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May 16, 2024

El Paso County Development Services
2880 International Circle
Suite 110
Colorado Springs, CO 80910

SUBJECT: 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

This letter is in response to the last County plat review for the site

1. The owner's contact information is listed below his signature block on page 1 only
2. You do not list a P.O.B. (point of beginning) for a subdivided lot, as there is none. This site is a replat of 2 lots: LOTS 1 AND 2, MORGAN SUBDIVISION NO. 1
3. There is no State requirement to tie subdivided lots to aliquot corners (Section corners, Quarter corners) since this would have been done with the original subdivision plat of the site: MORGAN SUBDIVISION NO. 1. Ties to aliquot corners should only be done for an unplatted site

The HBA suggested plat checklist for the County is not accurate in numerous 'requirements'

Please contact the owner with any questions, thank you.

By: _____
Erik S Watts, Authorized Representative