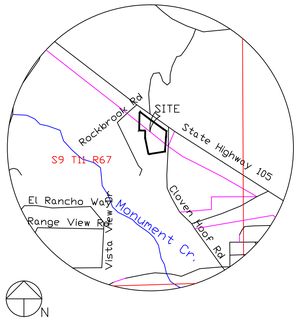
PONDEROSA PINE ESTATES

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'

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
1270 FAWNWOOD ROAD
MONUMENT, CO 80132

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

_____
Mortgagee
By: Integrity Bank & Trust
Title: Deed of Trust holder

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

Acknowledged before me this _____ day of _____, 20__ by
_____ as _____'

My commission expires _____

Witness my hand and official seal _____
Notary Public

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 easements: 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.

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

_____
Planning and Community Development Director 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

By: _____
Deputy
Fee: _____ Surcharge_____

Drainage fee: _____ Bridge fee: _____
School fee: _____ Park fee: _____

PREPARED BY THE OFFICE OF:
OLIVER E. WATTS PE-LS
CONSULTING ENGINEER
614 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
(719) 593-0173
olliewatts@aol.com
Celebrating over 45 years in business

County File No.: VR2324 7-9-24

OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS 12-6-23 OEW 23-5960-04

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.
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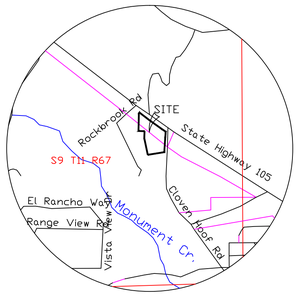
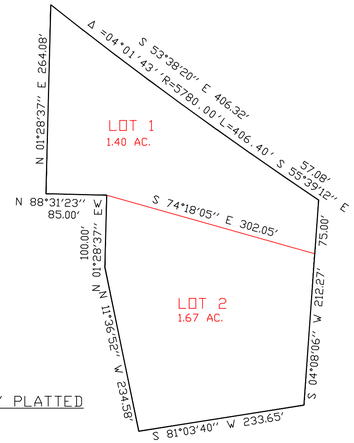


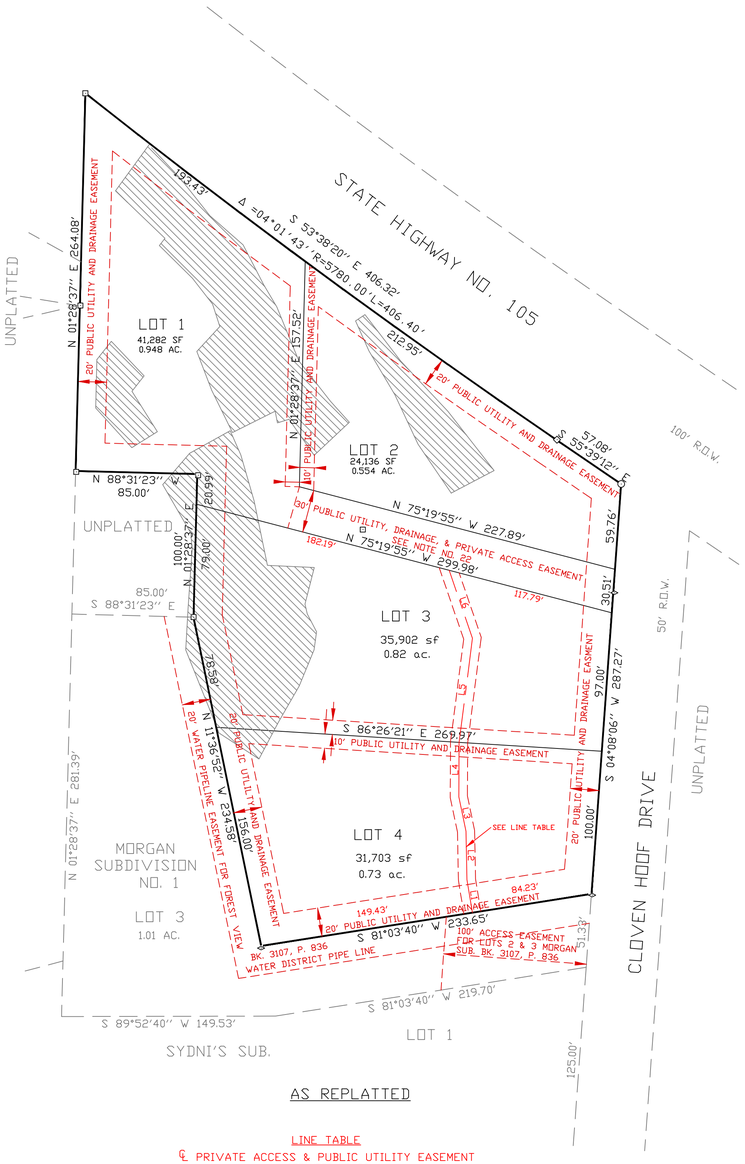
VICINITY MAP

1"=1000'

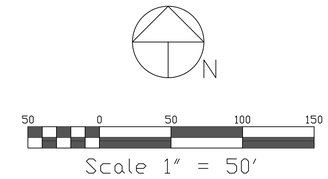


AS CURRENTLY PLATTED

1"=100'



AS REPLATTED



NO BUILD AREA - SLOPES OF OVER 30%

LEGEND:

- ○ SET YELLOW #9853 CAP ON #4 REBAR
- ▫ FOUND 1/2" IRON PIN
- ◇ FOUND #4 REBAR
- ◇ FOUND 3-1/4" AL. CAP CDOT R.O.W. MARKER

NOTES:

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 ¾" 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. Title information 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. 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.

5. Flood plain:
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. Units of measurement: 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; Wastewater 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. Mailboxes 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 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 VR2324 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. Any person who knowingly removes, 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.

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

21. 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 Clifford A Joyner as owner.
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
Debris disposal (alternative-surety and surety estimate sufficient to accomplish the work may be required in place of a plat restriction)

LINE TABLE

℄ PRIVATE ACCESS & PUBLIC UTILITY EASEMENT
SEE NOTE NO. 22

NUMBER	DIRECTION	DISTANCE
L1	N 09°14'25" W	23.41'
L2	N 01°07'53" W	33.81'
L3	N 11°48'43" W	24.61'
L4	N 00°17'57" E	38.03'
L5	N 07°17'54" E	73.38'
L6	N 18°53'52" W	50.20'

22. Lots 1 and 2 shall take access via the flagpole stem and private access easement located on Lot 1, as shown on the plat. Shared cost and maintenance of the shared private access for Lots 1 and 2 shall be the sole responsibility of the lot owners of Lots 1 and 2.
Lots 3 and 4 shall take access via the private access easement that runs south and ties into the existing easement recorded in BK 3107, PG 386, as shown on the plat. Shared cost and maintenance of the shared private access for Lots 3 and 4 shall be the sole responsibility of the lot owners of Lots 3 and 4.

PREPARED BY THE OFFICE OF:
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County File No.: VR2324 8-21-24
OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS 12-6-23 OEW 23-5960-03