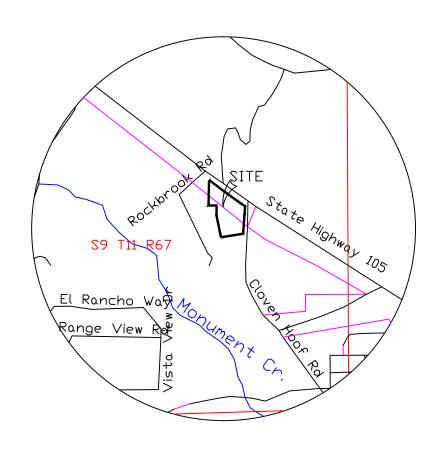
PONDEROSA PINE ESTATES

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



VICINITY MAP

1"=1000'

And containing 3.07 acres

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.

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)			
) SS 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		
STATE OF COLORADO)			
) SS County of El Paso)			
Acknowledged before me this			by
My commission expires		'	
Witness my hand and official seal	Notary Public		

Please add to page 1 of plat. 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 times 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 Debris disposal (alternative-surety and surety estimate sufficient to accomplish the work may be required in place of a 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	
plat truly and correctly represents the resand that all monuments exist as shown herecally plat has been prepared in full compliance with	onal Land Surveyor in the State of Colorado, do hereby certify that thiults of a survey made on 7-24-23, by me or under my direct supervision; that mathematical closure errors are less than 1:10,000; and that said all applicable laws of the State of Colorado dealing with monuments, cable 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, Consul	tino Engineer Inc
TOT ATIA BIT DETIANT OF BRIVET E. WALVES, CONSA	onig Engineer, inc.
Clerk and Recorder State of Colorado) SS County of El Paso)	
	ed for record in my office at o'clockM. and is duly recorded under Reception Number of the

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

By: _____ Fee: _____ Surcharge____ Drainage fee: _____ Bridge fee: _____ School fee: _____ Park fee: _____

PREPARED_BY_THE_DEFICE_DF:_ OLIVER 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

DEW 23-5960-04

1 OF 2

OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS

LOT 1.40 AC. <u>El</u> Rancho_Wa S 74°18′05" E 302.05" LOT 2 1.67 AC. VICINITY MAP 1"=1000' AS CURRENTLY PLATTED

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.

Clearly identify a Point of Beginning

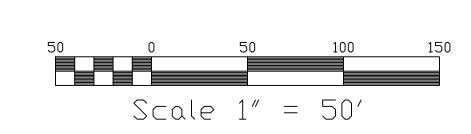
Please include lengths of lot line.

The Point of Beginning of the plat shall be tied to

two (2) or more section or quarter section corners.

Two of the corners shall be adjacent. The

EL PASO COUNTY, COLORADO





NO BUILD AREA - SLOPES

- O SET YELLOW #9853 CAP ON #4 REBAR
- □ FOUND 1/2" IRON PIN
- → F□UND #4 REBAR
- ♦ FOUND 3-1/4" AL. CAP COOT R.O.W. MARKER

Please include a certified legal boundary description showing the location and dimension of all boundary lines and monuments of the property proposed to be subdivided expressed in feet and hundredths of a foot prepared by a registered land surveyor. Total acreage and surveyed description of the area. The legal description for the subdivision shall be included in the following format: "A parcel of land in the 1/4 of Section XX, Township XX South, Range XX West, of the Sixth Principal Meridian, County of El Paso, State of Colorado, more particularly described as follows:" The legal description that follows this introduction may be by one of the following two means: (1) by metes and bounds, incorporating a complete traverse and meeting

the accuracy standards described above (Note: The area to the nearest one-hundredth of an acre (.01) more or less shall be included.); or (2) by subdivision and lot numbers (Note: This method may only be used if the area being subdivided encompasses one contiguous area within one existing subdivision and does not include any existing right-of-way. The area to the nearest one hundredth of an acre (.01) more or less shall

be included),

Please Add

Unless otherwise indicated, all side, front, and rear los lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

monument found/set at the section or quarter Please include address of each lot as provided by section corners must be described on the plat. Pikes Peak Regional Building Department (needed prior to recording). This lot is not a half acre Please show lot width at front setback line. Must be at least (half acre = 21,780SF). 100ft in RR - 0.5 Please show all lot sizes A shared access easement will be required due to in SF and Acreage inadequate frontage and length of flag pole exceeding standards. This would help meet minimum lot size for "1B". 1/2 Section 8.4.3.B.4.d: Shared Access. Flag lots shall be required to share access LOT 1A where inadequate frontage exists for multiple accesses in accordance with the access requirements of the ECM. 43.827 sf Section 8.4.3.B.4.f Maximum Pole Length. The length of the flag lot pole shall not exceed the length of the longest side of the flag portion of the flag lot.

Lot numbers should be Lots 1, 2, 3, and 4 - not 1a,

1b, 2a, and 2b since you are renaming the

subdivision from Morgan to Ponderosa.

2. Survey monuments found or set are at ground level unless otherwise noted on the plat. 3. Title information was provided by the client as follows:

Title Company: Core Title Group LLC

driveway shall be established unless an acces

rmit has been granted by El Paso County.

File No: 285COR Effective date: November 27, 2023, at 7:30 am

ground level as shown on the plat.

This survey does not constitute a title search or opinion.

ease add the following note:

4. Notice: 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.

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 1/2" iron pipe at ground level, and the southeast corner of Lot 2, monumented by a bare # 4 rebar at

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. The approval 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 5 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 7 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. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

Include file number referenced here. 16. Soil and Geology Conditions:

Geologic Hazard Note-Final Plat: 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 Geologic Hazard Evaluation and Soils and Foundation Investigation Cloven Hoof, Lots 1 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. All structural foundations 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. There shall be no direct lot access to State Highway 105.

Forest View Acres Water District = water Palmer Lake Sanitation District = sewer Black Hills Energy = gas CORE Electric Cooperative = electric

N 88°31′23′′/W 85.00′ Please label this S 75°19'55" E 300,00° What is this 75' referring to? as Unplatted and show western property 35,902 5 S 86°26′21″ E 269,97′ \Box LOT 2B 400H 31,703 sf Please include lengths of lot line. $L \square T 3$ 1.01 AC. Please label this as "Lot 3, Morgan Subdivision" S 89°52′40′′ W 149.53′ — — — — S 81°03′40′′ W 219.70′ $L \square T 1$ SYDNI'S SUB.

AS REPLATTED

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

> PREPARED BY THE OFFICE OF:
> OLIVER 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

County File No.:

2 OF 2

OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS

12-6-23

DEW 23-5960-03