

VICINITY MAP 1″=1000′

Know all men by these presents That, Clifford A. Joyner being the owner of the following described tract of land, to wit: Lots 1 and 2, Morgan Subdivision No. 1, County of El Paso, State of Colorado. And containing 3.07 acres

Owners Certificate

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, and easements as shown hereon under the name and subdivision of Ponderosa Pine Estates. 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 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.

By: Clifford A. Joyner Title: owner STATE OF COLORADO >) 22 (COUNTY OF EL PASO) Acknowledged before me this _____ day of _____, 20__ by Clifford A. Joyner as owner. My commission expires _____ Witness my hand and official seal Notary Public _____ Mortgagee By: Integrity Bank & Trust Title: Deed of Trust holder STATE OF COLORADO > > 22 < COUNTY OF EL PASO > Acknowledged before me this ____ day of ____, 20_ by ۵۶ _____ My commission expires _____

Witness my hand and official seal ______Notary Public

PONDEROSA PINE ESTATES

A SUBDIVISION OF LOTS 1 AND 2, MORGAN SUBDIVISION NO. 1 SECTION 9, T.11S., R.67W. OF THE 6TH P.M. EL PASO COUNTY, COLORADO

> As a condition of approval of this plat by the Board of County Commissioners, no conveyance, sale or transfer of title of lots 1, 2, 3, and 4 identified hereon, shall be made, nor any building permit or certificate of occupancy be issued by El Paso County, until such time as the following has been accomplished by (the developer, homeowner, whomever is responsible): A letter of compliance has been received from the Colorado State Forest Service, Fire Department, Fire Marshal, or other qualified professional stating practices designed to reduce wildfire hazards have been completed in accordance with the Wildland Fire and Hazard Mitigation Plan. Such work may include, but is not necessarily limited to the Following

Forest-wide thinnings Fuelbreak thinnings Prunings plat restriction)

This plat for Ponderosa Pine Estates 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

For Replats requiring BoCC action:

This plat for Ponderosa Pine Estates was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of ______, 202_, 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 the 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.

The Morgan Subdivision No. 1 in entirety is vacated and amended for the areas described by this replat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # 140957, 4-1-75.

Chair, Board of County Commissioners Date

Surveyors Certificate

I, Oliver E. Watts, 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 7-24-23, 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 _____, 202__.

Oliver E. Watts, Colorado PE-LS No. 9853 For and On Behalf of: Oliver E. Watts, Consulting Engineer, Inc.

Clerk and Recorder State of Colorado)

) SS County of El Paso)

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 Number______ of the records of El Paso County, Colorado. Steve Schleiker, recorder

Ву: _____ Deputy

Fee: _____ Surcharge_____ Drainage fee: _____ Bridge fee: _____ School fee: _____ Park fee: _____

Debris disposal (alternative-surety and surety estimate sufficient to accomplish the work may be required in place of a

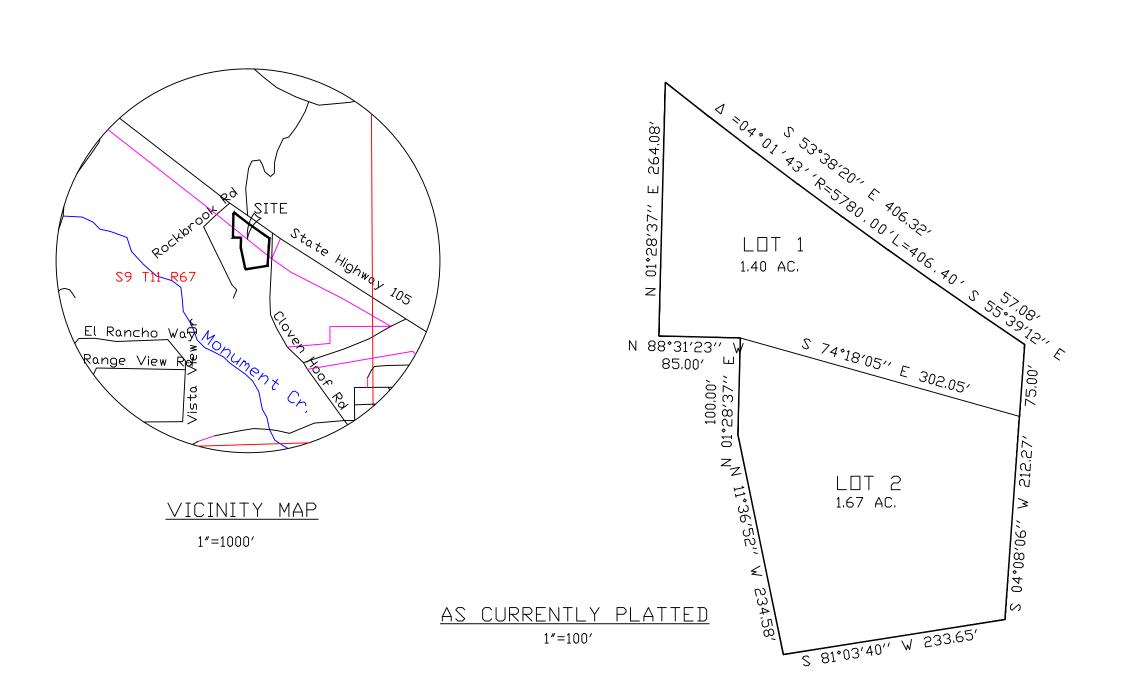
Unresolved.

Please include name, address and phone number of owner of record in lower right hand corner.

PREPARED_BY_THE_DEFICE_DF: DLIVER E. WATTS PE-LS CONSULTING ENGINEER 614 ELKT⊡N DRIVE COLORADO SPRINGS, CO 80907 (719) 593-0173 olliewatts@aol.com Celebrating over 44 years in business

1 OF 2

2-22-24 County File No.: VR2324 12-6-23 DEW 23-5960-04 OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS



NDTES:

1. Bearings are based on the computed bearing of S32°17′19″E, for a line between the northwest corner of Lot 1, monumented by a ½" iron pipe at ground level, and the southeast corner of Lot 2, monumented by a bare # 4 rebar at ground level as shown on the plat.

2. Survey monuments found or set are at ground level unless otherwise noted on the plat.

3. <u>Title_information_</u>was provided by the client as follows: Title Company: Core Title Group LLC

File No: 285COR

Effective date: November 27, 2023, at 7:30 am

This survey does not constitute a title search or opinion.

4. <u>Notice</u>: according to Colorado law, you must commence any legal action based upon any defect in the 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.

5. <u>Flood plain</u>

According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is located outside the boundary of the 100 Year Floodplain, as identified on FEMA Mapping Panel No. 08041C0257 G, dated December 7, 2018.

6. <u>Units of measurement</u>: US Survey Feet

7. <u>The approval</u> of the replat vacates all prior plats for the area described by this replat.

8. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Cloven Hoof Drive per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Prior to the establishment of any driveway onto a county road, an access permit must be granted by the El Paso County Planning and Community Development.

9. 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 Planning and Community Development Department: Drainage Report; Water Resources Report; Geology and Soils Report, Fire Protection Report, Wildfire Hazard Report

10. 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. Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

12. The Subdivider(s) agree(s) on behalf of himself/herself and any developer or builder successor and assignees that Subdivider and/or said successor 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. 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.

13. 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 and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

14. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

15. <u>Mailboxes</u> shall be installed in accordance with all El Paso County and United States Postal Service regulations.

16. Soil and Geology Conditions Geologic Hazard Note-Final Pla Please include file

The following lots have been number referenced here. by geologic hazards. Mitigation measures and a map of the hazard area can be found in the ref and 2 Morgan Subdivision Filing 1 Cloven Hoof Drive El Paso County, Colorado by CTL Thompson Incorporated August 30, 2023 in file______ available at the El Paso County Planning and Community Development Department: Geologic hazards we identified at the site include expansive and hard bedrock. No geologic hazards were noted that we believe preclude the proposed construction. We believe potential hazards can be mitigated with proper engineering, design, and construction practices, as discussed in this report. Expansive Soils and Bedrock located on the site; all lots

17.<u>All structural foundations</u> shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.

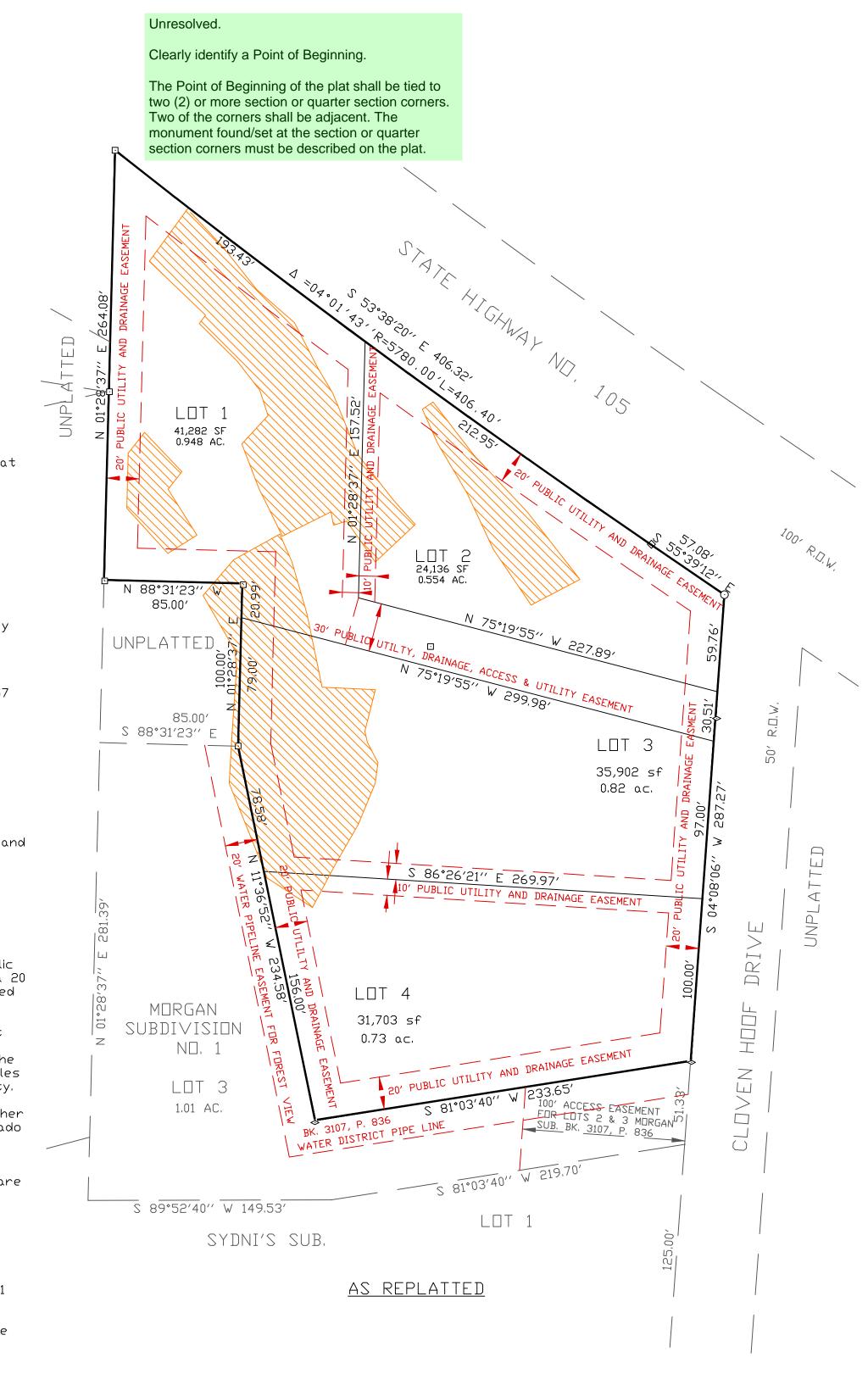
18. <u>Any person who knowingly removes</u>, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S S 18-4-508

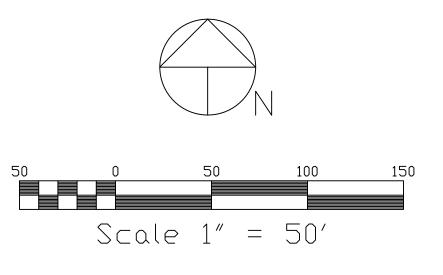
19. <u>There shall be no direct lot access</u> to State Highway 105.

20. <u>Utility providers</u>: Forest View Acres Water District = water Palmer Lake Sanitation District = sewer Black Hills Energy = gas CORE Electric Cooperative = electric

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<u>LEGEND:</u>



- □ FOUND 1/2" IRON PIN
- ◇ FOUND #4 REBAR

BUILD AREA - SLOPES

OVER 30%

♦ FOUND 3-1/4" AL. CAP COOT R.O.W. MARKER

Unresolved.

Please include name, address and phone number of owner of record in lower right hand corner.

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2 DF 2

2-22-24 County File No.: VR2324 DLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS 12-6-23 DEW 23-5960-03