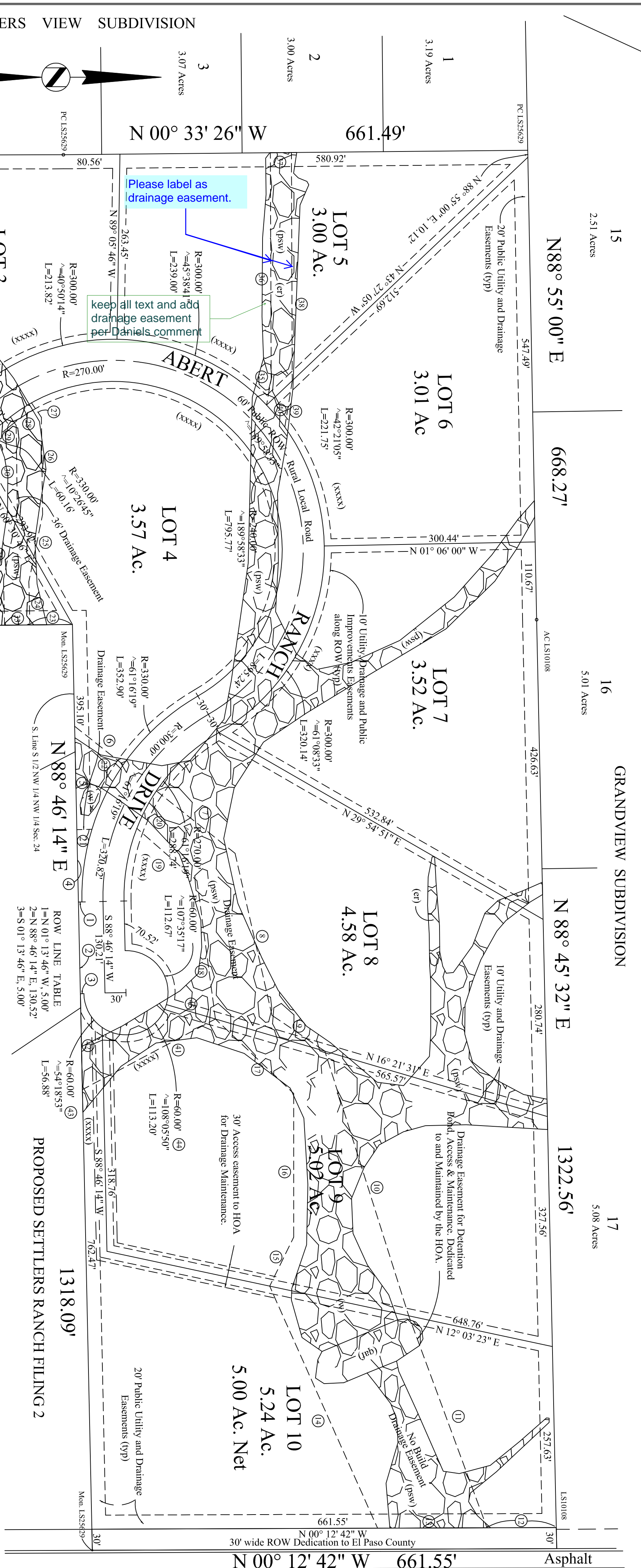


Final Plat of ABERT RANCH SUBDIVISION

In the NE Quarter of Section 23 & in the NW Quarter of Section 24, T 11 S, R 66 W, of the 6th P.M., El Paso County, Colorado.



Geologic Hazards Legend:

- ☐ Qe/ Artificial Fill (Late Holocene)
- ☐ Human made deposit.
- ☐ psw - potentially seasonal shallow groundwater.
- ☐ w - areas of ponded water.
- ☐ et - areas of erosion.

GEOLOGIC HAZARDS NOTE:
The following lots have been found to be impacted by geologic hazards. Migration measures and a map of the hazard area can be found in the report "Soil, Geology, Geologic Hazard and Wastewater Study, Abert Ranch, Hodgson Road, El Paso County, Colorado," by Etnsch Engineering Inc., dated February 02, 2017. In C/D File No. SP-17-007, available at the El Paso County Planning and Community Development Department.

Artificial Fill (e.g.) Embankment on Lot 10, Expansive & Collapsible Soils: Not Mapped. Any lot may be impacted. Seasonal Shallow Groundwater (psw) Not Mapped. Could occur in drainages. Potentially Seasonal Shallow Groundwater (psw) All except Lot 2, Areas of Erosion & Gullying (et) Lots 1, 3 & 8, Areas of Ponded Water (w): Lot 4, 9 & 10.
In areas of high groundwater, all foundations shall incorporate an underground drainage system.

DRAINAGE EASEMENT LINE TABLE

4	=S88°46'14"W, 103.07' (66)	24	=S88°38'53"W, 61.44'
5	=S88°46'14"W, 147.21'	25	=N78°26'59"W, 97.77'
6	=N38°21'46"E, 88.31'	26	=S89°17'18"W, 138.31'
7	=N38°21'46"E, 143.04'	27	=S55°29'02"W, 25.00'
8	=N77°09'38"E, 28.50'	28	=S40°00'1"E, 50.04'
9	=N34°24'21"E, 148.88'	29	=S53°21'18"E, 14.88'
10	=N60°43'00"E, 323.53'	30	=N78°18'18"E, 132.00'
11	=N60°43'00"E, 323.53'	31	=S78°26'59"E, 97.97'
12	=N00°12'42"W, 98.71' (66)	32	=N88°38'53"E, 65.03'
13	=S00°12'42"E, 155.86'	33	=N00°12'42"W, 56.00'
14	=S65°57'34"W, 377.24'	34	=N79°57'25"W, 37.56'
15	=S65°57'34"W, 77.72'	35	=S89°47'25"W, 32.16'
16	=S90°00'0"W, 204.52'	36	=N00°33'26"W, 30.00'
17	=S43°32'40"W, 153.88'	37	=N00°33'26"W, 30.00'
18	=S40°43'25"E, 324.81'	38	=S89°47'25"E, 324.81'
19	=S80°59'52"W, 115.56'	39	=S80°49'43"E, 66.84'
20	=S80°59'52"W, 115.56'	40	=S40°00'1"E, 40.70'
21	=S88°46'14"W, 214.45'	41	=S88°46'14"W, 214.45'
22	=R=330.00' L=102.56'	42	=S88°46'14"W, 214.45'
23	=S00°35'18"E, 60.65' (66)	43	=S88°46'14"W, 214.45'
24	=S00°35'18"E, 60.65' (66)	44	=N16°21'31"E, 22.76'
25	=N16°21'31"E, 22.76'	45	=N16°21'31"E, 22.76'

SIGHT DISTANCE EASEMENT
34 =N16°21'31"E, 180.94'

NOTES:
1) Interior Lot lines are subject to a 10' utility and drainage easement. Exterior Subdivision boundaries are subject to a 20' utility and drainage easement. Maintenance of these easements is hereby vested with the individual property owners.
2) All property within this subdivision is subject to a Declaration of Covenants as recorded under Reception Number _____ of the El Paso County records.
3) The following reports have been submitted in association with the Final Plat and are on file at El Paso County Planning and Community Development: Fire Protection Report, Final Drainage Report, Soil, Geology, Geologic Hazard and Wastewater Study, Traffic Impact Study, Natural Features Report and the Findings, Conclusions, Judgment and Decree in Water Court Consolidated Case Numbers 15 CW 315 and 15 CW 302.
4) All property owners are responsible for maintaining proper storm water drainage in and through their property. Public Drainage Easements as specifically noted herein shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
5) The addresses exhibited hereby (xxxx) on this plat are for informational purposes only. They are not a legal description and are subject to change.
6) No driveway shall be established unless an access permit has been granted by El Paso County.
7) Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
8) At the time of approval of this plat, this property is located within the Tri-Lakes Monument Fire Protection District which has adopted a code having residential fire sprinkler requirements for covered structures over 6000 square feet in area, and other fire mitigation requirements depending on the fire district to determine the exact development requirements relative to the adopted fire Code.
9) The subdividers agree on behalf of themselves and any development or builder successors and assigns shall be responsible to pay traffic impact fees in accordance with the countywide transportation improvement fee resolution (Resolution 18-471), as amended, at or prior to building permit submittals. The fee obligation, if not paid at final plat recordation, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

10) The road impact fee is based on the established rate at the time of building permit application and will be paid by the applicant at that time. No PFD is required.
11) This property does not lie in the 100 year floodplain per FEMA 0804 (CO305G) dated Dec. 7, 2018.
12) Zoning is RR 2.5. No Lot may be further subdivided as a maximum of 10 Lots are permitted in this subdivision.
13) Lot 1 shall not have direct access from Settlers Ranch Road. Lot 10 shall not have direct access from Steppler Road. Lot 2 does not adjoin Settlers Ranch Road and shall not access it.
14) Developer shall comply with federal and state laws, regulations, ordinances, reviews 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., Peck's Meadow Lumping Moth).
15) No lot, or interest therein, shall be sold, conveyed or transferred, whether by deed or contract, nor shall building permits be issued, until and unless either the required public and common development plan remains have been examined and approved and preliminary accepted in accordance with the Subdivision Improvement Agreement between the applicant owner and El Paso County as recorded under Reception Number _____ in the office of the Clerk and Recorder of El Paso County, Colorado or in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the El Paso County Board of County Commissioners or, if permitted by the Subdivision Improvement Agreement, by the Planning and Community Development Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any Lots for sale, conveyance or transfer.

This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvement Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso County Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvement Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvement Agreement.

16) Lot 9 and Lot 10 of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception Number _____ of the records of El Paso County. The Abert Ranch HOA is responsible for maintenance of the subject drainage facilities.
17) Individual Lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Abert Ranch Drive and Silver Nell Drive per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some driveways will need to be specifically approved by the Tri Lakes Monument Fire Protection District.
18) Offsite easement/tract for Emergency Road access is provided for through Tract C, Settlers Ranch File # 2017-001, which will be built by the developer of Abert Ranch and maintained by the developer of Abert Ranch until Settlers Ranch Road is brought up to County Road standards as a public road by the developer of Settlers Ranch.
19) 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.
20) 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 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 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 the 300 years indicated due to unanticipated 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.
21) Any object within a sight distance easement more than 30 inches above the edge of the adjacent roadway shall constitute a sight obstruction and shall be removed or lowered.



PROPERTY DESCRIPTION:
The Northeast one quarter of the Southeast one quarter of the Northeast one quarter and the Southeast one quarter of the Northeast one quarter of the Northeast one quarter of Section 23, Township 11 South, Range 66 West of the 6th Principal Meridian and the South half of the Northwest one quarter of the Northwest one quarter of Section 24, Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado. Containing 40.40 acres, more or less.

DEDICATION CERTIFICATE:
Know All Men by These Presents: That BF Ranch Trust 2015, Eric Lettier, Trustee, being all of the owners of the above described property, have caused said property to be surveyed, subdivided and platted as shown hereon under the name and style of "Abert Ranch Subdivision," and by these presents do hereby dedicate all roads to El Paso County for public right of way purposes and public easements for the purposes stated hereon. The 20 foot Drainage easement on Lot 1 and 4; the 30 foot Drainage Access Easement on lot 8 and 9, and the varying width Drainage easements on Lots 4, 5, 6, 8, 9 and 10 are hereby dedicated to the Homeowners Association for drainage swale and Detention Pond construction, use, maintenance and access.

DIRECTOR, PLANNING and COMMUNITY DEVELOPMENT:
This plat for Abert Ranch Subdivision was approved for filing by the El Paso County, Colorado, Planning and Community Development Director on the _____ day of _____, 2019.

SURVEYORS CERTIFICATE:
I, Jerome W. Hannigan, a duly licensed 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 July 13, 2016, 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 to the best of my knowledge, all applicable provisions of the El Paso County Land Development Code.

DIRECTOR, PLANNING and Community Development _____ Date _____

NOTARY CERTIFICATE:
State of _____ }
County of _____ } SS

The Dedication hereon was acknowledged before me on this _____ day of _____, 2019, by Eric Lettier, Trustee, BF Ranch Trust 2015.

Witness My Hand and Official Seal:
Notary: _____ Date: _____
My Commission Expires: _____

CLERK AND RECORDER'S CERTIFICATE:
State of Colorado }
County of El Paso } SS

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ m. this _____ day of _____, 2019 and was duly recorded at Reception No. _____ of the records of El Paso County, Colorado.

Chuck Brogman
County Clerk & Recorder

Jerome W. Hannigan
Colorado FLS No. 25029

PCD Project No. SF 1911

PREPARED BY:
HANNIGAN and ASSOCIATES, INC.
LAND SURVEYING and LAND PLANNING
LAND DEVELOPMENT CONSULTING
19460 SPRING VALLEY ROAD
MONUMENT, COLORADO 80132-9613
719-481-8292 o FAX: 719-481-9071

TITLE:
ABERT RANCH SUBDIVISION
Final Plat
El Paso County, Colorado

CLIENT:
BF Ranch Trust 2015

DATE:
08-06-18

DRAWN BY:
JWH

SCALE:
1"=100'

SHEET:
1 of 1

TAB NUMBER:
16-009

REVISIONS:
8-29-19: Staff Review
01-15-20: Staff Review