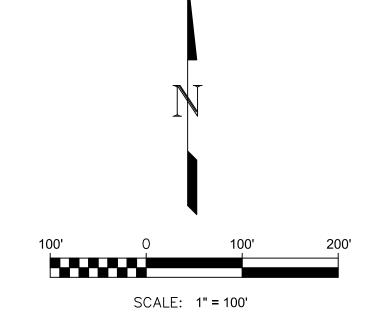
# PRAIRIE RIDGE

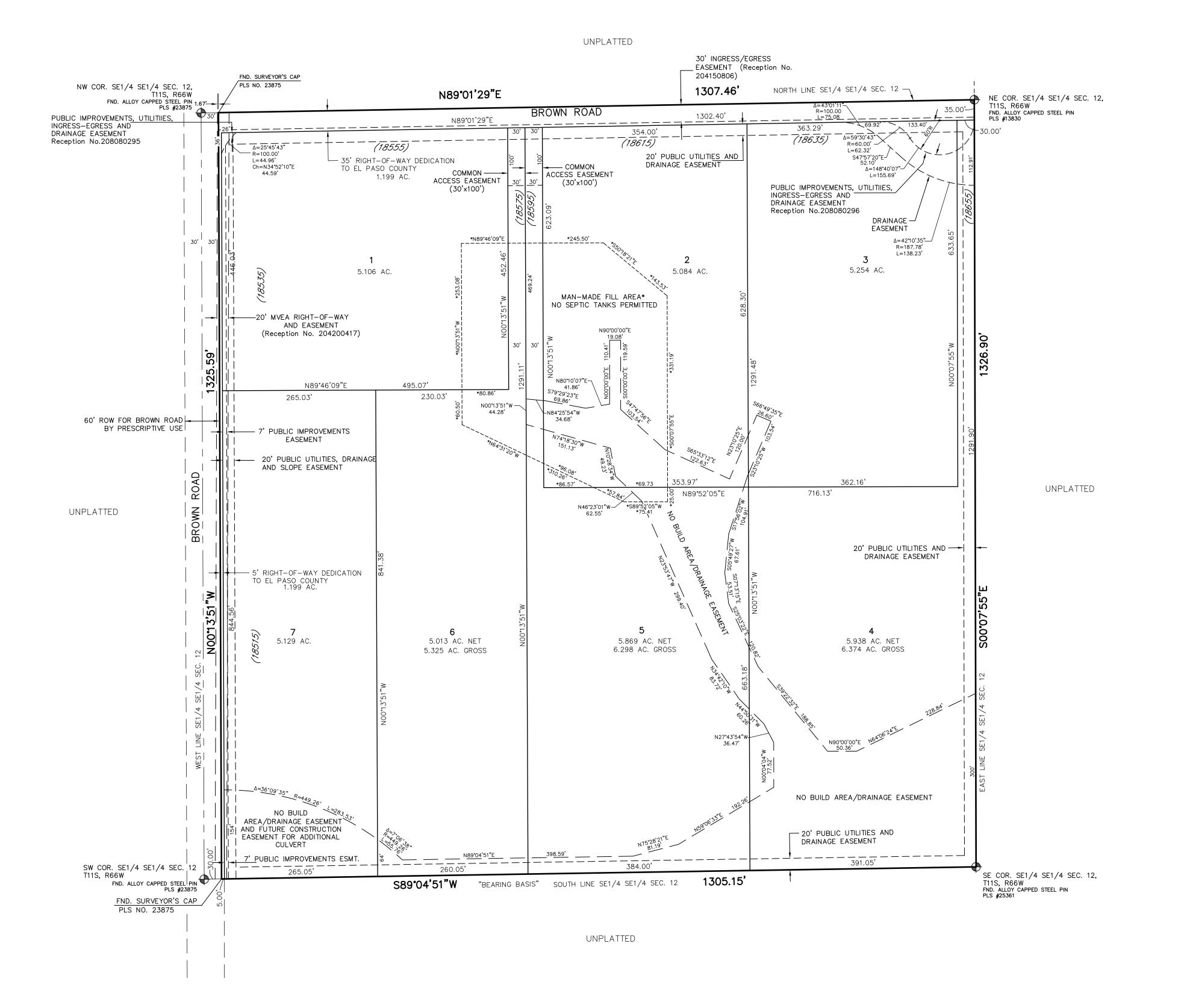
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

#### NOTES:

- 1. ∘ Indicates survey monument set with a #4 rebar with Surveyor's Cap, P.L.S. #20681.
- Indicates recovered survey monument as noted.
   Indicates man-made fill data.
- Indicates man made in data.
   Indicates aliquot section corner as noted.

Flag lots do not meet current criteria of LDC Sec. 8.4.3(B)(4), which states that flag lots shall only be used where other layouts are impractical. Previously approved plat which approved this layout has expired. You may request a waiver of the flag lot section on your letter of intent or make minor modifications to the layout which do not substantially alter the request. Include such waiver requests in your letter of intent and also include a reference to the waiver in the notes on the face of the plat.





	Date	09/13/07	10/23/07	12/06/07	12/11/07	02/01/08	02/08/08	05/24/19	
	By	MTC	MTC	KLW	KLW	RDG	KLW	DLK	
REVISIONS	Description	COUNTY COMMENTS	BOUNDARY CONFIGURATION	COUNTY COMMENTS	COUNTY COMMENTS	COUNTY COMMENTS	COUNTY COMMENTS	REVISED FOR RESUBMITTAL	
	No.	_	2	3	4	2	9	7	

Jand Development Consultants, Inc.	PLANNING · SURVEYING	n - TEL: (719) 528-6133 - FAX: (719) 528-6848	

FINAL FLAI PRAIRIE RIDGE

Project No.: 18065

2 of 2

#### Update Firm Map

#### NOTES:

- 1. — Indicates survey monument set with a #4 rebar with Surveyor's Cap, P.L.S. #20681.
- - Indicates recovered survey monument as noted.
- → Indicates section corner as noted.

★ - Indicates man-made fill data.

#### KNOW ALL MEN BY THESE PRESENTS:

That SONSHIP PROPERTIES, LLC, a Colorado Limited Liability Company being the owner of the following described tract of land to wit:

A tract of land in the Southeast Quarter of the Southeast Quarter of Section 12, Township 11 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, to wit:

The Southeast Quarter of the Southeast Quarter of said Section 12, except the Westerly 30.00 feet for public road purposes, and being described as follows:

Beginning at the Southeast corner of said Section 12, said corner monumented by an alloy capped steel pin marked PLS No. 25361;

thence S89°04'51W, along the South line of the Southeast Quarter of the said Section 12, a distance of 1305.15 feet to a point 30.00 feet Easterly of the Southwest corner thereof, said corner monumented by a plastic capped steel pin marked PLS No. 23875;

thence N00°13'51"W, 30.00 feet Easterly of and parallel with the West line of the said Southeast Quarter of the Southeast Quarter of the said Section 12, a distance of 1325.59 feet to a point on the North line thereof, said corner monumented by a plastic capped steel pin marked PLS No. 23875;

thence N89°01'29"E, along the North line of the said Southeast Quarter of the Southeast Quarter of the said Section 12, a distance of 1307.46 feet to the Northeast corner thereof, said corner monumented by an alloy capped steel pin marked PLS No. 13830;

thence S00°07'55"E, along the East line of the said Southeast Quarter of the Southeast Quarter of the said Section 12, a distance of 1326.90 feet to the Point of Beginning;

Containing 39.769 acres, more or less.

Owners/Mortgagee (Signature)

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 atted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements wil 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.

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

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)

### FEES:

Park Fee:	Drainage Fee:
School Fee:	Bridge Fee:

## PRAIRIE RIDGE

#### A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

- 2. 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, issued by TITLE RESOURCES GUARANTY COMPANY. Commitment No. 3117419-02197-INFO dated April 22, 2019 at 7:00 a.m.
- Item 2 Terms, conditions, provisions, agreements, easements and obligations specified under the easement, 30 feet wide, for ingress and egress and utility purposes over and along the North boundary line of the herein described parcel, as created in the instrument recorded September 3, 2004 at Reception No. 204150806.
- Item 3 An easement for electrical lines and incidental purposes granted to MVEA, Inc. by instrument recorded December 7, 2004 at
- Item 4 Terms, conditions, provisions, agreements, easements and obligations specified under the non-exclusive permanent easement recorded July 16, 2008 at Reception No. 208080295.
- Item 5 Terms, conditions, provisions, agreements, easements and obligations specified under the non-exclusive permanent easement recorded July 16, 2008 at Reception No. 208080296.
- Item 6 Notes and easements specified under the Improvement Location Certificate prepared by Forth Land Surveying, Inc. Dated October, 2, 2018, Project No. 18092.
- Terms, conditions, provisions, agreements, easements and obligations specified under the Water Rights Special Warranty Deed recorded October 8,2018 at Reception No. 218116879.
- 3. Prior to the establishment of any driveway, an access permit must be granted by the El Paso Counky Development Service Department. 4. 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 an engineered system prior to permit approval.
- 5. Basis of Bearings: All bearings are based on the South line SE1/4 SE1/4 SEC. 12, with a found alloy capped steel pin at its Easterly end and a found alloy capped steel pin at its Westerly end, as shown hereon and assumed to bear S89°04'51"W, a distance of
- 6. Unless otherwise indicated, all side and rear lot lines are hereby platted on each side with a ten foot (10') Public Utilities and Drainage Easement. The exterior boundary shall have a twenty foot (20') Public Utilities and Drainage Easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- 7. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- 8. Individual wells are the responsibility of each individual 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, subject to the provisions of the decree entered by the Water Court, Water Division 1, in Consolidated Case Nos. 06CW100 (Div. 1) and 06CW20 (Div. 2) on April 13, 2007 (the "Water Decree").

Water in the Denver Basin Aquifers is allocated based on a 100 year aquifer life; however, for El Paso County Development Services purposes, water in the Denver Basin Aguifers is evaluated based on a 300 year aguifer life. Applicants 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. Afternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with ø water supply.

Water withdrawal and wells are subject to the terms, restrictions and responsibilities as found within the Water Decree and the Declaration of Covenants, Conditions and Restrictions of Prairie Ridge recorded in the El Paso County records.

NOTE: All wells will be drilled at a minimum of 400' apart.

- 9. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Namber 08041C0325 F, effective date March 17, 1997, 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).
- 10. (19339) Indicates property address. The addresses exhibited on this plat are for informational purposes only. They are not the legal description
- 2. Mailboxes shall be installed in accordance with all El Paso County Development Services Department and United States Postal Service regulations.
- 13. 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.
- 14. The following listed lots have been found to be the most impacted by the listed geologic hazards listed below. Mitigation measures and a map of the hazard areas can be found in the report, Soil, Geology, and Geologic Hazard Study, Prairie Ridge Properties, El Paso County, Colorado, by

Entech Engineering, Inc., dated May 31, 2007, and addendum dated September 17, 2007, in File SP-07-016 at the El Paso County Development

per the drawing.

Designate these areas as no-build in the note.

Potentially shallow groundwater area — Lots 4, 5, 6, and 7 Seasonally shallow groundwater — Lots 4, 5, 6 and 7

Man-made fill - Lots 1, 2, 5 and 6

NOTE: If foundations are to be located within areas of man—made fill, then additional investigation will be required.

NOTE: Septic systems must be setback 25' from areas of Potentially Shallow Ground Water and areas of Seasonally Shallow Ground Water. 15. The following reports and or letters have been submitted and are on file at the El Paso County Development Services Department: Soils and

Geology, Drainage, Water Resources, and Wildfire Mitigation. 另6. 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, completed, and accepted by Board resolution in accordance with the Subdivision

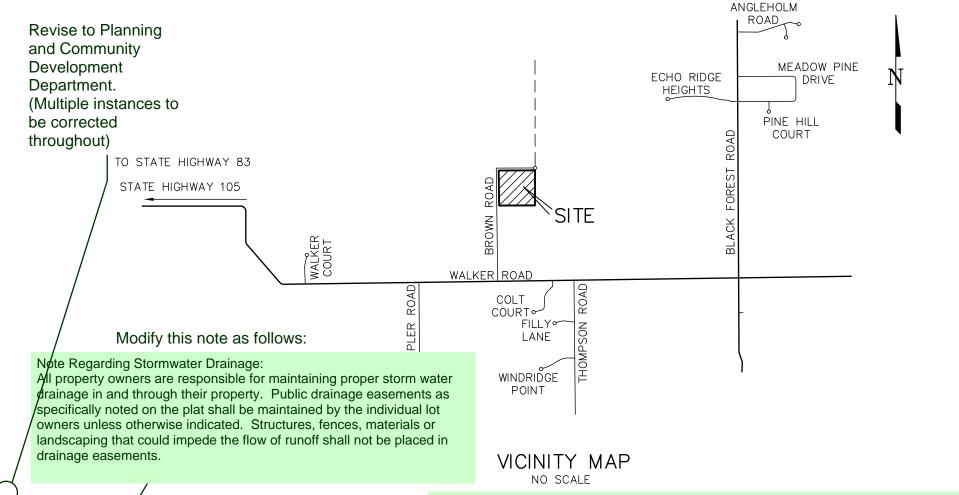
Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number \_\_\_\_\_ in the Office of the Clerk and Recorder of El Paso County, Colorado or in the alternative, other collateral is provided which is sufficient in the judgment of the Board of County Commissioners, to make provision for the completion of said improvements. The developer is responsible for fine grading and placing two (2) inches of compacted gravel on Brown Road from Walker Road to the Emergency Turnaround Easement.

- Notwithstanding the foregoing, Subdivider may enter into contracts for the sale of, and sell, convey, or transfer in one transaction all of the residential lots in the Subdivision to a developer or builder prior to completion of the required public improvements in accordance with the Subdivision Improvements Agreement.
- 17. 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 & Wildlife Service.
- 18. All homes are required to have in—home fire sprinklers installed per NFPA Code 13R, Section 901.2. Sprinkler systems shall be installed, repaired, tagged, and maintained by a FSC-A contractor licensed by the Pikes Peak Regional Building Department.
- 19. Site plans shall include topography, width and percent of grade of access roads, landscape, vegetation details including proposed defensible space, locations of structures or building envelopes, existing or proposed overhead utilities, occupancy classification of buildings, structures and their appendages, roof classification of buildings, site water supply systems and anything else deemed necessary by the Fire Code Official. All site plans shall be submitted and approved by the Fire Code Official prior to the issuance of the building permit and prior to combustible construction materials being delivered to the site.
- 20. Individual lot owners are responsible for constructing driveways, including necessary drainage culverts from Brown Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, driveways for Lots 5 and 6 will need to be specifically approved by the Tri-Lakes/Monument
- 21. Access Easement shown on Lot 5 is for the benefit of Lot 2's owner with said Easement owned by Lot 5's owner. Maintenance to the driveway of Lot 2's garage is the responsibility of Lot 2's owner.
- 22. Access Easement shown on Lot 6 is for the benefit of Lot 1's owner with said Easement owned by Lot 6's owner. Maintenance to the driveway of Lot 1's garage is the responsibility of Lot 1's owner.

Please update this value per comments on the Road Conditions Report.

23. At time of closing on each lot a sum of \$3,857.00 will be paid to El Paso County to be deposited to the Public Improvement Contribution Fund

(Reception No. \_\_\_\_\_\_) for off-site public improvements to Brown Road. These funds will be held by El Paso County in a fund setup solely for those improvements.



#### Modify this note as follows:

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

and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements 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 greement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer. This plat restriction may be removed or rescinded by the Board of County Commissioners or, if Modify this note as follows:

Public and Common Subdivision Improvements:

Paso County as recorded under Reception Number

permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary 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 partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor

development improvements have been constructed and completed and preliminarily accepted in

accordance with the Subdivision Improvements Agreement between the applicant/owner and El

shall building permits be issued, until and unless either the required public and common

#### SURVEYOR'S CERTIFICATION:

#### Surveyors Certificate

weyor's name, 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 mpnuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been ofepared 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
	Surveyor's Name, (Signature) Colorado registered PLS #		Date

### APPROVALS:

This plat for (name of subdivision or plat) 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

#### **Board of County Commissioners Certificate**

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 \_\_\_\_, 200\_, 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 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.

Chair, Board of County Commissioners	Date

#### RECORDING:

Clerk and Recorder STATE OF COLORADO

COUNTY OF EL PASO

I hereby certify that this instrument was filed in my office on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and was recorded at Reception of the records of El Paso County

El Paso County Clerk and Recorder

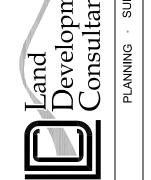
SURCHARGE:	BY:
FEE:	Deputy

Add PCD File #SF2010

MTC MTC PAC DLK

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PLA RIDGE

1 of 2