

Review 1 comment: Provide easement for channel. See comment on drainage report.

Please remove contour lines from the Plat drawing.

Review 2: Unresolved. Please provide an easement for this channel. A comment on the drainage report has been provided to identify the width of the easement. N 88° 55' 00" E

668.27'

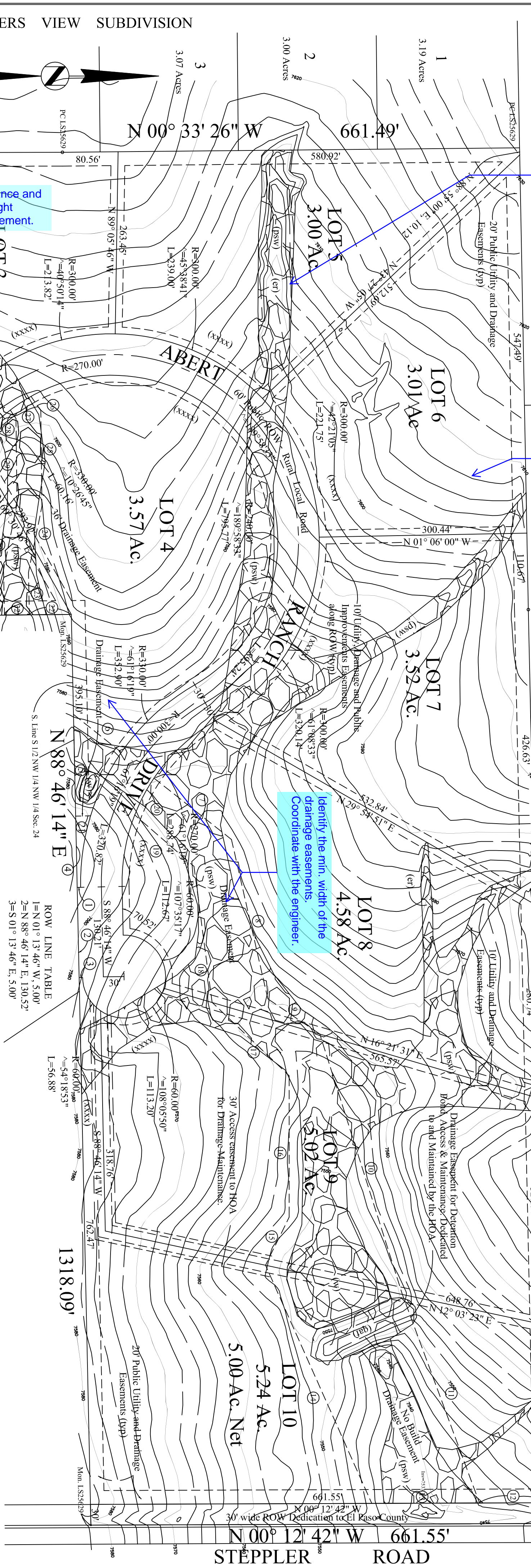
16 GRANDVIEW SUBDIVISION

N 88° 45' 32" E

17 5.08 Acres

1322.56'

5.00 Acres



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.

NOTARY CERTIFICATE: State of El Paso County of SS

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

Notary: Date: My Commission Expires: Director, Planning and Community Development

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 2019.

SURVEYORS CERTIFICATE: I, Jerome W. Hamigan, 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.

CLERK AND RECORDER'S CERTIFICATE: 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 2019 and was duly recorded at Reception No. of the records of El Paso County, Colorado.

Form with logos for Hannigan and Associates, Inc., and BF Ranch Trust 2015, including contact information and a title block.

PROPOSED SETTLERS RANCH FILING 2

GEOLOGIC HAZARDS NOTE:

The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard areas can be found in the report 'Soil, Geology, Geology, Hazard and Watershed Study, Abert Ranch, Holden Road, El Paso County, Colorado' by Ertesch Engineering Inc., dated February 02, 2017 in PCD File No. SF-17-007, available at the El Paso County Planning and Community Development Department.

Table with 2 columns: Geologic Hazard's Legend and Description. Includes entries for Qtz. Artificial Fill (Late Holocene) and Human made deposit.

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 'Abert Ranch Subdivision', and by these presents do hereby dedicate all roads to 'Abert Ranch Subdivision' 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 Easement on lot 8 and 9, and the varying width Drainage easement on Lot 9 and 10 are hereby dedicated to the Homeowners Association for Drainage swale and Detention Pond construction, use, maintenance and access.

Eric Lettier, Trustee

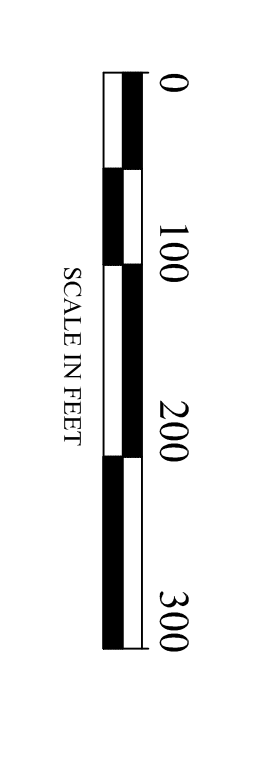
PROPOSED SETTLERS RANCH FILING 2

DRAINAGE EASEMENT LINE TABLE:

Table with 3 columns: Stationing, Bearing, and Distance. Lists drainage easement line details for various lots.

ROW LINE TABLE:

Table with 3 columns: Stationing, Bearing, and Distance. Lists right-of-way line details.



SETTLERS VIEW SUBDIVISION

PROPOSED SETTLERS RANCH FILING 2

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 those easements is hereby vested with the individual property owners.

Lot 1 and Lot 2 Please revise.

9) The subdividers agree on behalf of themselves and any development or builder successors and assigns shall be required to pay traffic impact fees in accordance with the county wide transportation improvement fee resolution (Resolution 15-471), as amended, at or prior to the building permit submission. 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.

16) Lot 9 and Lot 10 of this property is subject to a Private Detention Basin Storm-water Quality BMP Maintenance Agreement and Easement as recorded at Reception Number [redacted] of the records of El Paso County. The Abert Ranch HOA is responsible for maintenance of the subject drainage facilities.

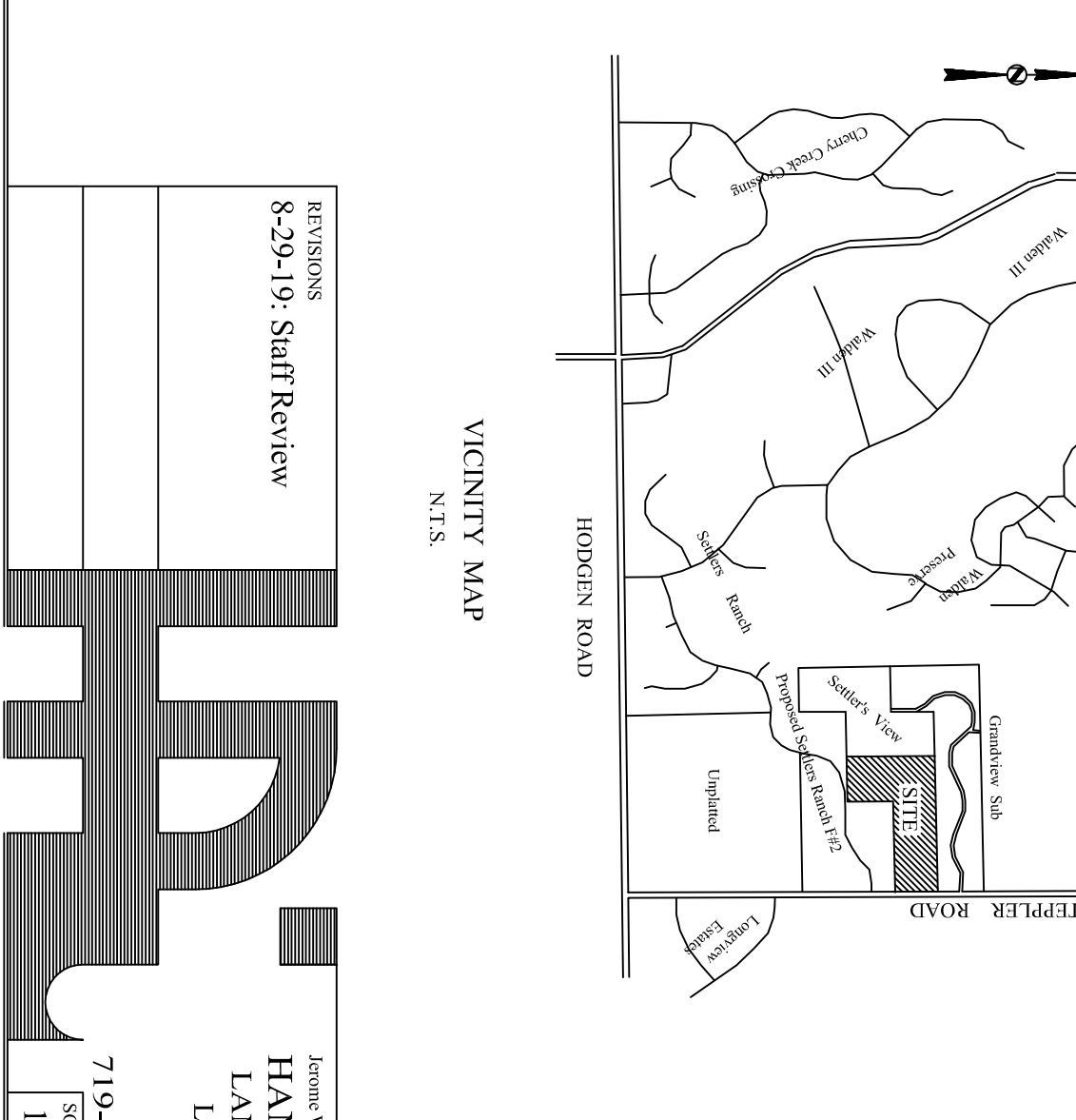
18) Officer easement/Tract for Emergency Road access is provided for through Tract Settlers Ranch Filing 2C which will be built by the developer of Abert Ranch and maintained by the developer of Abert Ranch until Settlers Ranch Road is brought up to County Road standards as a public road by the developer of Settlers Ranch.

CLERK AND RECORDER'S CERTIFICATE: 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 2019 and was duly recorded at Reception No. of the records of El Paso County, Colorado.

2) All property within this subdivision is subject to a Declaration of Covenants as recorded under Reception Number [redacted] 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 Watershed Study, Traffic Impact Study, Natural Features Report & the Findings/Conclusions, Judgement and Decree in Water Court Consolidated Case Nos. 15CW 3153 and 15CW 3062. 4) All property owners are responsible for maintaining proper storm water drainage in and through their property. Public Drainage Easements as specifically noted hereon 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 thushy (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 level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code.

10) The road impact fee is based on the total area of the subdivision, not the individual lots. Public and Common Subdivision Improvements shall be provided for the subdivision and will be transferred whether by deed or by contract, nor shall this property does not be required to provide for the subdivision improvements. 11) This property does not have a required public and common development improvements agreement. 12) X zoning is RR 2.5, No Lot. 13) Lot 1 shall not have direct access from Settlers Ranch Road. 14) Developer shall comply with all applicable rules and regulations of the El Paso County, Colorado or, in the absence of such rules and regulations, the rules and regulations of the State of Colorado. 15) No lot or interest therein, shall be sold, conveyed, or transferred without the approval of the Board of County Commissioners or, if permitted by the Board of County Commissioners, approved in accordance with the Subdivision Improvements Agreement between the applicant and El Paso County as recorded under Reception Number [redacted] in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the absence of such rules and regulations, the rules and regulations of the State of Colorado. 16) All property owners are responsible for maintaining proper storm water drainage in and through their property. Public Drainage Easements as specifically noted hereon 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. 17) Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations. 18) 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 level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code.

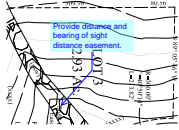
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Form with logos for Hannigan and Associates, Inc., and BF Ranch Trust 2015, including contact information and a title block.

PLAT V_2 redlines.pdf Markup Summary

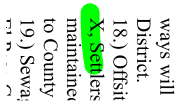
12/10/2019 10:14:47 AM (1)



Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 12/10/2019 10:14:47 AM
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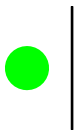
Provide distance and bearing of sight distance easement.

12/10/2019 3:52:37 PM (1)



Subject: Highlight
Page Label: 1
Author: dsdparsons
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12/10/2019 3:52:39 PM (1)



Subject: Highlight
Page Label: 1
Author: dsdparsons
Date: 12/10/2019 3:52:39 PM
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12/10/2019 4:02:00 PM (1)



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 12/10/2019 4:02:00 PM
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Missing the rest of the note to release - you need a second sheet for the plat.

12/10/2019 4:06:00 PM (1)

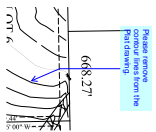


Subject: Subdivision Improvements
Page Label: 1
Author: dsdparsons
Date: 12/10/2019 4:06:00 PM
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Public and Common Subdivision Improvements: No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements 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 Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department 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 Improvements 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 Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements 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 Improvements Agreement.

12/9/2019 11:01:24 AM (1)



Subject: Callout
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Author: Daniel Torres
Date: 12/9/2019 11:01:24 AM
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Please remove contour lines from the Plat drawing.

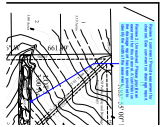
12/9/2019 11:13:31 AM (1)



Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 12/9/2019 11:13:31 AM
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Lot 1 and Lot 2. Please revise.

12/9/2019 4:09:37 PM (1)

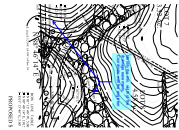


Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 12/9/2019 4:09:37 PM
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Review 1 comment: Provide easement for channel.
See comment on drainage report.

Review 2: Unresolved. Please provide an easement for this channel. A comment on the drainage report has been provided to identify the width of the easement.

12/9/2019 4:11:05 PM (1)



Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 12/9/2019 4:11:05 PM
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Identify the min. width of the drainage easements.
Coordinate with the engineer.