



Certificate of Bulk Mailing – Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy

Number of Identical Weight Pieces

Class of Mail

Postage for Each Mailpiece Paid

Verified

Total Number of Pounds

Total Postage Paid for Mailpieces

Fee Paid

Mailed For

Mailed By

Use Current Price List (Notice 123)

Number of Pieces to the Pound

Postage: Mailers must affix meter, PC Postage® or (uncanceled) postage stamps here in payment of total fee due.

Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the Postal/One!® Transaction Number here: _____



0000

U.S. POSTAGE PAID
COLORADO SPRINGS, CO
80909
NOV 20 24
AMOUNT
\$11.70
\$2324E501006-63



Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)

PS Form 3606-D, January 2016 PSN 7530-17-000-5548

See Reverse for Instructions

STERN SAMUEL J
9970 GLENELLEN DR
PEYTON CO 80831

FREY JOSEPH L
14085 BLACK FOREST RD
COLORADO SPRINGS CO 80908

PHARES JEFFERY G
14050 WYANDOTTE DR
COLORADO SPRINGS CO 80908

HOEFFEL PATRICK EDWARD
13970 WYANDOTTE DR
COLORADO SPRINGS CO 80908

MARTINEZ ANTHONY JR
6555 VESSEY RD
COLORADO SPRINGS CO 80908

CORDOVA JOHN A
6635 VESSEY RD
COLORADO SPRINGS CO 80908

LANGMAID PJ
14130 BLACK FOREST RD
COLORADO SPRINGS CO 80908

HALVORSON CHRIS A
14090 BLACK FOREST RD
COLORADO SPRINGS CO 80908

THOMAS AND KAREN SWIFT LIVING
TRUST
314 INTERSTATE BLVD
HARWOOD ND 58042

BERKHEIMER JOHN MATTHEW
14060 BLACK FOREST RD
COLORADO SPRINGS CO 80908

LESKINEN PAUL H
6480 COOLWELL DR
COLORADO SPRINGS CO 80908

MOEDER-CHANDLER MARKUS
6420 COOLWELL DR
COLORADO SPRINGS CO 80908

WEST ROBERT E
6455 VESSEY RD
COLORADO SPRINGS CO 80908

BLACK FOREST CHAPEL
14190 BLACK FOREST RD
COLORADO SPRINGS CO 80908

JCFT LLC
8585 CRITERION DR STE 63317
COLORADO SPRINGS CO 80920

SHEPPARD CARL HENRY
13980 BLACK FOREST RD
COLORADO SPRINGS CO 80908

PRESCOTT TOBIAS S
13955 HIGHLINE DR
COLORADO SPRINGS CO 80908

VAN DEN AARDWEG JOHANN
6445 COOLWELL DR
COLORADO SPRINGS CO 80908



ANTARES
 2641 E UINTAH ST
 COLORADO SPRINGS, CO 80909-9998
 (800)275-8777

11/20/2024 09:15 AM

Product	Qty	Unit Price	Price
CTOM - Firm - Domestic	18		\$11.70
First-Class Mail® Letter Colorado Springs, CO 80908 Weight: 0 lb 0.70 oz Estimated Delivery Date Fri 11/22/2024	1		\$0.73
First-Class Mail® Letter Colorado Springs, CO 80908 Weight: 0 lb 0.60 oz Estimated Delivery Date Fri 11/22/2024	1		\$0.73
First-Class Mail® Letter Colorado Springs, CO 80908 Weight: 0 lb 0.60 oz Estimated Delivery Date Fri 11/22/2024	1		\$0.73
First-Class Mail® Letter Colorado Springs, CO 80908 Weight: 0 lb 0.60 oz Estimated Delivery Date Fri 11/22/2024	1		\$0.73
First-Class Mail® Letter Peyton, CO 80831 Weight: 0 lb 0.60 oz Estimated Delivery Date Fri 11/22/2024	1		\$0.73
First-Class Mail® Letter Colorado Springs, CO 80908 Weight: 0 lb 0.60 oz Estimated Delivery Date Fri 11/22/2024	1		\$0.73
First-Class Mail® Letter Colorado Springs, CO 80908 Weight: 0 lb 0.60 oz Estimated Delivery Date Fri 11/22/2024	1		\$0.73
First-Class Mail® Letter Colorado Springs, CO 80908 Weight: 0 lb 0.60 oz Estimated Delivery Date Fri 11/22/2024	1		\$0.73

First-Class Mail® 1 \$0.73
 Letter
 Colorado Springs, CO 80908
 Weight: 0 lb 0.60 oz
 Estimated Delivery Date
 Fri 11/22/2024

First-Class Mail® 1 \$0.73
 Letter
 Colorado Springs, CO 80908
 Weight: 0 lb 0.70 oz
 Estimated Delivery Date
 Fri 11/22/2024

First-Class Mail® 1 \$0.73
 Letter
 Colorado Springs, CO 80908
 Weight: 0 lb 0.60 oz
 Estimated Delivery Date
 Fri 11/22/2024

First-Class Mail® 1 \$0.73
 Letter
 Colorado Springs, CO 80908
 Weight: 0 lb 0.70 oz
 Estimated Delivery Date
 Fri 11/22/2024

First-Class Mail® 1 \$0.73
 Letter
 Colorado Springs, CO 80908
 Weight: 0 lb 0.60 oz
 Estimated Delivery Date
 Fri 11/22/2024

First-Class Mail® 1 \$0.73
 Letter
 Colorado Springs, CO 80908
 Weight: 0 lb 0.60 oz
 Estimated Delivery Date
 Fri 11/22/2024

First-Class Mail® 1 \$0.73
 Letter
 Colorado Springs, CO 80908
 Weight: 0 lb 0.70 oz
 Estimated Delivery Date
 Fri 11/22/2024

First-Class Mail® 1 \$0.73
 Letter
 Harwood, ND 58042
 Weight: 0 lb 0.70 oz
 Estimated Delivery Date
 Mon 11/25/2024

First-Class Mail® 1 \$0.73
 Letter
 Colorado Springs, CO 80908
 Weight: 0 lb 0.70 oz
 Estimated Delivery Date
 Fri 11/22/2024

First-Class Mail® 1 \$0.73
Letter
Colorado Springs, CO 80908
Weight: 0 lb 0.70 oz
Estimated Delivery Date
Fri 11/22/2024

First-Class Mail® 1 \$0.73
Letter
Colorado Springs, CO 80920
Weight: 0 lb 0.70 oz
Estimated Delivery Date
Fri 11/22/2024

Grand Total: \$24.84

Personal/Bus Check \$24.84

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Track your Packages
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All sales final on stamps and postage.
Refunds for guaranteed services only.
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or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 071807-0609
Receipt #: 840-58000256-2-7558521-2
Clerk: 63



November 19, 2024

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This letter is being sent to you on behalf of John Berkheimer concerning a proposed Minor Subdivision request being made to the El Paso County (EPC) Planning and Community Development Department for the property located at 14060 Black Forest Road in El Paso County, Colorado. This letter is being sent to you as a nearby property owner according to the records of El Paso County, Colorado.

The property consists of an existing home and contains 13.686 acres and has El Paso County Tax Schedule No. 5206000063. The site is situated on the west side of Black Forest Road between Vessey Road and Elementary Drive. The corner of Highline Drive and Coolwell Drive is at the southeast corner of the property. The parcel (Zone RR-5) contains a single family residence. A Vicinity Map is included for reference. The property is zoned RR-5 (Rural Residential – 5 acres).

The request is for approval of the Minor Plat titled “Berkheimer Subdivision Filing No. 1” which is a proposal to subdivide the existing 13.686± acre site into two (2) rural residential lots. One lot is to be 5.002± acres in area and the second is to be 7.906± acres. A sketch of the proposal is attached with this letter. The proposed minor plat is in keeping with the current zone designation. The access for all both lots is planned for a single shared driveway near the south property boundary and close to the existing driveway. A waiver is being requested with application to allow the shared driveway which is to be located in a private access easement.

This information is being provided to you as part of the land use application submittal process with the County. Please direct any questions on the proposal to the referenced contact below. Prior to any public hearing on this proposal a notification of the time and place of public hearing will be sent to the adjacent property owners by the El Paso County Development Services Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

Any questions regarding this project should be directed to:

Dave Gorman, M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736, daveg@mvecivil.com

Very truly yours,

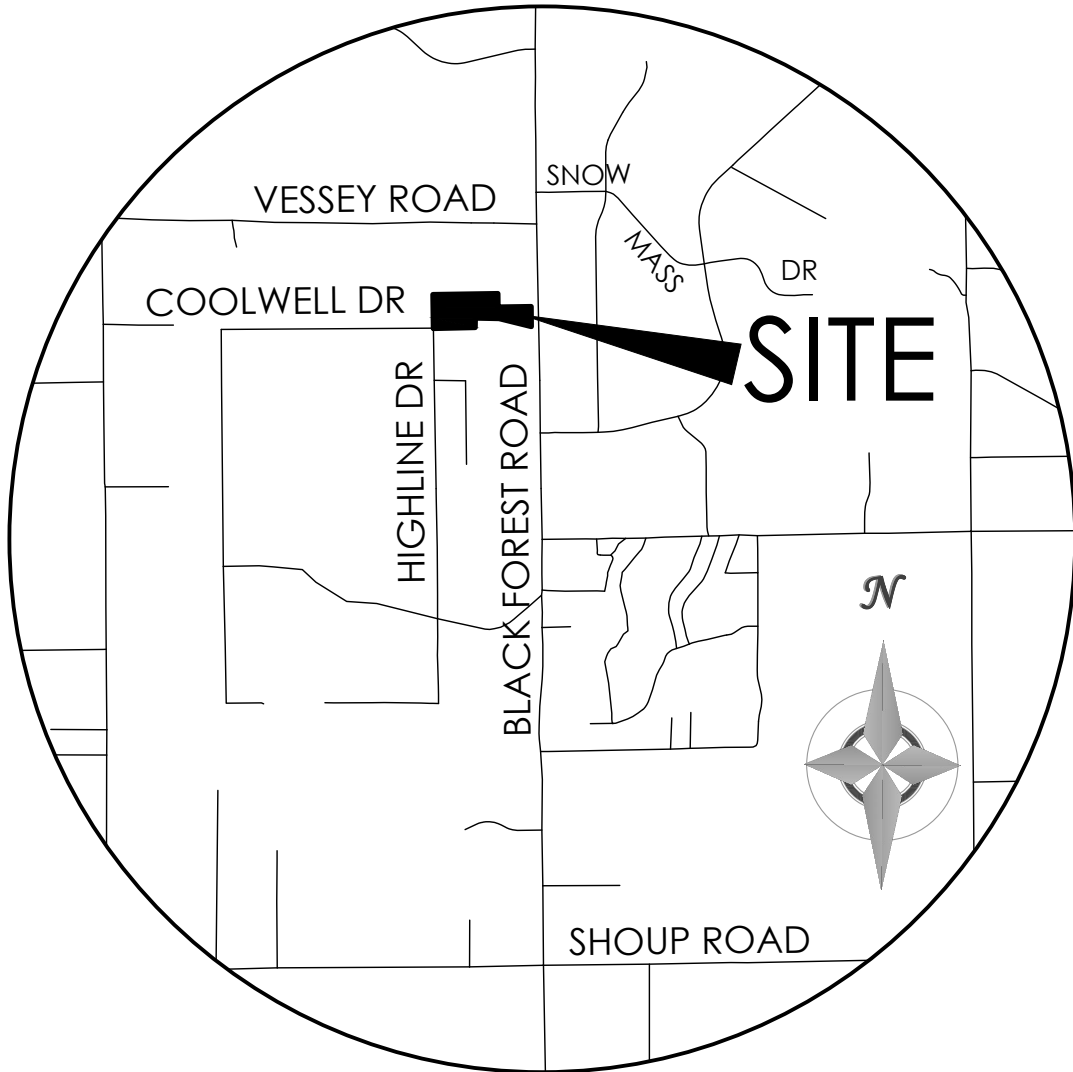
M.V.E., Inc.

A handwritten signature in black ink, appearing to read 'David R. Gorman', written over a horizontal line.

David R. Gorman, P.E.

Z:\61222\Documents\Neighborhood Notification\61222-Neighborhood Notification Letter.odt

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

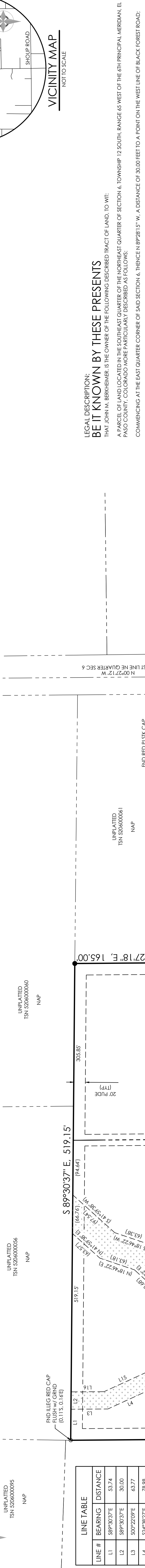
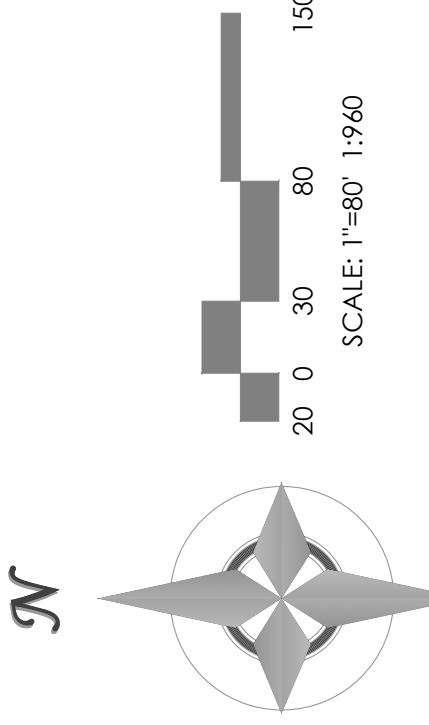
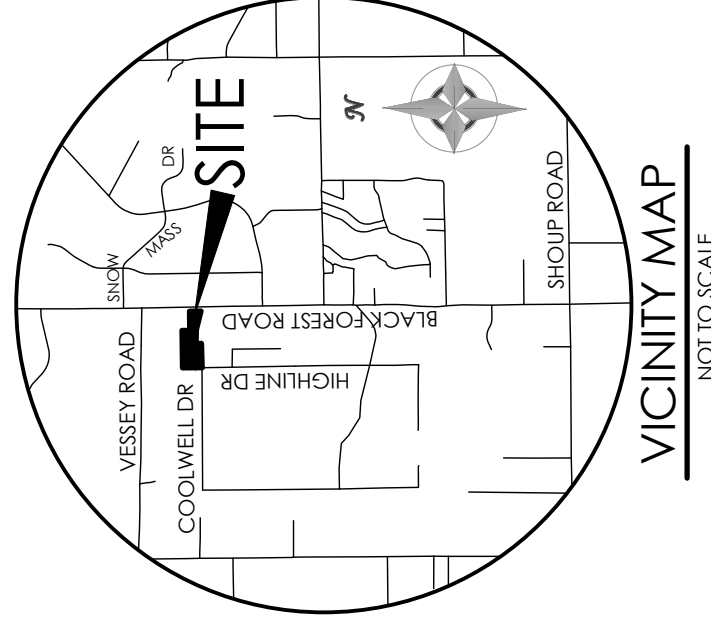


VICINITY MAP

NOT TO SCALE

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\"	53.74
L2	S89°30'37\"	30.00
L3	S00°22'09\"	63.77
L4	S24°38'02\"	78.98
L5	S05°38'02\"	49.50
L6	S28°05'44\"	50.79
L7	S20°41'14\"	41.15
L8	S08°54'39\"	47.38
L9	S19°08'08\"	106.14
L10	S16°04'49\"	46.57
L11	S05°54'39\"	37.79
L12	S20°41'14\"	51.04
L13	S28°05'44\"	58.31
L14	S05°38'02\"	48.56
L15	S24°38'02\"	77.69
L16	S00°22'09\"	56.87

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 SOUTHEAST 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 N 89°28'15\" W, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF BLACK FOREST ROAD;
 THENCE N 79°14'13\" W, A DISTANCE OF 180.95 FEET ALONG THE WEST LINE OF SAID BLACK FOREST ROAD TO THE POINT OF BEGINNING;
 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\" E, A DISTANCE OF 643.09 FEET;
 THENCE S 89°30'37\" E, A DISTANCE OF 519.15 FEET;
 THENCE S 00°27'18\" E, A DISTANCE OF 165.00 FEET;
 THENCE S 89°30'37\" W, A DISTANCE OF 444.85 FEET TO A POINT ON THE WEST LINE OF SAID BLACK FOREST ROAD;
 THENCE S 00°27'18\" E, A DISTANCE OF 297.43 FEET ALONG THE WEST LINE OF SAID BLACK FOREST ROAD TO THE TRUE POINT OF BEGINNING;
 SAID TRACT CONTAINS 596.143 SF (13.486 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 AND DO, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT STATEMENT OF THE FACTS AND CONDITIONS OF THE LAND DESCRIBED HEREIN AND THAT WE ARE RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED AND WE 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
 MY COMMISSION EXPIRES _____ DAY OF _____, 2023 BY JOHN M. BERKHEIMER AS OWNER.
 WITNESS MY HAND AND OFFICIAL SEAL, _____ NOTARY PUBLIC

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 DESIGNATIONS 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 IS 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) 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 _____, 2024, A.D. AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY.

STEVE SCHLEKER, RECORDER
 BY: _____ DEPUTY
 SCHOOL FEE: _____
 BRIDGE FEE: _____
 PARK FEE: _____
 DRAINAGE FEE: _____

PCD FILE NO.: _____
 SCALE: 1" = 80'

OWNER OF RECORD
 AT TIME OF PLATING:
 JOHN M. BERKHEIMER
 14060 BLACK FOREST ROAD
 COLORADO SPRINGS, CO 80909

CONSULTANT
 MVE INC.
 RANDALL D. HENRY
 1903 LELAY STREET
 COLORADO SPRINGS, CO 80909
 DATE: SEPTEMBER 9, 2024
 SHEET: 1 OF 1

CONTRACTOR
 MVE INC.
 RANDALL D. HENRY
 1903 LELAY STREET
 COLORADO SPRINGS, CO 80909
 DATE OF PREPARATION: 03/31/2023
 DATE OF REVISION: 07/29/2024

LEGEND
 PROPOSED SUBDIVISION BOUNDARY LINE
 PROPOSED LOT LINE
 SECTION LINE
 FOUND CORNER AS SHOWN
 SET #5 REBAR W/ ALUMINUM CAP MARKED
 POLARIS, PLS 27405' 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 STATEMENT
 I, RANDALL D. HENRY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF BERKHEIMER SUBDIVISION FILING NO. 1 IS TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 08/09/22 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 AND IS NOT A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.
 I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2024.
 RANDALL D. HENRY
 COLORADO REGISTERED PLS # 27405
 FOR AND ON BEHALF OF M.V.E., INC.

COUNTY GOVERNMENT NOTES
 1. HOME REGISTRATION REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND WILL BE AVAILABLE AT THE EL PASO COUNTY COMMUNITY DEVELOPMENT DEPARTMENT. FINAL DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY & SOILS REPORT, AND FIRE PROTECTION REPORT.
 2. 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. HOME BUILDERS 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 IMPIDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
 3. DESIGNERS SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, PERMITS 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).
 4. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
 5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
 6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
 7. 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 YEAR 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.
 8. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND ALSO CALCULATE THE DEPARTMENT THAT REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL AND MAINTAIN.
 9. THE SUBDIVISION AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS 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 THERE TO, 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.
 10. SOIL AND GEOLOGIC CONDITIONS: AREAS WITHIN THIS SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY POTENTIAL GEOLOGIC CONSTRAINTS AS DETAILING IN THE SOILS REPORT FOR THIS SUBDIVISION. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT HAS BEEN ADVISED OF THESE CONSTRAINTS AND HAS REVIEWED THE SOILS REPORT FOR THIS SUBDIVISION. THE REPORT INCLUDES MAPPING OF THE POTENTIAL HAZARDOUS AREAS WITHIN THE SUBDIVISION. A DESCRIPTION OF AFFECTED LOTS, POTENTIAL CONSTRAINTS AND MITIGATION MEASURES ARE LISTED BELOW. NO AREAS OF THE SITE EXCEED 50% IN GRADE. INDIVIDUAL SOILS INVESTIGATIONS AND FOUNDATION DESIGNS FOR ALL NEW BUILDING SITES AND SEPTIC SYSTEMS ARE

NOTES
 1. 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 _____ ORDER NO. _____ WITH EFFECTIVE DATE OF _____.
 2. THE PROPERTY IS LOCATED IN ZONE T-7, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
 3. FLOODPLAIN STATEMENT: ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08041 C0015G, DATED DECEMBER 7, 2018, THE PROPERTY IS LOCATED IN ZONE T-7, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
 4. LINEAL UNITS SHOWN HEREON ARE AS SURVEY FEET.
 5. PROPERTY IS SUBJECT TO TERMS THEREFORE GRANTED IN DECREE IN THE DISTRICT COURT, WATER DIVISION 2, STATE OF COLORADO RECORDED AT RECEPTION NO. _____.
 6. NOTICE ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERS 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 13-62-105 C.R.S.
 7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY CORNER A CLASS TWO (2) MIDDLE-MANOR PURSUANT TO C.R.S. § 18-4-508.

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, FLOODPLAINS OR POUNDED AREAS AND 25 FEET FROM DRY GULLCHES.
 - ALL LOTS: AREAS OF POTENTIALLY EXPANSIVE SOILS AND POTENTIAL FOR ELEVATED RADON LEVELS
 - LOT 2: SEASONAL SHALLOW GROUNDWATER
 11. PER EGM SECTION 17.1.8.5, 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 EGM SECTION. IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT. THIS IMPERVIOUS AREA FOR EACH LOT MUST INCLUDE THE PROPOSED DRIVEWAY.
 12. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CURBS PER LAND DEVELOPMENT CODE 6.3.3.1.C2 AND 6.22.C.3. DUE TO THEIR LENGTH SOME OF THE DRIVEWAY MUST BE APPROVED BY THE FIRE DISTRICT.
 13. OWNERS OF ALL LOTS SHALL SUBMIT AN ENGINEERED SITE PLAN AT TIME OF BUILDING PERMIT. ENGINEERED SITE PLAN SHALL DEPICT LOCATION OF PROPOSED HOUSE, INDIVIDUAL DRIVEWAY FROM PRIVATE DRIVEWAY TO HOUSE, AND ANY CURBS NECESSARY BASED ON HOUSE AND DRIVEWAY LOCATIONS.
 14. LOT AND DENSITY DATA:
 - GROSS ACREAGE: 13.486 ACRES
 - TOTAL NUMBER OF LOTS IN THE SUBDIVISION: 2
 - GROSS DENSITY: 0.146 LOTS PER ACRE
 - ACREAGE DEDICATED TO PUBLIC STREETS: 0.134 ACRES
 - NET ACREAGE: 13.350 ACRES
 - NET DENSITY: 0.146 LOTS PER ACRE

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.

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 AND DO, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT STATEMENT OF THE FACTS AND CONDITIONS OF THE LAND DESCRIBED HEREIN AND THAT WE ARE RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED AND WE 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
 MY COMMISSION EXPIRES _____ DAY OF _____, 2023 BY JOHN M. BERKHEIMER AS OWNER.
 WITNESS MY HAND AND OFFICIAL SEAL, _____ NOTARY PUBLIC

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 DESIGNATIONS 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 IS 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) 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 _____, 2024, A.D. AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY.

STEVE SCHLEKER, RECORDER
 BY: _____ DEPUTY
 SCHOOL FEE: _____
 BRIDGE FEE: _____
 PARK FEE: _____
 DRAINAGE FEE: _____

PCD FILE NO.: _____
 SCALE: 1" = 80'

OWNER OF RECORD
 AT TIME OF PLATING:
 JOHN M. BERKHEIMER
 14060 BLACK FOREST ROAD
 COLORADO SPRINGS, CO 80909

CONSULTANT
 MVE INC.
 RANDALL D. HENRY
 1903 LELAY STREET
 COLORADO SPRINGS, CO 80909
 DATE: SEPTEMBER 9, 2024
 SHEET: 1 OF 1

CONTRACTOR
 MVE INC.
 RANDALL D. HENRY
 1903 LELAY STREET
 COLORADO SPRINGS, CO 80909
 DATE OF PREPARATION: 03/31/2023
 DATE OF REVISION: 07/29/2024