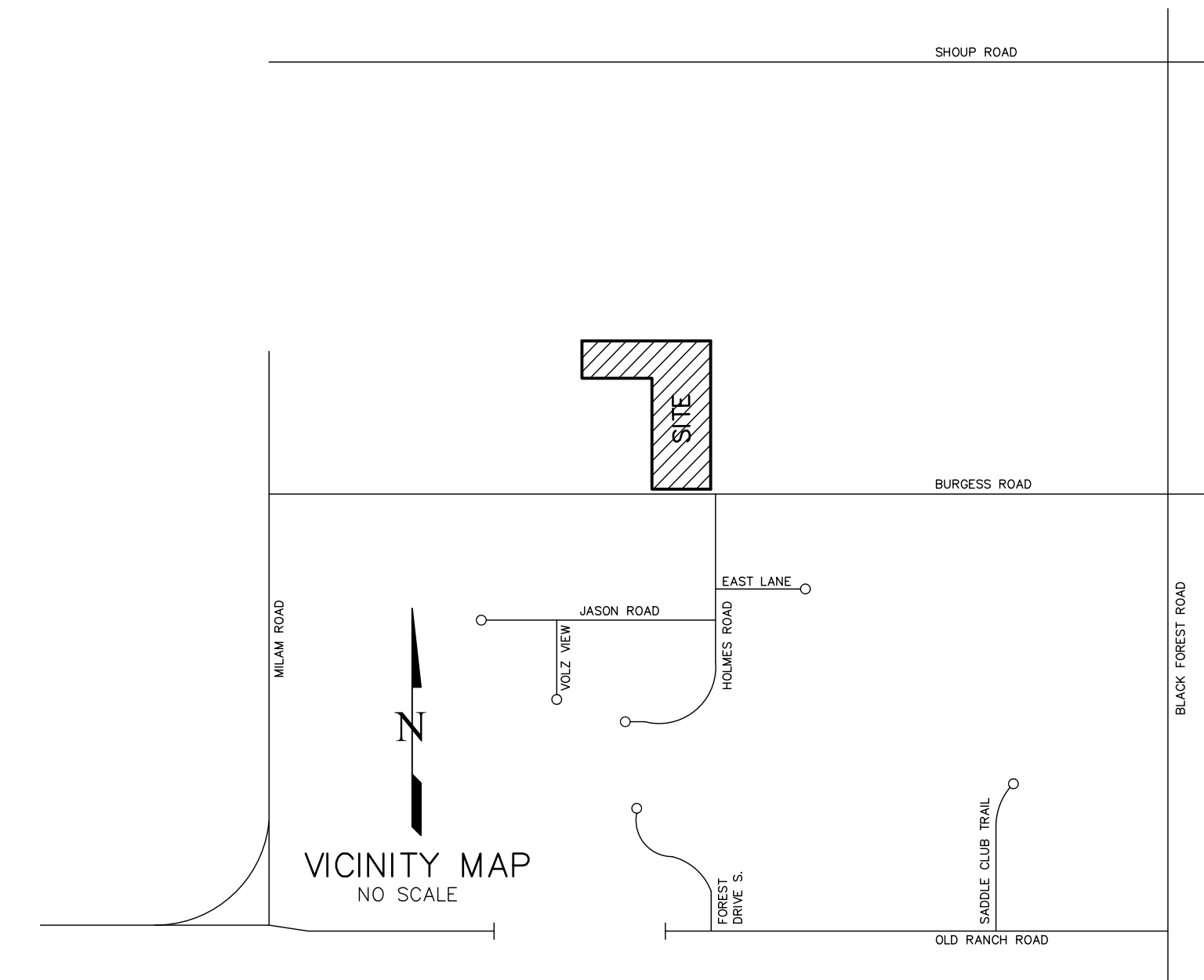
Property is subject to terms therefore granted by Decree in the District Court, Water Division 2, State of Colorado and filed for record in the Central Files as Case Number 00CW99 dated May 21, 2001 and June 29, 2001.

- Soil and Geologic Conditions: Areas within this subdivision have been found to be impacted by potential geologic constraints as detailed in the Soil, Geology, and Geologic Hazard Study for RENEHAN SUBDIVISION prepared by ENTECH ENGINEERING, INC. and dated November 30, 2023. The report is available in the El Paso County Planning and Community Development Department records (www.epcdvplanreview.com) under File Number MS238. The report includes mapping of any potential hazard areas within the subdivision. A description of affected lots, potential constraints and mitigation measures are listed below. No buildable areas of the site exceed 8% in grade. Individual soils investigations and foundation designs for all new building sites and septic systems are required once building locations have been determined. Should groundwater or bedrock be encountered within 6 feet of the surface, designed onsite wastewater systems are required. Wastewater absorption fields must be located at least 100 feet from any well, 50 feet from drainages, floodplains or ponded areas and 25 feet from dry gulches.

Lot 3: Potentially seasonal shallow ground water area within the most Westerly area of the lot, being contained within the indicated Drainage Easement and Wildlife Protection Zone (Kettle Creek), both "no build area" locations.

No basements are allowed unless the engineer provides site-specific data about any problems expected with groundwater fluctuations (Engineer Criteria Manual (ECM) C.2 Geologic Hazards Report F.5). A four-season monitoring program is a reliable way to determine groundwater fluctuations as site-specific soil investigations are typically limited to data from the month of drilling.

- Lineal units shown hereon are US Survey Feet.
- No obstruction greater than eighteen inches (18") are allowed in the fifty foot (50') by fifty foot (50') sight triangle no-build areas from the driveway width each side to Burgess Road right-of-way addition near the corner lot at the drive/road intersection.
- No direct vehicular access to/from Lot 1 will be allowed except via the indicated Private Driveway.
- Per ECM Section I.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.



SURVEYOR'S CERTIFICATION:

I David Hostetler, 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 date of 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 _____, 20____.

David V. Hostetler
Colorado Professional Land Surveyor No. 20681

BOCC CERTIFICATE/PCD DIRECTOR SIGN-OFF:

This plat for RENEHAN SUBDIVISION 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 and easements are accepted.

Chair, Board of County Commissioners _____ Date _____

Planning and Community Development Director _____ 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.

Steve Schleiker, Recorder

SURCHARGE: _____ BY: _____ Deputy
FEE: _____

Owner of Record at time of platting:

Bradley W. Renehan, Sandra L. Renehan,
Jeffery N. Renehan and Julie A. Renehan
640 Southpointe Court, Suite 150
Colorado Springs CO 80906-3884
(719) 358-5827

PCD FILE NO.: MS238

According to Colorado law, legal action based upon any defect in this survey first discovered after you in no event, may any action based upon any defect in this survey first discovered more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG . . .
811
DIAL **811**
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER.

No.	Description	By	Date
1	CONSULTANT/CLIENT COMMENTS	DVH	03/31/23
2	COUNTY COMMENTS	DVH	11/30/23
3	PPRBC/COUNTY COMMENTS	DVH	01/05/24
4	CES/COUNTY COMMENTS	DVH	07/16/24

H Scale:	N/A	Designed By:	N/A	Drawn By:	WCS	Checked By:	DVH	Date:	11/21/22
V Scale:	N/A	Drawn By:	WCS	Checked By:	DVH	Date:	11/21/22		

Land Development Consultants, Inc.
PLANNING · SURVEYING
www ldc inc com · TEL: (719) 528-6133 · FAX: (719) 528-8548
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

RENEHAN SUBDIVISION
FINAL PLAT

Project No.: 22027

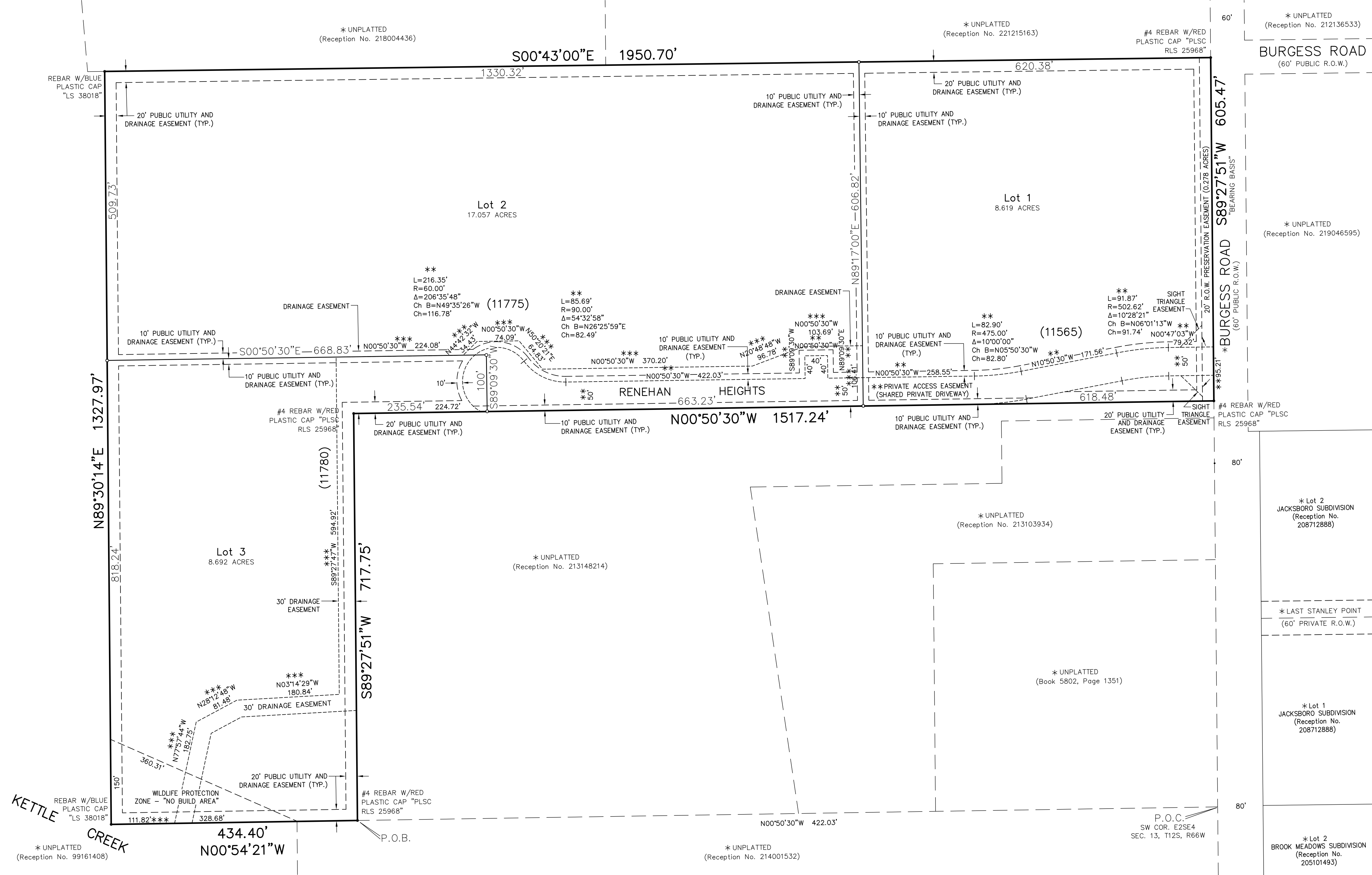
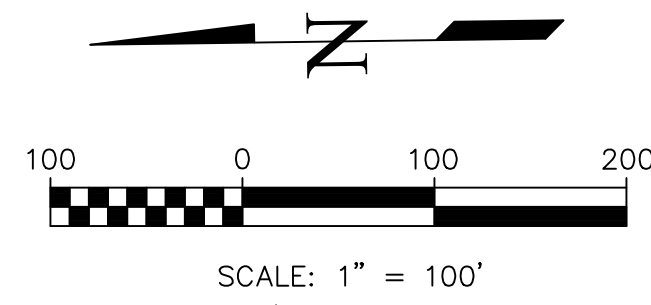
Sheet: 1 of 2

RENEHAN SUBDIVISION

A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13,
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
IN EL PASO COUNTY, COLORADO

LEGEND:

- Indicates survey monument "to be set" with #4 rebar and red plastic cap, PLS No. 20681 flush w/ground, except where noted otherwise
- Indicates survey monument found as noted
- Indicates boundary line
- * - Indicates "not a part of this subdivision"
- ** - Indicates data relative to Private Access Easement (shared driveway)
- *** - Indicates data relative to Variable-Width Drainage Easement
- (11565) - Indicates lot address



According to Colorado law, legal action based upon any defect in this survey first discovered after you are notified of the defect in no event, may any action based upon any defect in this survey be brought more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG
811
DIAL 811

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND FIBER OPTIC

No.	Date	By	Description
1	03/01/23	DVH	CONSULTANT/FICIENT COMMENTS
2	11/09/23	DVH	COUNTY COMMENTS
3	01/05/24	DVH	PPRBD/COUNTY COMMENTS
4	07/16/24	DVH	COUNTY COMMENTS

H Scale: 1" = 100'
V Scale: N/A
Designed By: N/A
Drawn By: WCS
Checked By: DVH
Date: 01/25/23

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