

PRAIRIE RIDGE FILING NO. 1

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. #18465.
 • – Indicates recovered survey monument as noted.
 * – Indicates man–made fill data.
 ⬢ – Indicates section corner as noted.

KNOW ALL MEN BY THESE PRESENTS:

That CLOVIS POINT CO, 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°04’51”W, along the South line of the Southeast Quarter 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.

OWNER’S CERTIFICATE:

The undersigned being the owner in the land described herein, has laid out, subdivided and platted said land into lots, streets and easements as shown hereon under the name and subdivision of PRAIRIE RIDGE FILING NO. 1. 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 Commissioner 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.

CLOVIS POINT CO, LLC

By: Alexander Kuhnke, Managing Member

Alexander Kuhnke, Managing Member

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO }SS

The above and aforementioned was acknowledged before me this _____ day of _____, 20____ A.D., by Alexander Kuhnke, Managing Member of Clovis Point CO, LLC, a Colorado Limited Liability Company.

Witness my hand and seal_____

My commission expires _____

FEES:

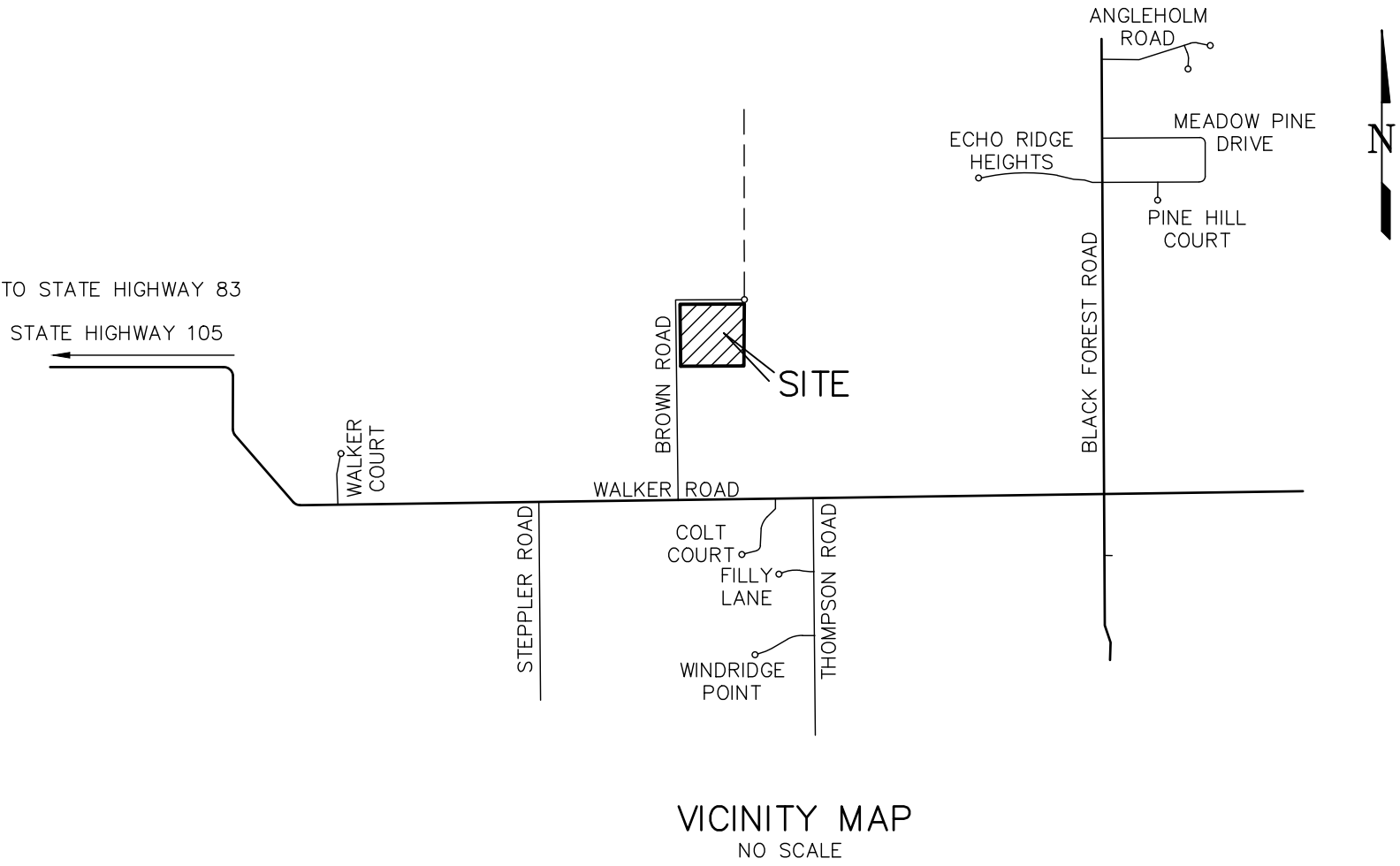
Park Fee: _____ Drainage Fee: _____
School Fee: _____ Bridge Fee: _____

1. 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. 3117422–02451 dated May 17, 2022 at the exact time of recording.
- Item 4 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 5 An easement for electrical lines and incidental purposes granted to MVEA, Inc. by instrument recorded December 7, 2004 at Reception No. 204200417
- Item 6 Terms, conditions, provisions, agreements, easements and obligations specified under the non–exclusive permanent easement recorded July 16, 2008 at Reception No. 208080295.
- Item 7 Terms, conditions, provisions, agreements, easements and obligations specified under the non–exclusive permanent easement recorded July 16, 2008 at Reception No. 208080296.
- Item 8 Notes and easements specified under the Improvement Location Certificate prepared by Forth Land Surveying, Inc. Dated October, 2, 2018, Project No. 18092.
- Item 10 Terms, conditions, provisions, agreements, easements and obligations specified under the Water Rights Special Warranty Deed recorded October 8, 2019 at Reception No. 218116879.
2. Prior to the establishment of any driveway, an access permit must be granted by the El Paso County Planning and Community Development Department.
3. 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.
4. 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 1335.15 feet.
5. 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.
6. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
7. 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 Aquifers is evaluated based on a 300 year aquifer 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. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a 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.

8. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0305 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).
9. ~~(19339)~~ – 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.
10. Note Regarding Stormwater Drainage:
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.
11. Mailboxes:
Mailboxes shall be installed in accordance with all El Paso County Planning and Community Development Department and United States Postal Service regulations.
12. 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.
13. 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 Planning and Community Development Department:
- Potentially shallow groundwater area – Lots 4, 5, 6, and 7 – NO BUILD AREA
Seasonally shallow groundwater – Lots 4, 5, 6 and 7 – NO BUILD AREA
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.
14. The following reports and or letters have been submitted and are on file at the El Paso County Planning and Community Development Department: Soils and Geology, Drainage, Water Resources, and Wildfire Mitigation.
15. Public and Common Subdivision Improvements:
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 and common development improvements have been constructed, completed, and preliminarily accepted 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 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 Agreement, by the Planning and Community Development 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 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 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.
16. 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.
17. 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.
18. This subdivision includes a waiver of the El Paso County Land Development Code to allow flag lot access to Brown Road for Lots 4, 5 & 6 which is approved with the Final Plat application.
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 4, 5 and 6 will need to be specifically approved by the Tri–Lakes/Monument Fire Rescue Authority.



21. This property is subject to the covenants for Prairie Ridge Subdivision recorded under Reception No. _____ of the records of El Paso County, Colorado.
22. **At the time of recording of this subdivision plat, a sum of \$66,150.00 will be paid to El Paso County to be deposited for the off–site improvements to Brown Road (El Paso County Public Records, Reception No. _____). Furthermore, at time of closing on each lot a sum of \$5,104.00 will be paid to El Paso County to be deposited for the off–site improvements to Brown Road (El Paso County Public Records, Reception No. _____). These funds will be held by El Paso County in a fund setup solely for those improvements. Interest shall accrue on the amount of \$5,104.00 per lot from the date of recording of the Final plat at an interest rate of 5% per annum simple interest.**
23. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successor and assignees that Subdivider and/or said successors and assignees 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. The fee obligation, if not paid at final plat recording shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

SURVEYOR’S CERTIFICATION:

I Daniel L. Kupferer, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat correctly represents the results of a survey made on date of survey, by me or under my direct supervision and accurately shows subdivision thereof, 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 provisions of the El Paso County Land Development Code, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of my professional knowledge, belief and opinion and that it is in accordance with applicable standards of practice and this is not a guaranty or warranty, either expressed or implied.

Daniel L. Kupferer
Colorado Professional Land Surveyor No. 18465

APPROVALS:

This plat for Prairie Ridge Filing No. 1 was approved by the El Paso County 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 Prairie Ridge Filing No. 1 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, 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 }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.

Chuck Broerman, Clerk and Recorder

SURCHARGE: _____ BY: _____
FEE: _____ Deputy

REVISIONS		By		Date	
No.	Description				
1	COUNTY COMMENTS	MTG	08/13/07		
2	BOUNDARY CONFIGURATION	MTG	10/29/07		
3	COUNTY COMMENTS	KLW	12/06/07		
4	COUNTY COMMENTS	KLW	12/11/07		
5	COUNTY COMMENTS	PAC	10/13/08		
6	REVISED FOR RESUBMITTAL	DLK	05/24/19		
7	COUNTY COMMENTS	DLK	2-24-2021		
8	CHANGED TITLE TO FILING NO.1	DLK	10-21-2021		

H Scale:	N/A
V Scale:	N/A
Designed By:	MTG
Drawn By:	MTG
Checked By:	DVH
Date:	05/31/19



Land Development Consultants, Inc.
PLANNING • SURVEYING
www ldc-inc.com • TEL: (719) 528-6133 • FAX: (719) 528-6648
3888 MAZELAND ROAD • COLORADO SPRINGS, CO 80909

Project No.:
18065

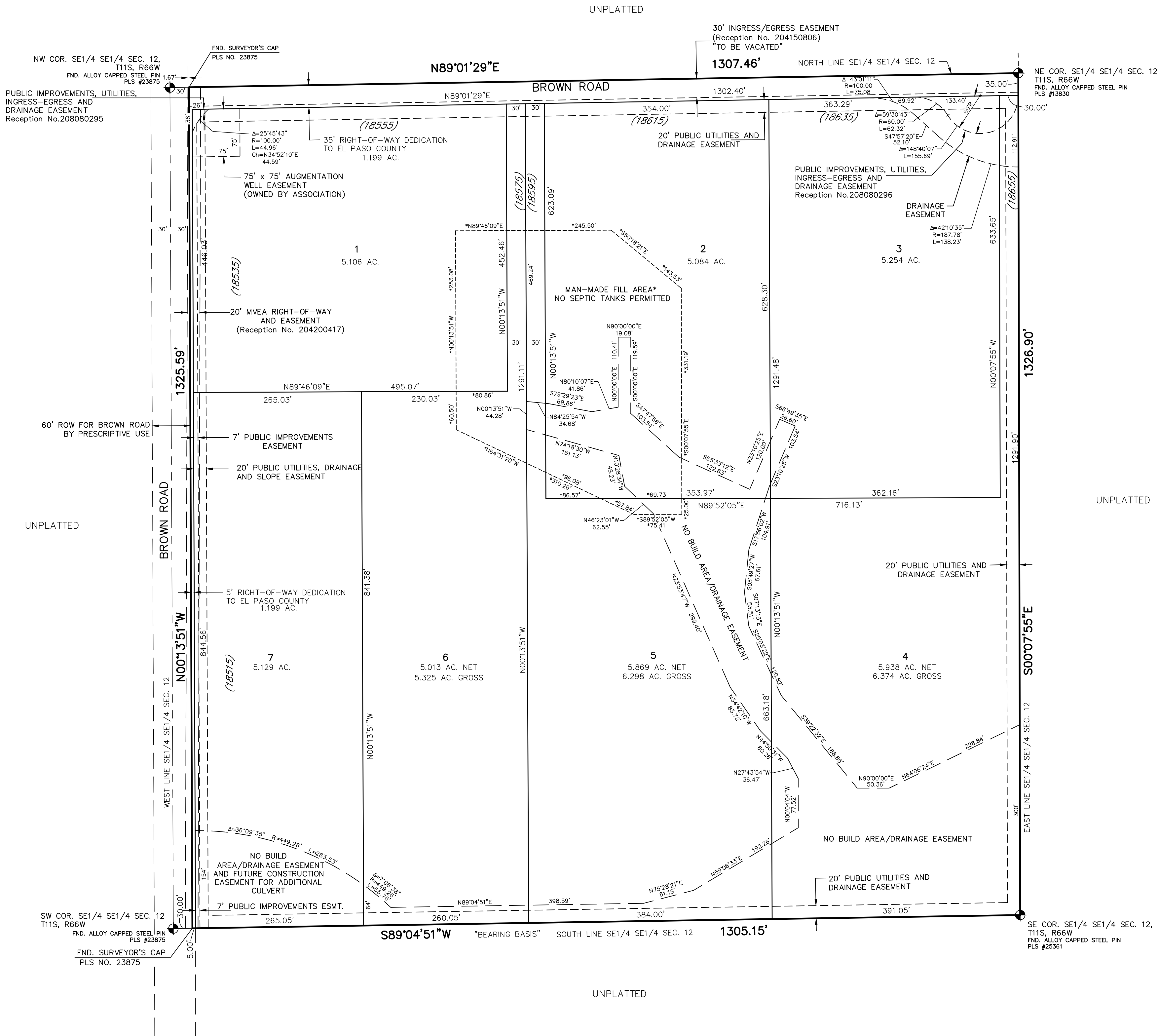
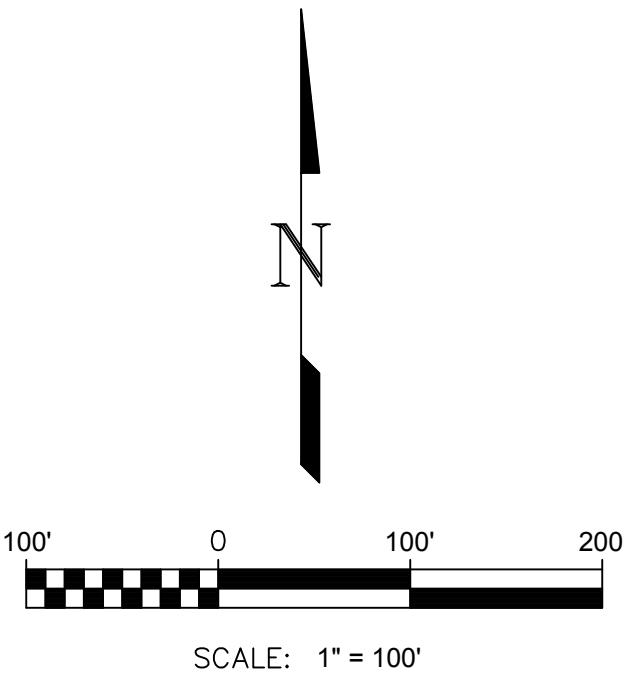
Sheet:
1 of 2

PRAIRIE RIDGE FILING NO.1

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

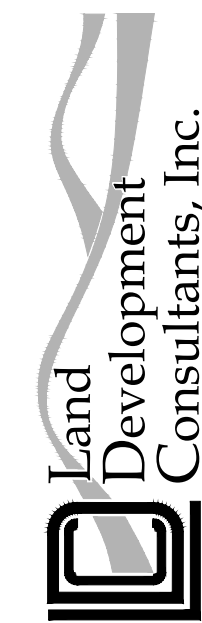
NOTES:

- 1. o - Indicates survey monument set with a #4 rebar with Surveyor's Cap, P.L.S. #18465.
- - Indicates recovered survey monument as noted.
- * - Indicates man-made fill data.
- ⬢ - Indicates aliquot section corner as noted.



FINAL PLAT
PRAIRIE RIDGE FILING NO. 1

Project No.: 18065
Sheet: 2 of 2



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3888 MAZELAND ROAD • COLORADO SPRINGS, CO 80909

H Scale: 1" = 100'
V Scale: N/A
Designed By: MTC
Drawn By: MTC
Checked By: DVH
Date: 07/11/07

No.	Description	By	Date
1	COUNTY COMMENTS	MTC	06/13/07
2	BOUNDARY CONFIGURATION	MTC	10/23/07
3	COUNTY COMMENTS	KLW	12/11/07
4	COUNTY COMMENTS	RDG	02/07/08
5	COUNTY COMMENTS	RDG	02/08/08
6	REVISED FOR RESUBMITTAL	DLK	02/24/2021
7	COUNTY COMMENTS	DLK	02/24/2021

REVISIONS