

# 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

The title commitment letter states the owner as "Mountains Reign Ranch Trust" please verify.

**KNOW ALL MEN BY THESE PRESENTS**

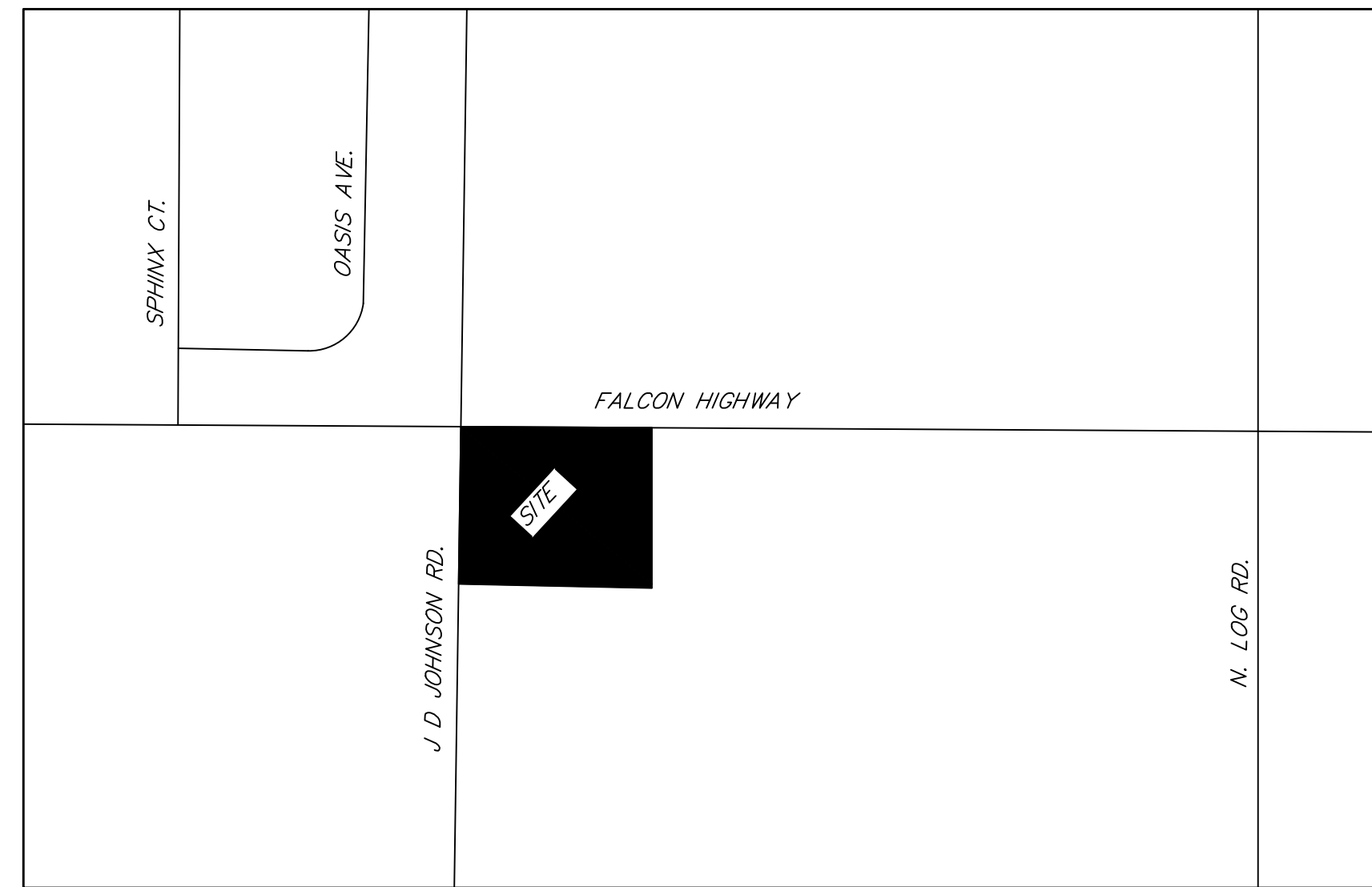
THAT ROBERT S. AND WENDY K. WILLIAMS, BEING THE OWNER OF THE FOLLOWING TRACT OF LAND:

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 EASTERLY 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



VICINITY MAP  
NOT TO SCALE

**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 \_\_\_\_\_ 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 County standards and that proper drainage and erosion control for same will be provided at said 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 matters of maintenance by El Paso County, Colorado. 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 established 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.

Owners/Mortgagee (Signature) \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST: (if corporation)

Secretary/Treasurer

State of Colorado

County of \_\_\_\_\_

Signed before me on \_\_\_\_\_, 20\_\_\_\_

by \_\_\_\_\_ (name(s) of individual(s) making statement).

(Notary's official signature)

(Title of office)

(Commission Expiration)

Signatures of officers signing for a corporation shall be acknowledged as follows:

(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows:

(print name) as Manager/Member of company, a state limited liability company.

(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

See comment above regarding ownership.

**IN WITNESS WHEREOF**

THE AFOREMENTIONED ROBERT S. AND WENDY K. WILLIAMS, HAVE EXECUTED THIS INSTRUMENT THIS DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BY: \_\_\_\_\_ REPRESENTATIVE

STATE OF COLORADO )

)

COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY \_\_\_\_\_

BY \_\_\_\_\_ WITNESS MY HAND HAD SEAL  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

(Add to notes section).  
Soil and Geology Conditions:  
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)  
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 (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
•Potentially Seasonally High Groundwater:(name lots or location of area)  
•Other Hazard:  
In Areas of High Groundwater:  
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

**EASEMENTS**

Update easement note per plat notes shown

**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" ILLEGIBLE ALUM. 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. FOR ALL INFORMATION REGARDING EASEMENTS AND RIGHT OF WAY, CENTENNIAL LAND SURVEYING, LLC RELIED UPON TITLE COMMITMENT NO. 123456789, PREPARED BY INSERT TITLE COMPANY HERE, DATED INSERT DATE HERE.

Note Regarding Reports on File:  
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: **Transportation Impact Study**; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildlife Hazard Report; Natural Features Report; (other: modify based upon specific reports)

Mailboxes:  
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

**Board of County Commissioners Certificate**  
This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, 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: list those applicable) 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 \_\_\_\_\_

**Surveyors Certificate**  
I, surveyor's name, 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 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\_\_\_\_.

Surveyor's Name, (Signature) \_\_\_\_\_ Date \_\_\_\_\_  
Colorado registered PLS # \_\_\_\_\_

\_\_\_\_\_  
MICHAEL J. MUIRHEID, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 37909  
FOR AND ON BEHALF OF CENTENNIAL LAND SURVEYING, LLC

**PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE**

THIS PLAT FOR MARY JANE RANCH SUBDIVISION WAS APPROVED FOR FILING BY THE COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES OR CONDITIONS SHOWN HEREON.

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 \_\_\_\_\_ O'CLOCK, \_\_\_\_M THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ RECORDS OF EL PASO COUNTY, COLORADO.

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 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).

PARK FEES: \_\_\_\_\_  
SCHOOL FEES: \_\_\_\_\_  
BRIDGE FEES: \_\_\_\_\_

**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.

Add all missing plat notes below

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.

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.

No driveway shall be established unless an access permit has been granted by El Paso County.

There shall be no direct lot access to Falcon Highway

The subdivider(s) agree on behalf of him/herself and any developer of builder successors and assignees that subdivider and/or said successors and assigns 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 thereto, 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.

Add standard floodplain statement note (missing)

Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code 6.3.3.C2 and 6.2.2.C.3. Due to their length some of the driveway must be approved by the Fire District

Add plat note detailing the shared access easement and maintenance agreement and its recording # \_\_\_\_\_

Add cistern note to describe easement and maintenance responsibility

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 ponded areas and 25 feet from dry gulches."

1 OF 2	
REVISIONS	DRAWN: <b>MJM</b>
	CHECKED: <b>SLM</b>
	DATE: <b>10/05/23</b>
	JOB NO.: <b>210519</b>



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FINAL PLAT

Please provide a lot table  
Assessor reflects 40 acres for the parcel  
Plat map show Lot total 37.92 acres

A site plan exhibit is needed for the existing residence on lot #4 showing setback for new lot lines

Please show seasonal wet areas

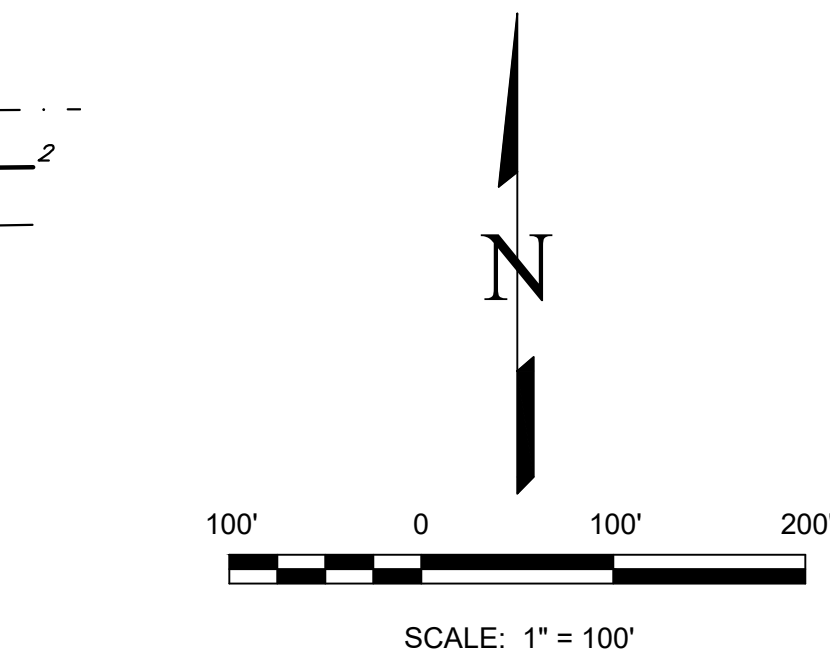
Note easement can be 40ft but the driveway entrance is limited to 24ft max width at JD Johnson

See note on subdivision sheet

Call out cistern location and label easement to match plat note

Add property description and parcel #

9.81 acres is 427,323.6 sqft please check all lot values



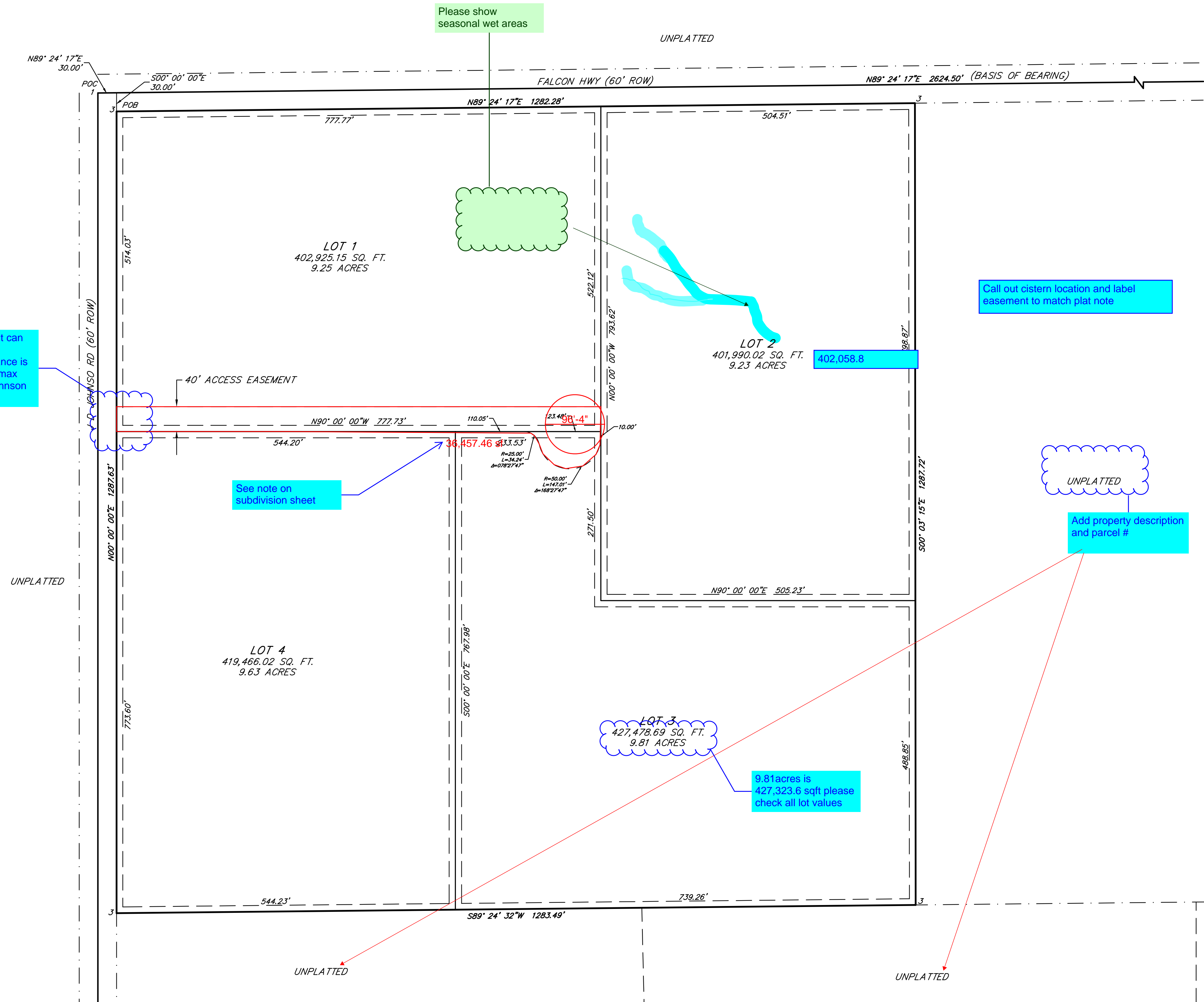
**SURVEY MONUMENTATION**

1. FOUND NW CORNER OF SECTION 15  
3-1/4" ALUMINUM CAP IN RANGE BOX PLS ILLEGIBLE
2. FOUND NORTH QUARTER CORNER OF SECTION 15  
3-1/4" ALUMINUM CAP IN RANGE BOX, PLS 11624
3. FOUND REBAR WITH YELLOW CAP, PLS 11624

**LINE TYPE LEGEND**

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

Add legend for seasonal wet areas symbol



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	JOB No.: 210519

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