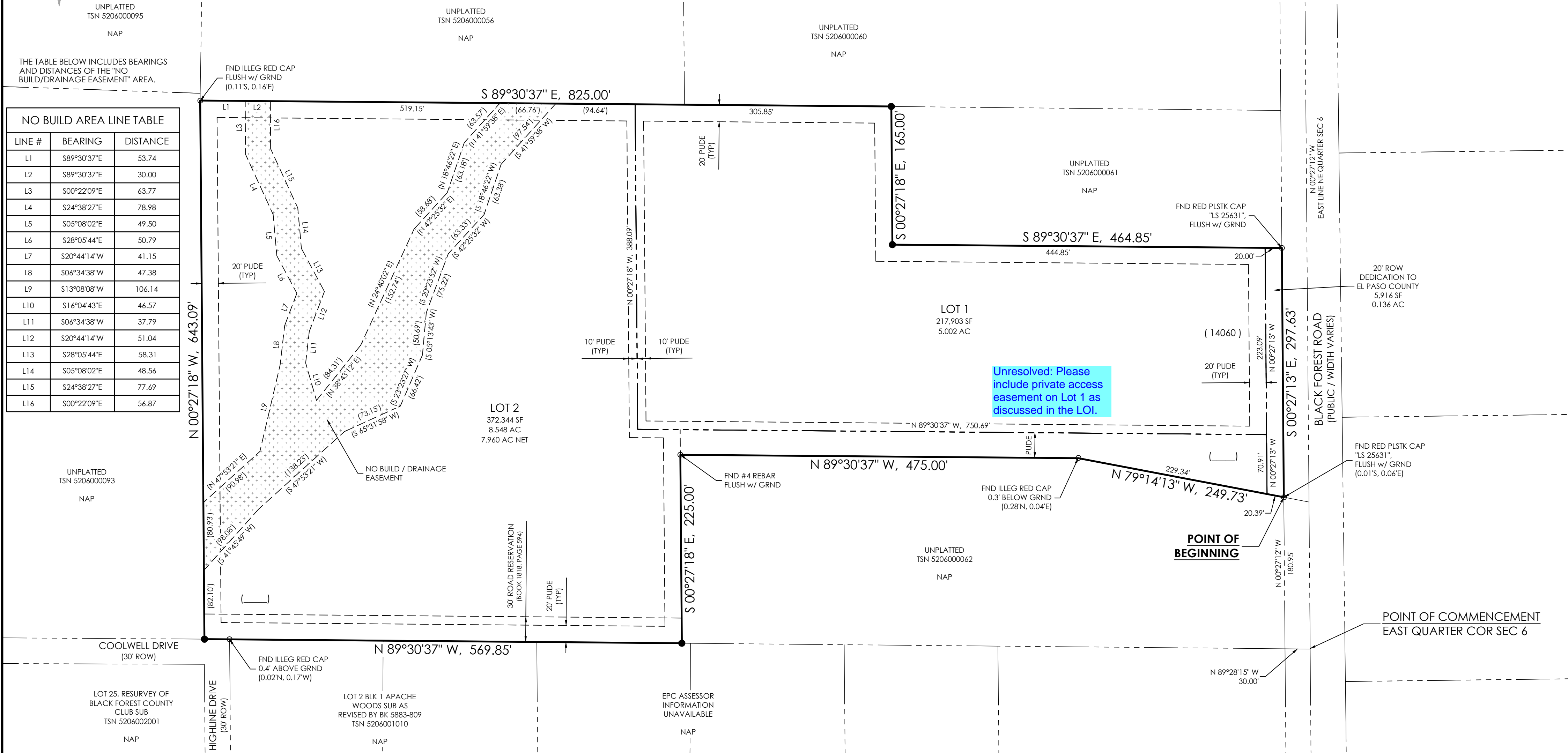
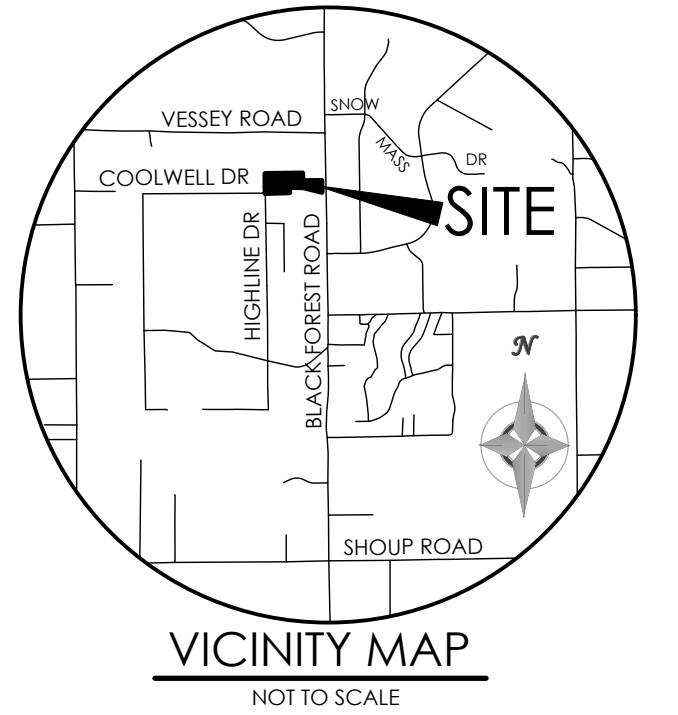
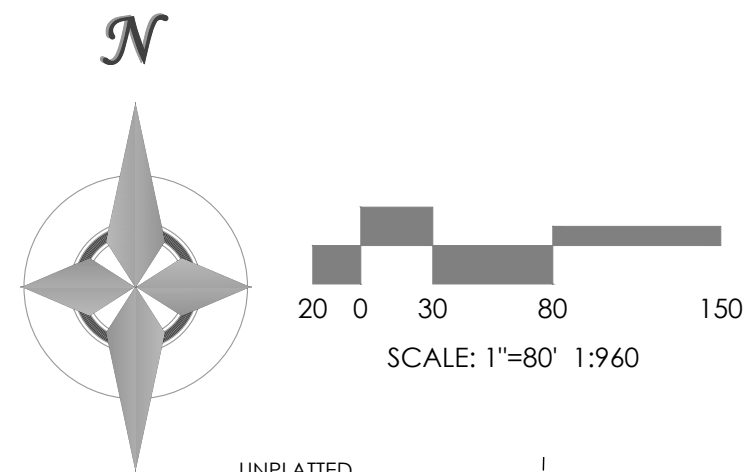


# BERKHEIMER SUBDIVISION FILING NO. 1

## A PORTION OF THE SE1/4 OF THE NE1/4 SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST, EL PASO COUNTY, COLORADO



LINE #	BEARING	DISTANCE
L1	S89°30'37\"E	53.74
L2	S89°30'37\"E	30.00
L3	S00°22'09\"E	63.77
L4	S24°38'27\"E	78.98
L5	S05°08'02\"E	49.50
L6	S28°05'44\"E	50.79
L7	S20°44'14\"W	41.15
L8	S06°34'38\"W	47.38
L9	S13°08'08\"W	106.14
L10	S16°04'43\"E	46.57
L11	S06°34'38\"W	37.79
L12	S20°44'14\"W	51.04
L13	S28°05'44\"E	58.31
L14	S05°08'02\"E	48.56
L15	S24°38'27\"E	77.69
L16	S00°22'09\"E	56.87

### COUNTY GOVERNMENT NOTES

- NOTE REGARDING REPORTS ON FILE: THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: FINAL DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY & SOILS REPORT; AND FIRE PROTECTION REPORT.
- 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. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, 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., PEBBLES MEADOW JUMPING MOUSE).
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE. HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS OF THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY ON NON-RENEWABLE AQUIFERS. ALTERNATE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL, AND MAINTAIN.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH 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 PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- SOIL AND GEOLOGIC CONDITIONS: AREAS WITHIN THIS SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY POTENTIAL GEOLOGIC CONSTRAINTS AS DETAILED IN THE SOIL AND GEOLOGIC STUDY FOR BERKHEIMER SUBDIVISION FILING NO. 1 PREPARED BY ENTECH ENGINEERING, INC. AND DATED OCTOBER 14, 2024. THE REPORT IS AVAILABLE IN THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT RECORDS (WWW.EPCDPLANREVIEW.COM) UNDER FILE NUMBER SF2433. THE REPORT INCLUDES MAPPING OF THE POTENTIAL HAZARD AREAS WITHIN THE SUBDIVISION, A DESCRIPTION OF AFFECTED LOTS, POTENTIAL CONSTRAINTS AND MITIGATION MEASURES ARE LISTED BELOW. NO AREAS OF THE SITE EXCEED 30% IN GRADE. INDIVIDUAL SOILS INVESTIGATIONS AND FOUNDATION DESIGNS FOR ALL NEW BUILDING SITES AND SEPTIC SYSTEMS ARE

REQUIRED ONCE BUILDING LOCATIONS HAVE BEEN DETERMINED. SHOULD GROUNDWATER OR BEDROCK BE ENCOUNTERED WITHIN 6 FEET OF THE SURFACE, DESIGNED ON-SITE WASTEWATER SYSTEMS ARE REQUIRED. WASTEWATER ABSORPTION FIELDS MUST BE LOCATED AT LEAST 100 FEET FROM ANY WELL, 50 FEET FROM DRAINAGES, FLOODPLAINES OR PONDED AREAS AND 25 FEET FROM DRY GULCHES.

- ALL LOTS: AREAS OF POTENTIALLY EXPANSIVE SOILS AND POTENTIAL FOR ELEVATED RADON LEVELS
  - LOT 2: SEASONAL SHALLOW GROUNDWATER
- PER ECM SECTION 1.7, 1.8.5, RESIDENTIAL LOTS IMPERVIOUS AREA MAY NOT EXCEED 10 PERCENT UNLESS A STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS LAID OUT IN THE ABOVE REFERENCED ECM SECTION. IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT. THIS IMPERVIOUS AREA FOR EACH LOT MUST INCLUDE THE PROPOSED DRIVEWAY.
  - INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE 6.3.3.C.2 AND 6.2.2.C.3. DUE TO THEIR LENGTH SOME OF THE DRIVEWAY MUST BE APPROVED BY THE FIRE DISTRICT.
  - OWNERS OF ALL LOTS SHALL SUBMIT AN ENGINEERED SITE PLAN AT TIME OF BUILDING PERMIT. ENGINEERED SITE PLAN SHALL DEPICT LOCATION OF PROPOSED HIGHWAY, INDIVIDUAL DRIVEWAY FROM PRIVATE DRIVEWAY TO HOUSE, AND ANY CULVERTS NECESSARY BASED ON HOUSE AND DRIVEWAY LOCATIONS.
  - LOT AND DENSITY DATA:
    - GROSS ACREAGE: 13.686 ACRES
    - TOTAL NUMBER OF LOTS IN THE SUBDIVISION: 2
    - GROSS DENSITY: 0.146 LOTS PER ACRE
    - ACREAGE DEDICATED TO PUBLIC STREETS: 0.136 ACRES
    - NET ACREAGE: 13.550 ACRES
    - NET DENSITY: 0.148 LOTS PER ACRE

### NOTES

- BASE OF BEARING: BEARINGS REFERRED TO HEREON ARE RELATIVE TO THE EAST LINE OF THE NORTHEAST QUARTER SECTION 6, BEARING N00°27'18\"W, MONUMENTED AS SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY M.V.E., INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, M.V.E., INC. RELIED UPON TITLE INSURANCE POLICY PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, POLICY NO. 370-F14008-23 WITH EFFECTIVE DATE OF NOVEMBER 4, 2024.
- FLOODPLAIN STATEMENT: ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08041C031G, DATED DECEMBER 7, 2018, THE PROPERTY IS LOCATED IN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN).
- LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.
- PROPERTY IS SUBJECT TO TERMS THEREFORE GRANTED IN DECREE IN THE DISTRICT COURT, WATER DIVISION 2, STATE OF COLORADO RECORDED OCTOBER 21, 2024 AT RECEPTION NUMBER: 224083006.
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS 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. (SECTION 13-80-105 C.R.S.).
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMIT A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508.

### LEGEND

- PROPOSED SUBDIVISION BOUNDARY LINE
- PROPOSED LOT LINE
- SECTION LINE
- FOUND CORNER AS SHOWN
- SET #5 REBAR W/ ALUMINUM CAP MARKED "POLARIS, PLS 27605" FLUSH WITH THE GROUND
- ADDRESS NUMBER
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- DRAINAGE EASEMENT WITH NO BUILD AND NO STORAGE OF MATERIALS
- NOT A PART OF THIS SUBDIVISION (NO AREAS OUTSIDE OF THE SHOWN BOUNDARY ARE A PART OF THIS SUBDIVISION)

### EASEMENTS

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. 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.

### SURVEYOR'S CERTIFICATE

I, RANDALL D. HENCY, 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 08/04/2022 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 \_\_\_\_\_, 20\_\_\_\_.

RANDALL D. HENCY  
COLORADO REGISTERED PLS #27605

**LEGAL DESCRIPTION:**  
**BE IT KNOWN BY THESE PRESENTS**  
 THAT JOHN M. BERKHEIMER, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:  
 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6, THENCE N89°28'15\"W, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF BLACK FOREST ROAD;  
 THENCE N 00°27'13\"W, A DISTANCE OF 180.95 FEET ALONG THE WEST LINE OF SAID BLACK FOREST ROAD TO THE POINT OF BEGINNING;  
 THENCE N 79°14'13\"W, A DISTANCE OF 249.73 FEET;  
 THENCE N 89°30'37\"W, A DISTANCE OF 475.00 FEET;  
 THENCE S 00°27'18\"E, A DISTANCE OF 225.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER;  
 THENCE N 89°30'37\"W, A DISTANCE OF 569.85 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER;  
 THENCE N 00°27'18\"W, A DISTANCE OF 643.09 FEET;  
 THENCE S 89°30'37\"E, A DISTANCE OF 825.00 FEET;  
 THENCE S 00°27'18\"E, A DISTANCE OF 165.00 FEET;  
 THENCE S 89°30'37\"W, A DISTANCE OF 464.85 FEET TO A POINT ON THE WEST LINE OF SAID BLACK FOREST ROAD;  
 THENCE N 00°27'13\"E, A DISTANCE OF 297.63 FEET ALONG THE WEST LINE OF SAID BLACK FOREST ROAD TO THE TRUE POINT OF BEGINNING.  
 SAID TRACT CONTAINS 596,143 SF (13.686 ACRES), MORE OR LESS.

**OWNER'S 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 STREETS, LOTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF BERKHEIMER SUBDIVISION FILING NO. 1. 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 HEREBY GRANTED 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.

JOHN M. BERKHEIMER, OWNER  
 STATE OF COLORADO )  
 COUNTY OF EL PASO ) SS  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 BY JOHN M. BERKHEIMER AS OWNER.  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_  
 NOTARY PUBLIC

There does not appear to be any public improvements being proposed. Please edit this plat note.

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**  
 THIS PLAT FOR BERKHEIMER SUBDIVISION FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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) ARE ACCEPTED, BUT 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.

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**CLERK AND RECORDER**  
 STATE OF COLORADO  
 COUNTY OF EL PASO  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER  
 SCHOOL FEE: \_\_\_\_\_  
 BRIDGE FEE: \_\_\_\_\_  
 PARK FEE: \_\_\_\_\_ REGIONAL PARK FEE: \$1,010  
 DRAINAGE FEE: \_\_\_\_\_

Apologies if my comment was unclear. You can add \$1,010 as park fee or we can write it on at recording.

PCD FILE NO: SF2433

<b>SUBMITTED:</b> 9/10/2024 <b>REVISIONS:</b>	<b>CONSULTANT</b> MVE, INC. DAVID GORMAN, P.E. 1903 LELARAY STREET COLORADO SPRINGS CO 80909 PH (719) 435-5736 FAX (719) 435-5450 DAVEG@MVECVIL.COM	<b>OWNER OF RECORD</b> AT TIME OF PLATTING: JOHN M. BERKHEIMER 14060 BLACK FOREST ROAD COLORADO SPRINGS CO, 80908	<b>MINOR SUBDIVISION PLAT</b> <b>BERKHEIMER SUBDIVISION</b> <b>FILING NO. 1</b>  MVE PROJECT: 61222 MVE DRAWING: 61222-PLAT-CS DATE: SEPTEMBER 9, 2024 SHEET: 1 OF 1
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