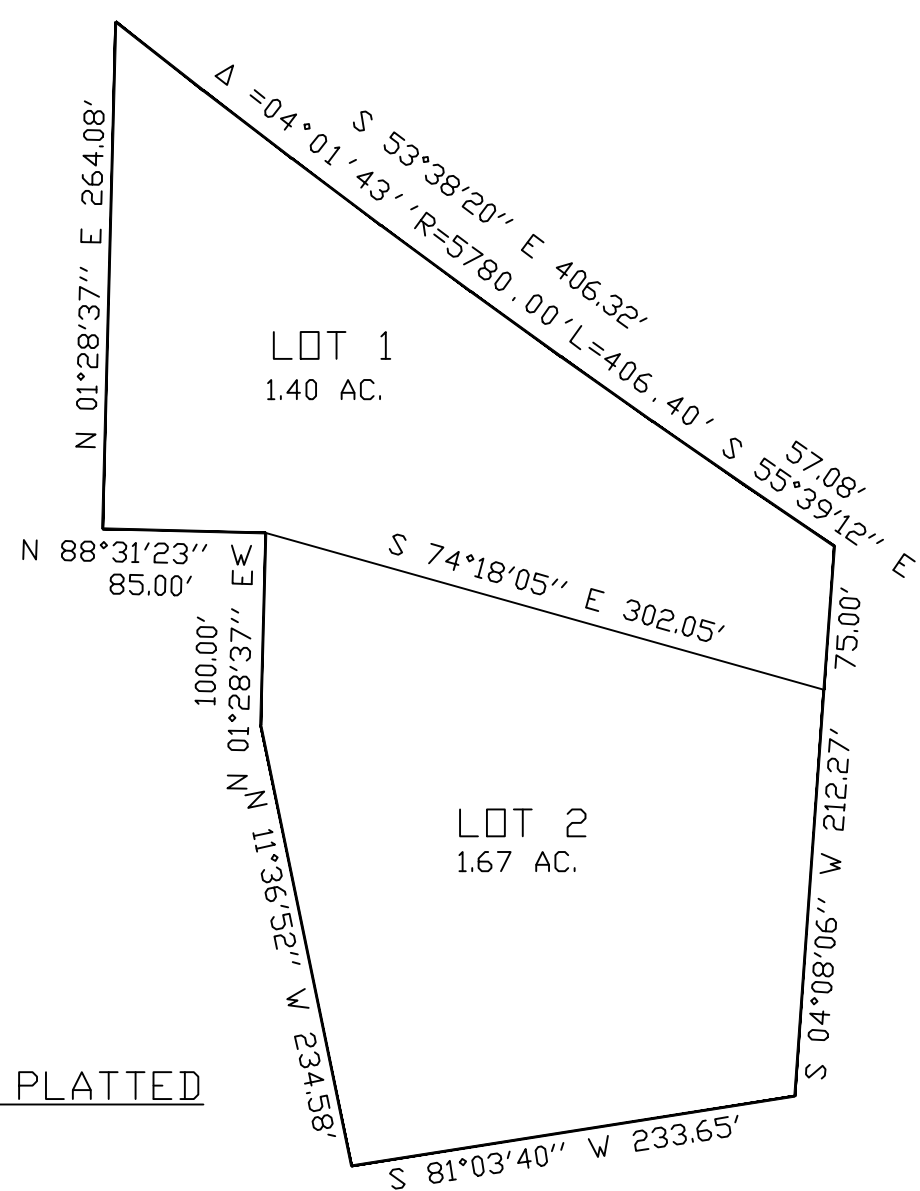


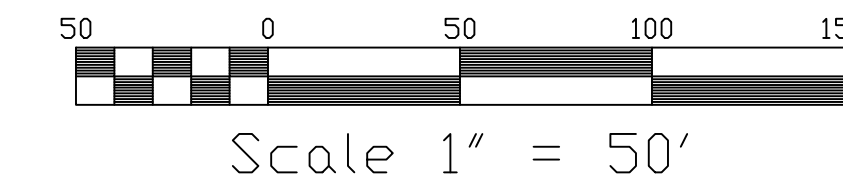
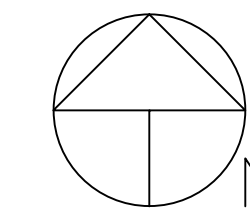
VICINITY MAP  
1"=1000'

AS CURRENTLY PLATTED  
1"=100'



# 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

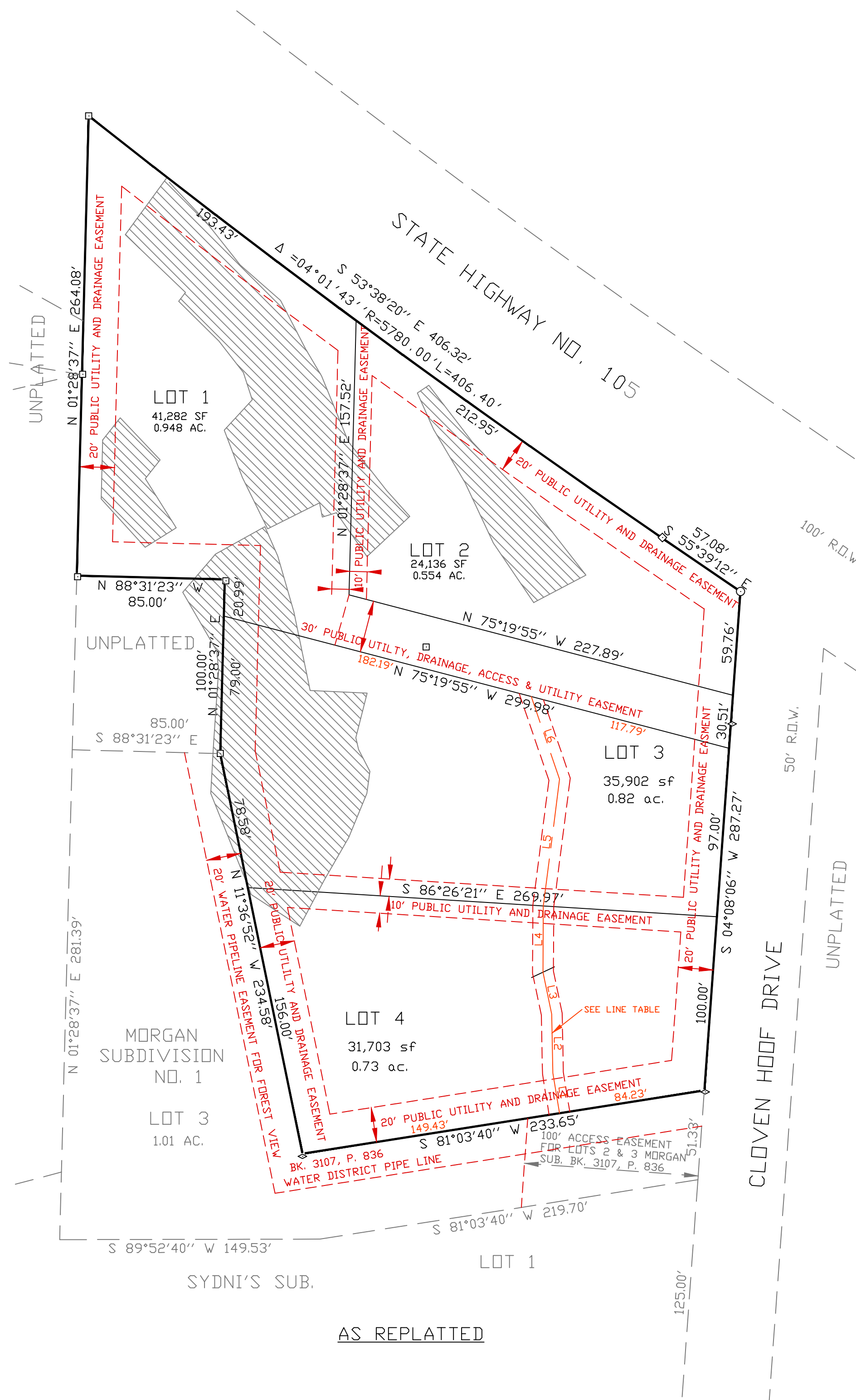


**LEGEND:**

- NO BUILD AREA - SLOPES OF OVER 30%
- SET YELLOW #9853 CAP ON #4 REBAR
- FOUND 1/2" IRON PIN
- FOUND #4 REBAR
- FOUND 3-1/4" AL. CAP CDDT R.I.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 1/2" 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
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 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 § 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



**LINE TABLE**

**PRIVATE ACCESS & UTILITY EASEMENT**

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'

PREPARED BY THE OFFICE OF:  
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