

SUBDIVISION/CONDOMINIUM PLAT

Reception Number

Date

Time

Reception Fee

Number of Pages

File Number

Mary Jane Ranch Subdivision

Name of Plat

Ranch
Mountain Reign Ranch Trust

Owner's Name

Subdivision



Condominium



C&R/016 Revised 6/06

Steve Schleiker

El Paso County, CO

06/10/2025 02:38:21 PM

Doc \$0.00

2

Rec \$23.00

Pages



225715534

MARY JANE RANCH SUBDIVISION
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO
FINAL PLAT

KNOW ALL MEN BY THESE PRESENTS

THAT MOUNTAINS REIGN RANCH TRUST, BEING THE OWNER OF THE FOLLOWING TRACT OF LAND:
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;
THENCE S00°00'00"E ALONG A LINE THAT IS 30.00 FEET EASTERY OF AND PARALLEL TO THE WEST LINE
OF SAID SECTION 15, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N89°24'17"E ALONG A LINE THAT IS 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE
OF SAID SECTION 15, A DISTANCE OF 1282.28 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST
QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15;
THENCE S00°03'15"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15;
THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID
SECTION 15, A DISTANCE OF 1283.49 FEET;
THENCE N00°00'00"E ALONG A LINE THAT IS 30.00 FEET EASTERY OF AND PARALLEL TO THE WEST LINE
OF SAID SECTION 15, A DISTANCE OF 1287.63 FEET TO THE POINT OF BEGINNING;
CONTAINING A CALCULATED AREA OF 1,651,859.88 SQUARE FEET OR 37.92 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, TRACTS, STREETS, AND EASEMENTS (USE WHICH ARE APPLICABLE) AS SHOWN HEREON UNDER THE NAME AND
SUBDIVISION OF PEELESS SUBDIVISION. 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 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
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
MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION,
AND MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FAULTS.

David Williams

MOUNTAINS REIGN RANCH TRUST

BY: ROBERT S. WILLIAMS

TITLE REPRESENTATIVE

STATE OF COLORADO

COUNTY OF EL PASO

SIGNED BEFORE ME ON MAY 9 2025

BY: Robert S. Williams (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT).

David Williams (NOTARY'S OFFICIAL SIGNATURE)

ADMETU

(TITLE OF OFFICE)

Nov 26, 2018

(COMMISSION EXPIRATION)

IN WITNESS WHEREOF

THE HEREINMENTIONED MOUNTAINS REIGN RANCH TRUST HAVE EXECUTED THIS INSTRUMENT

THIS 8th DAY OF MAY 2025 A.D.

BY: Robert S. Williams

STATE OF COLORADO

COUNTY OF EL PASO

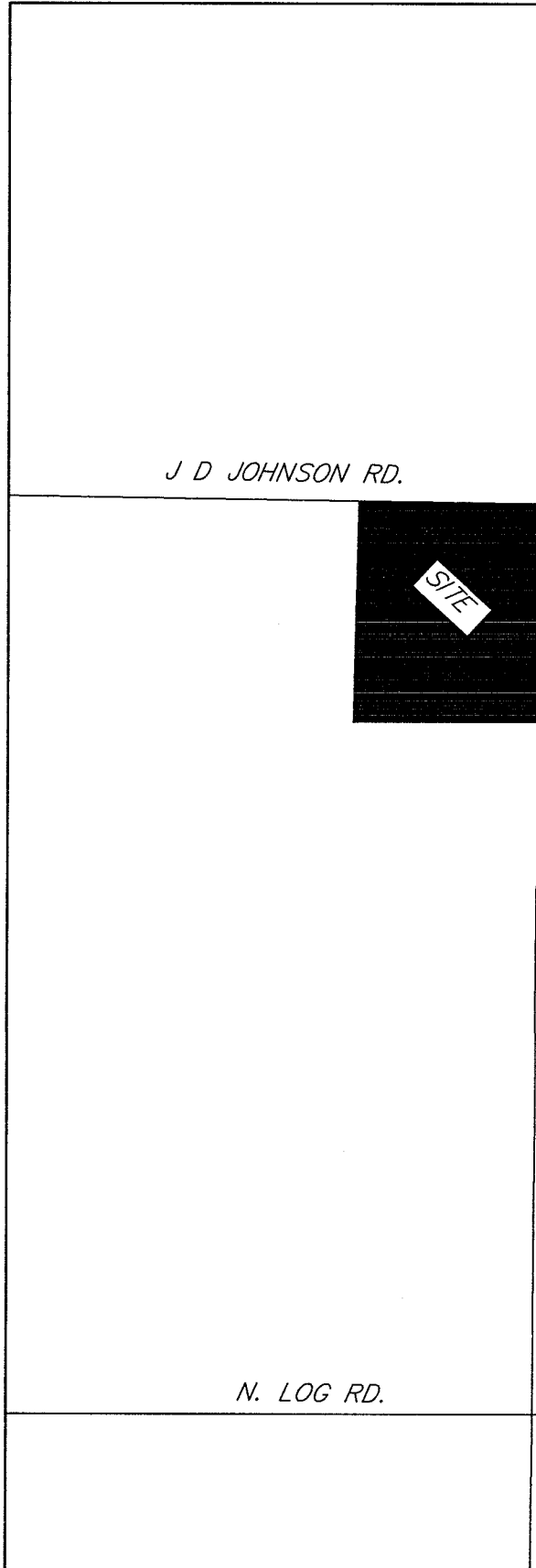
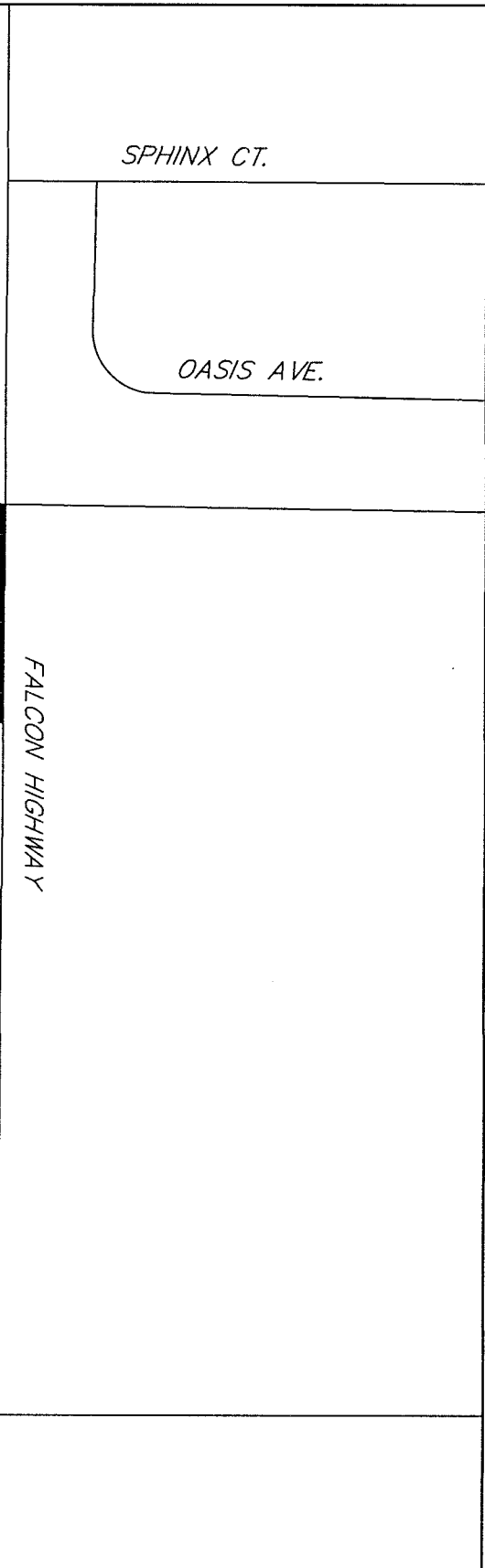
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF MAY A.D. 2025, BY CHARLOTTE VASQUEZ

BY: Charlotte Vasquez WITNESS MY HAND AND SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov. 26, 2025

1	OF	2
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.		
REVISIONS	ISSUED	DATE
	1	210519



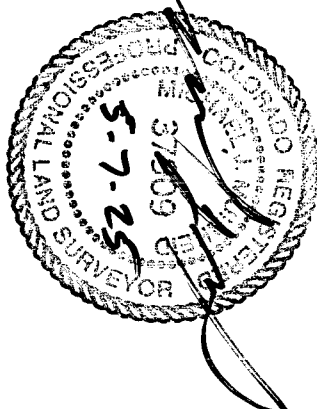
SURVEYORS CERTIFICATE

I MICHAEL J. WILHELM, 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 DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST
AS SHOWN HEREON, THAT MATHEMATICAL CLOSE ERROR IS 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, AND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS 7th DAY OF MAY 2025

Michael J. Wilhelm DATE 5-7-25

COLORADO REGISTERED PLS 37909



BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR MARY JANE RANCH SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY,
COLORADO BOARD OF COUNTY COMMISSIONERS ON THE 8th DAY OF May 2025
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 THE 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.

David Williams DATE 06/01/2025

CHAIR, BOARD OF COUNTY COMMISSIONERS

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

Michael J. Wilhelm DATE 5/23/25

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

CLERK AND RECORDER

STATE OF COLORADO

COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT
2:38 O'CLOCK, P.M. THIS 10th DAY OF June 2025 A.D.,

AND IS DULY RECORDED AT RECEPTION NO. 225715534 OF THE
RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEMER, RECORDER

BY: Michael J. Wilhelm

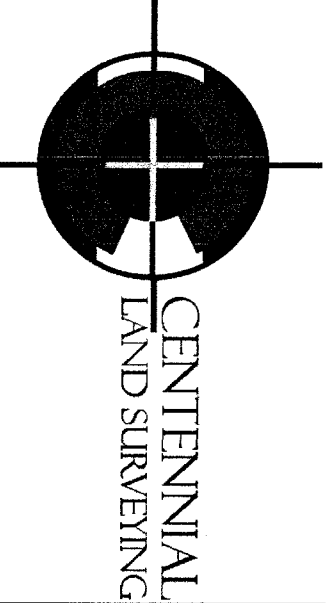
DEPUTY

GENERAL NOTES

- ALL LINEAL UNITS DEPICTED ON THIS SUBDIVISION PLAT ARE U.S. SURVEY FEET.
- BASIS OF BEARING: ALL BEARINGS DEPICTED ON THIS SUBDIVISION PLAT ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, BEING MONUMENTED AT THE WEST END BY A 3-1/4" ALUMINUM CAP IN RANGE BOX AND AT THE EAST END BY A 3-1/4" ALUMINUM CAP STAMPED ACCORDINGLY. PLS 11624, MEASURED AS BEARING N89°24'17"E WITH A DISTANCE OF 2624.50 FEET.
- ALL REFERENCES TO RECEPTION NUMBERS SHOWN HEREON ARE PUBLIC DOCUMENTS RECORDED WITH THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CENTENNIAL LAND SURVEYING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND.
- 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.
- DEVELOPER SHALL COMPLY WITH THE 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 LUMPING MOUSE).
- 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. HOMEOWNERS 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.
- 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.
- THERE SHALL BE NO DIRECT ACCESS TO FALCON HIGHWAY.
- THE SUBDIVISION(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OF BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THEREOF, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTS ON ALL SALES DOCUMENTS AND IN PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE 6.3.3.02 AND 6.2.2.3.3 DUE TO THEIR LENGTH SOME DRIVEWAYS MUST BE APPROVED BY THE FIRE DISTRICT.
- LOCATED IN THE SOUTHEAST CORNER OF LOT 1, A 35'x35' EASEMENT IS PROVIDED FOR FUTURE FIRE CISTERN IN COOPERATION WITH ELLICOTT FIRE DEPARTMENT.
- ABSORPTION FIELD MUST BE LOCATED A MINIMUM OF 100 FEET FROM ANY WELL, INCLUDING THOSE ON ADJACENT PROPERTIES. ABSORPTION FIELDS MUST ALSO BE LOCATED A MINIMUM OF 50 FEET FROM ANY DRAINAGES, FLOODPLAINS, OR BOUNDED AREAS AND 25 FEET FROM DRY CULCHES.
- FLOODPLAIN: NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041005906, MAP REVISED DECEMBER 7, 2018.
- THE SEASONAL WET AREA SHOWN FOR LOTS 1 AND 2 ARE NO BUILD AREAS.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: WATER RESOURCES REPORT, SOILS & GEOLOGY REPORT, FIRE PROTECTION REPORT AND OWIS REPORT.
- THE ACCESS, EASEMENT AND MAINTENANCE AGREEMENT FROM LOT 1 TO LOTS 2, 3, AND 4 WAS ACCEPTED AND SIGNED ON JULY 12, 2024 AND IS RECORDED UNDER RECEPTION NO. 2250441530
- PER EGM SECTION 1.7.118.5, RESIDENTIAL LOTS IMPERVIOUS AREA MAY NOT EXCEED 10 PERCENT UNLESS A STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS LAD 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.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL EL PASO COUNTY HAS RECEIVED PROOF THAT WELL NO. 228255 HAS BEEN PLUGGED AND ABANDONED.
- WATER SUPPLY: 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. HOMEOWNERS FOR EL PASO COUNTY RANGING PROPOSES. WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANT AND ALL FUTURE OWNERS OF A WATER SUPPLY, BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN 100 YEARS OR 300 YEARS, SHOULD BE AWARE THAT THE LOCAL AQUIFER DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- WATER WITHDRAWAL AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE COVENANTS FOR THIS SUBDIVISION RECORDED IN RECEPTION NO. 225044153, OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE TERMS OF THE WATER COURT APPROVED WATER AUGMENTATION PLAN.

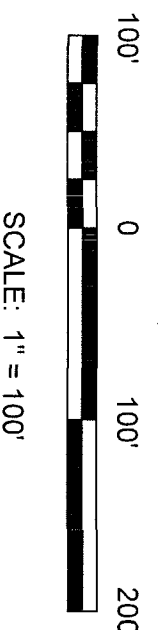
FEES

RECORDING FEES: 0.2538
PARK FEES: 1.810
SCHOOL FEES: 1.40
BRIDGE FEES: 0.2028



15534

FINAL PLAT



SURVEY MONUMENTATION

- FOUND NW CORNER OF SECTION 15
3-1/4" ALUMINUM CAP IN RANGE BOX PLS ILLCGBLE
- FOUND NORTH QUARTER CORNER OF SECTION 15
3-1/4" ALUMINUM CAP IN RANGE BOX, PLS T1624
- FOUND REBAR WITH YELLOW CAP, PLS T1624

LINE TYPE LEGEND

- ALUDDU LINE
SUBDIVISION BOUNDARY LINE
INTERIOR LOT LINE
EASEMENT LINE
ADJACENT BOUNDARY LINE

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 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.

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.

