# 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 SOO'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 1282.28 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE SOO'03'15"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 1287.12 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 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 NOO°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 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 PEERLESS 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 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.

MOUNTAINS REIGN RANCH TRUST	
BY: ROBERT S. WILLIAMS	
TITLE: REPRESENTATIVE	
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)	
<u>IN WITNESS WHEREOF</u>	
THE AFOREMENTIONED MOUNTAINS REIGN RANCH TRU	
THIS DAY OF	, 20 A.D.
BY: REPRESENTATIVE	
STATE OF COLORADO )	
)	
COUNTY OF EL PASO )	
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE	
, A.D. 20, BY	<del></del>
BY	WITNESS MY HAND HAD SEAL
NOTARY PUBLIC	
MY COMMISSION EXPIRES:	
1 OF 2 NOTICE	<u>:</u>
CHECKED: BASED U	JPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER ST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION

210519

BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN

TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON

FALCON HIGHWAY

WICINITY MAP
NOT TO SCALE

# GENERAL NOTES

augmentation plan.

- 1. ALL LINEAL UNITS DEPICTED ON THIS SUBDIVISION PLAT ARE U.S. SURVEY FEET.
- 2. 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.
- 3. ALL REFERENCES TO RECEPTION NUMBERS SHOWN HEREON ARE PUBLIC DOCUMENTS RECORDED WITH THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.
- 4. 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.
- 5. 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 JUMPING MOUSE).
- 7. 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.
- 8. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 9. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 10. THERE SHALL BE NO DIRECT ACCESS TO FALCON HIGHWAY.
- 11. 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.
- 12. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE 6.3.3.C2 AND

  Water Supply: (utilized when the water supply is individual wells)

CE WITH THE REQUIRMENTS

LOT MUST INCLUDE THE

- Water Supply: (utilized when the water supply is individual wells)

  (Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)

  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 FIELDS MUST ALSO BE
- 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 in 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 upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.

  OPERTY IS NOT LOCATED SED DECEMBER 7, 2018.
- (Utilized when there is a joint well agreement for common use of wells)

  16 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. Two (2) existing well permits Nos. \_\_\_\_\_\_ and \_\_\_\_ will serve two (2) single family dwellings each. Well permit No. \_\_\_\_\_ will serve Lots \_\_ and \_\_\_, Block \_\_ subject to a 17 joint Use Water Well Agreement as recorded under Reception No. \_\_\_\_\_\_. Well permit No. \_\_\_\_\_ will serve Lot \_\_, Block \_\_ and Lot \_\_, Block \_\_, subject to a 27 a Joint Use Water Well Agreement as recorded under Reception No. \_\_\_\_\_\_, which limits production to the \_\_\_\_\_\_ Aquifer at an interval between \_\_\_\_ and 27
- \_\_\_\_ feet below ground surface. Lot \_\_ and \_\_\_, Block \_\_ and Lots \_\_ through \_\_, Block \_\_ will limit production to the \_\_\_\_\_ Aquifer at an interval between \_\_\_\_ and \_\_\_\_ feet below ground surface.

  18 Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No. \_\_\_\_\_ (Division \_\_), and their costs of operating the plan for augmentation and responsibility for metering and
- collecting data regarding water withdrawals from wells.

  19 Owner shall reserve in any deeds of the property \_\_\_\_\_ acre-feet of \_\_\_\_\_ Aquifer and \_\_\_\_\_ acre feet total of \_\_\_\_\_ Aquifer water as decreed in Case No. \_\_\_\_\_ (Division \_\_\_) for use in this augmentation plan.

  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. \_\_\_\_\_\_, of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water

# **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.

### SURVEYORS CERTIFICATE

I MICHAEL J. MUIRHEID, 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
MICHAEL J. MUIRHEID	DATE	
COLORADO REGISTERED PLS 37909		

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR MARY JANE RANCH SUBDIVISION WAS APROVED 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 DIRECTO	DR CERTIFICATE
	Please add a line for the d
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR	
0/ 50/4 44/0 - 05000050	
<u>CLERK AND RECORDER</u>	
STATE OF COLORADO )	
STATE OF COLORADO )	
·	
COUNTY OF EL PASO )	FOR RECORD IN MY OFFICE AT
COUNTY OF EL PASO ) I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED	
COUNTY OF EL PASO ) I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED O'CLOCK,M THIS DAY OF	, 20 A.L
COUNTY OF EL PASO )  I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED  O'CLOCK,M THIS DAY OF  AND IS DULY RECORDED AT RECEPTION NO	, 20 A.L
COUNTY OF EL PASO )  I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED  O'CLOCK,M THIS DAY OF  AND IS DULY RECORDED AT RECEPTION NO	, 20 A.L
COUNTY OF EL PASO )  I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED  O'CLOCK,M THIS DAY OF  AND IS DULY RECORDED AT RECEPTION NO  RECORDS OF EL PASO COUNTY, COLORADO.	, 20 A.L
COUNTY OF EL PASO )  I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED  O'CLOCK,M THIS DAY OF  AND IS DULY RECORDED AT RECEPTION NO  RECORDS OF EL PASO COUNTY, COLORADO.	, 20 A.L
COUNTY OF EL PASO )  I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED  O'CLOCK,M THIS DAY OF _  AND IS DULY RECORDED AT RECEPTION NO  RECORDS OF EL PASO COUNTY, COLORADO.  STEVE SCHLEIKER, RECORDER  BY:	, 20 A.L
COUNTY OF EL PASO )  I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED  O'CLOCK,M THIS DAY OF .  AND IS DULY RECORDED AT RECEPTION NO  RECORDS OF EL PASO COUNTY, COLORADO.  STEVE SCHLEIKER, RECORDER	, 20 A.L
COUNTY OF EL PASO )  I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED  O'CLOCK,M THIS DAY OF _  AND IS DULY RECORDED AT RECEPTION NO  RECORDS OF EL PASO COUNTY, COLORADO.  STEVE SCHLEIKER, RECORDER  BY:	, 20 A.L
COUNTY OF EL PASO )  I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED  O'CLOCK,M THIS DAY OF I  AND IS DULY RECORDED AT RECEPTION NO  RECORDS OF EL PASO COUNTY, COLORADO.  STEVE SCHLEIKER, RECORDER  BY:  DEPUTY	, 20 A.L
COUNTY OF EL PASO )  I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED  O'CLOCK,M THIS DAY OF  AND IS DULY RECORDED AT RECEPTION NO.  RECORDS OF EL PASO COUNTY, COLORADO.  STEVE SCHLEIKER, RECORDER  BY:  DEPUTY  FEES  RECORDING FEES:	, 20 A.L
COUNTY OF EL PASO )  I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED  O'CLOCK,M THIS DAY OF  AND IS DULY RECORDED AT RECEPTION NO  RECORDS OF EL PASO COUNTY, COLORADO.  STEVE SCHLEIKER, RECORDER  BY:  DEPUTY  FEES  RECORDING FEES:  DRAINAGE FEES:	, 20 A.L
AND IS DULY RECORDED AT RECEPTION NO  RECORDS OF EL PASO COUNTY, COLORADO.  STEVE SCHLEIKER, RECORDER  BY:  DEPUTY  FEES  RECORDING FEES:	, 20 A.L



PCD FILE MS242

16115 NORTHCLIFF SQ. ELBERT, CO 80106 (719) 492-6540

# 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





