

SUBDIVISION/CONDOMINIUM PLAT

Reception Number

Date

Time

Reception Fee

Number of Pages

File Number

Ponderosa Pine Estates

Name of Plat

Clifford A Joyner

Owner's Name

Subdivision



Condominium



C&R/016 Revised 6/06

Steve Schleiker

10/23/2024 09:16:35 AM

Doc \$0.00

Rec \$23.00

2

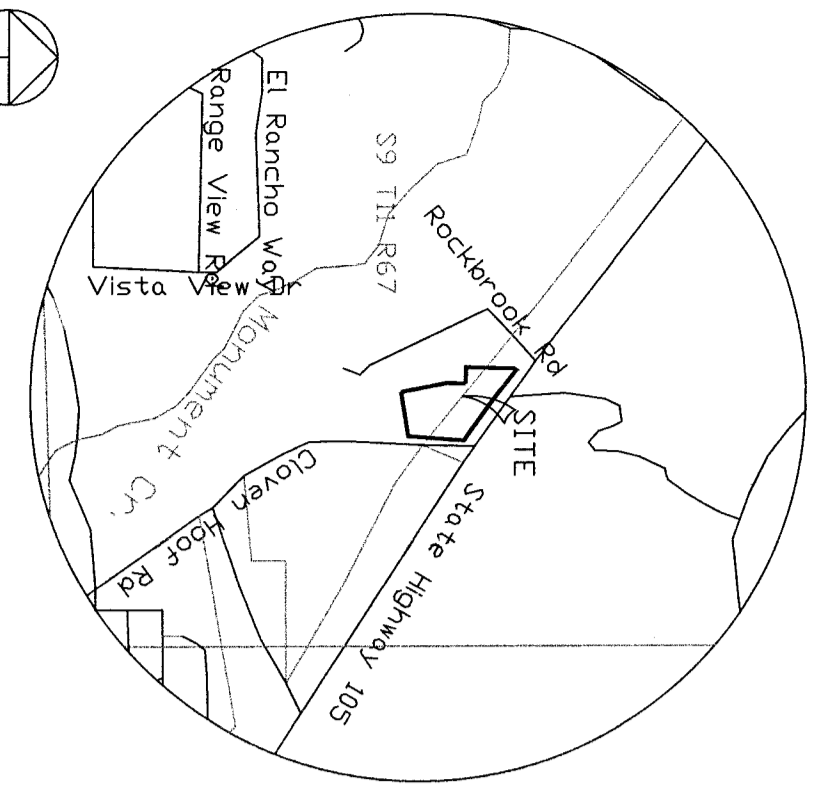
Pages

El Paso County, CO



224715429

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

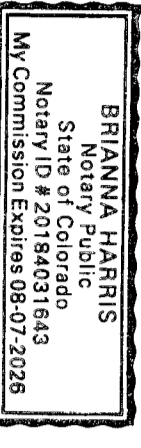


VICINITY MAP
1"=1000'

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 307 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 the use and enjoyment of the public and shall be subject to the control of the Board of County Commissioners of El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for providing the services for which the easements are established and 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.

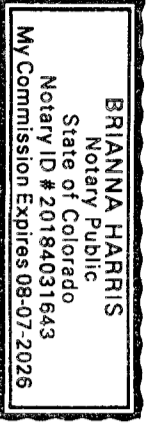
Clifford Joyner
By: Clifford A. Joyner
Title: Owner
1270 FAIRWOOD ROAD
MONUMENT, CO 80132



STATE OF COLORADO)
COUNTY OF EL PASO) SS
Acknowledged before me this 15th day of October, 2024 by Clifford A. Joyner as owner.
My commission expires 8/7/26

Witness my hand and official seal
B. Harris
Notary Public

Integrity Bank & Trust by
Clifford Joyner



STATE OF COLORADO)
COUNTY OF EL PASO) SS
I hereby certify that this instrument was filed for record in my office at 9:14 o'clock A.M. on this 23rd day of October, 2024 A.D., and is duly recorded under Reception Number 224715129 of the records of El Paso County, Colorado.
Steve Schlieker, recorder

Witness my hand and official seal
B. Harris
Notary Public

For Replat requiring BCC action:

This plat for Ponderosa Pine Estates was approved for filing by the El Paso County, Colorado Board of County Commissioners on the 27th day of September, 2024, 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, restrictions and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # 14957, 4-1-75.

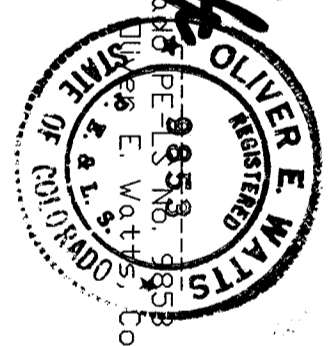
Carrie J. Spiller
Chair, Board of County Commissioners
Date 10/22/24

Ulagand Velupillai
Planning and Community Development Director
Date 10/15/24

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 15th day of October, 2024
Oliver E. Watts
Oliver E. Watts
Professional Land Surveyor
and On Behalf of
DLIVER E. WATTS CONSULTING ENGINEER, Inc.

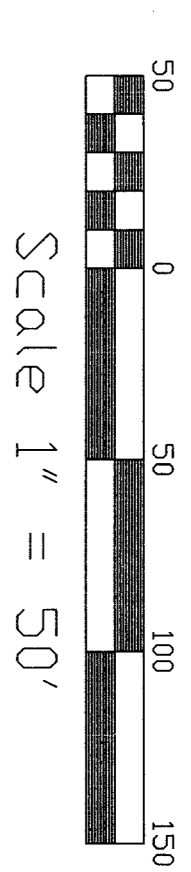
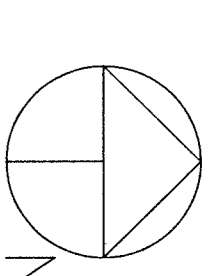


Clerk and Recorder
State of Colorado)
County of El Paso) SS
I hereby certify that this instrument was filed for record in my office at 9:14 o'clock A.M. on this 23rd day of October, 2024 A.D., and is duly recorded under Reception Number 224715129 of the records of El Paso County, Colorado.
Steve Schlieker, recorder

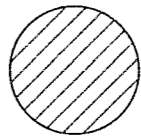





By: *Oliver E. Watts*
Deputy 20.00 Surcharge 3.00
Fee: 20.00
Drainage fee: \$4,350.69 Bridge fee: \$738 (NEAR) \$12,020 (AREA 1)
School fee: \$11,232.00 Park fee: (COMMING) (GARBARD) (RESIDUAL)

PREPARED BY THE OFFICE OF:
DLIVER E. WATTS PE-LS
CONSULTING ENGINEER
COLORADO SPRINGS, CO 80907
DLIVERE@colorado.com
Celebrating over 45 years in business

15429

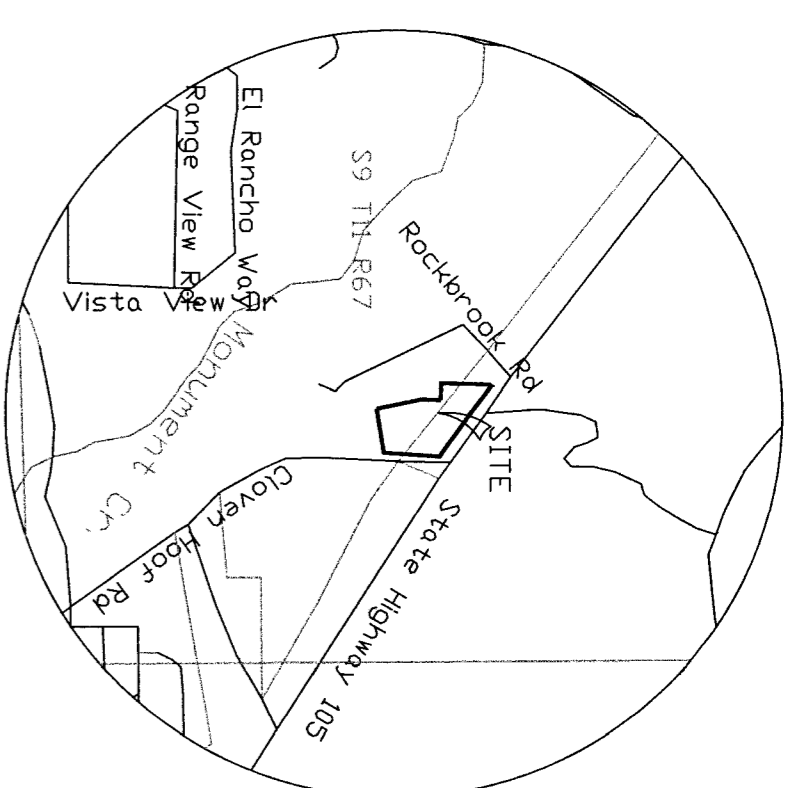


LEGEND:

-  NO BUILD AREA - SLUPES
-  OF DYER 30%
-  SET YELLOW #983 CAP ON #4 REBAR
-  FOUND 1/2" IRON PIN
-  FOUND #4 REBAR
-  FOUND 3-1/4" AL. CAP CDDT R.O.V. MARKER

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

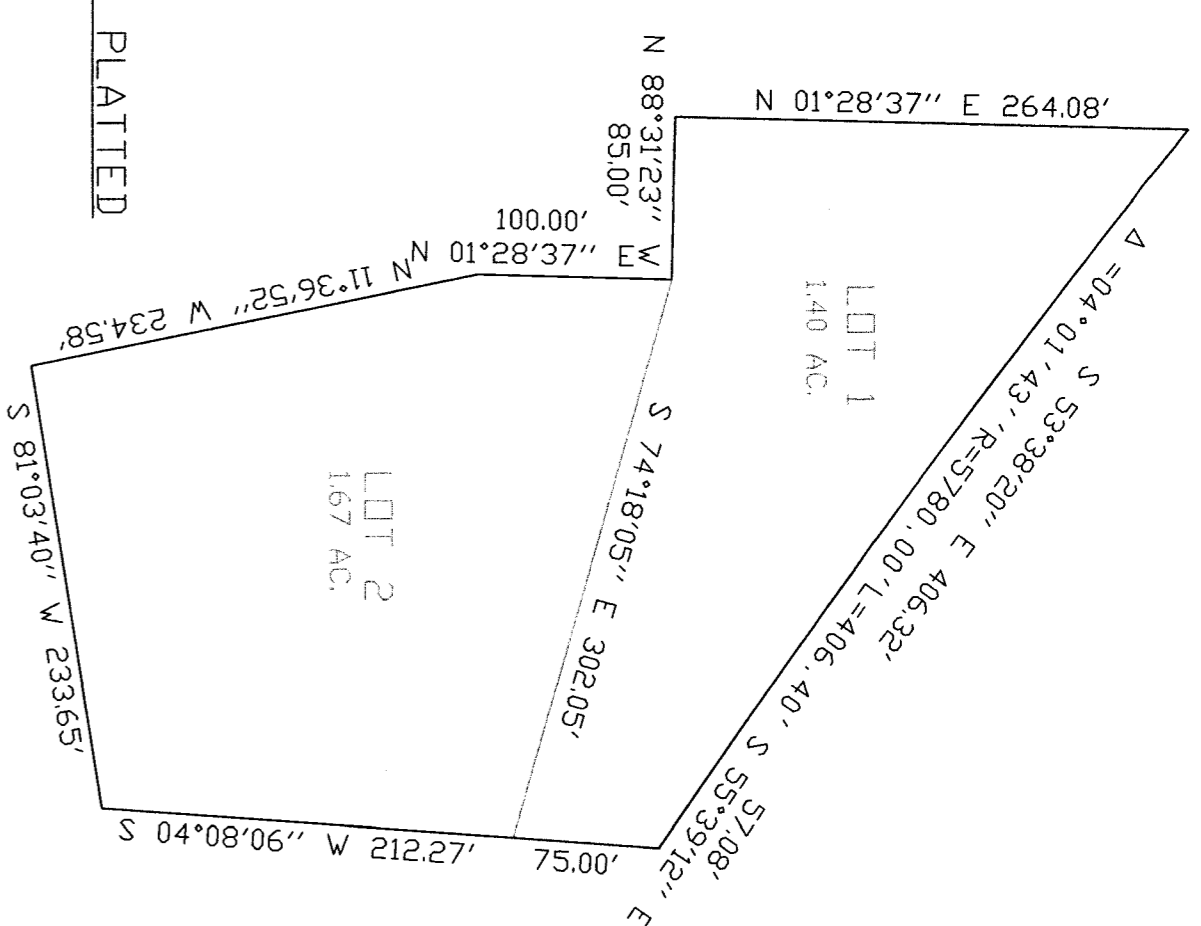


VICINITY MAP

1"=1000'

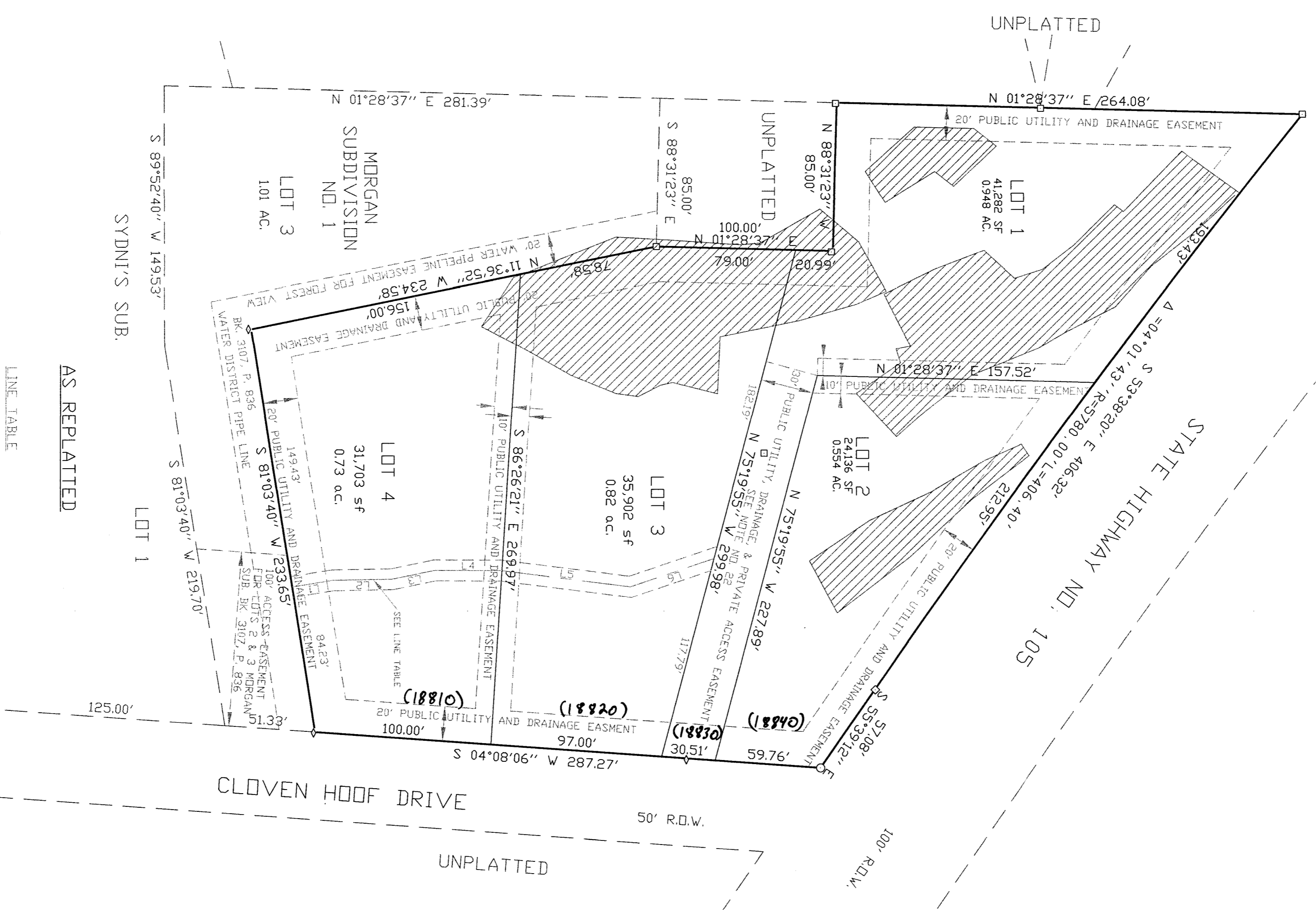
AS CURRENTLY PLATTED

1"=100'



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:
The Company/Fore Title Group LLC
File No. 285CDR
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. 0804100257 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; Vastwater 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) agrees(s) on behalf of himself/herself and any developer or builder successor and assigns that Subdivider and/or said successor and assigns must 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 applicable laws and regulations. The developer shall be held to the Colorado Division of Wildlife's Colorado Department of Transportation, US Army Corps of Engineers, and the US Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (eg. 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. Mollusks shall be installed in accordance with all El Paso County and United States Postal Service regulations.
16. Soil and Geology Conditions:
Geologic Hazard Notice-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 practices on practices as discussed in this report.
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, employs, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to CRS 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
CDRE 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 herein 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 thinning
Fuelbreak thinning
Fuelbreak construction
Wildfire disposal (alternative-surety and surety estimate sufficient to accomplish the work may be required in place of a plat restriction)



AS REPLATTED

LINE TABLE

NUMBER	DIRECTION	SEE NOTE NO. 22	DISTANCE
L1	N 07°14'23" W	23.41'	
L2	N 11°46'43" W	24.41'	
L3	N 07°14'23" W	23.41'	
L4	N 07°14'23" W	23.41'	
L5	N 07°14'23" W	23.41'	
L6	N 18°53'52" W	50.20'	

PRIVATE ACCESS & PUBLIC UTILITY EASEMENT

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.
23. 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:
DLIVER E. WATTS PE-15
CONSULTING ENGINEER
614 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
(719) 593-0173
dliver@redol.com
Operating Over 45 years in business

County File No: VR2324
8-21-24
DLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS
12-6-23 DEW-23-5960-03