

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, 6225 Vessey LLC, a Colorado limited liability company, being the owner of the following described tract of land:

Per BFFD a cistern is required and per the LDC a cistern easement is required, please show the cistern easement.

Final Plat
VILO HEIGHTS SUBDIVISION

PART OF THE NORTHWEST 1/4, SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

TO WIT:

A tract of land in the Northwest Quarter of Section 6, Township 12 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado described as follows:

Beginning at a point that is N 00°07'30" E 3979.50 feet and S 88°52'30" E 1981.48 feet from the Southwest Corner of said Section 6; thence N 88°55'06" E 466.84 feet; thence S 00°27'57" E 160.00 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence N 88°55'06" E 165.00 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence S 00°01'52" W 315.08 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence N 86°26'11" W 292.91 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence S 84°24'14" W 245.64 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence S 77°52'51" W 99.26 feet to a found 1/4" iron pipe; thence N 00°02'37" E 10.00 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence N 00°01'06" E 175.09 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence N 00°14'10" E 145.17 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #30106; thence N 00°07'33" E 159.48 feet to the point of beginning, containing 6.2 acres.

Subject to easements and restrictions of record.

DEDICATION:

The undersigned, being all the Owners, Mortgages, 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, and easements as shown hereon under the name and subdivision of "VILO HEIGHTS SUBDIVISION". All public improvements so planned 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.

IN WITNESS WHEREOF:

The aforementioned 6225 Vessey LLC, a Colorado limited liability company, has executed this instrument this \_\_\_ day of \_\_\_, 2024 A.D.

Pawel Posorski, Manager

NOTARIAL:

STATE OF COLORADO )
COUNTY OF EL PASO ) SS
The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_, 2024 A.D. by Pawel Posorski, Manager, 6225 Vessey LLC, a Colorado limited liability company.

Witness my hand and seal
Address
My Commission expires

SURVEYOR'S CERTIFICATE:

I, Tim Sloan, 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 December 6, 2023, 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 on this \_\_\_ day of \_\_\_, 2024.

Tim Sloan, Professional Land Surveyor Date



Colorado Registered PLS #

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This Plat VILO HEIGHTS SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_ day of \_\_\_, 2024, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public 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.

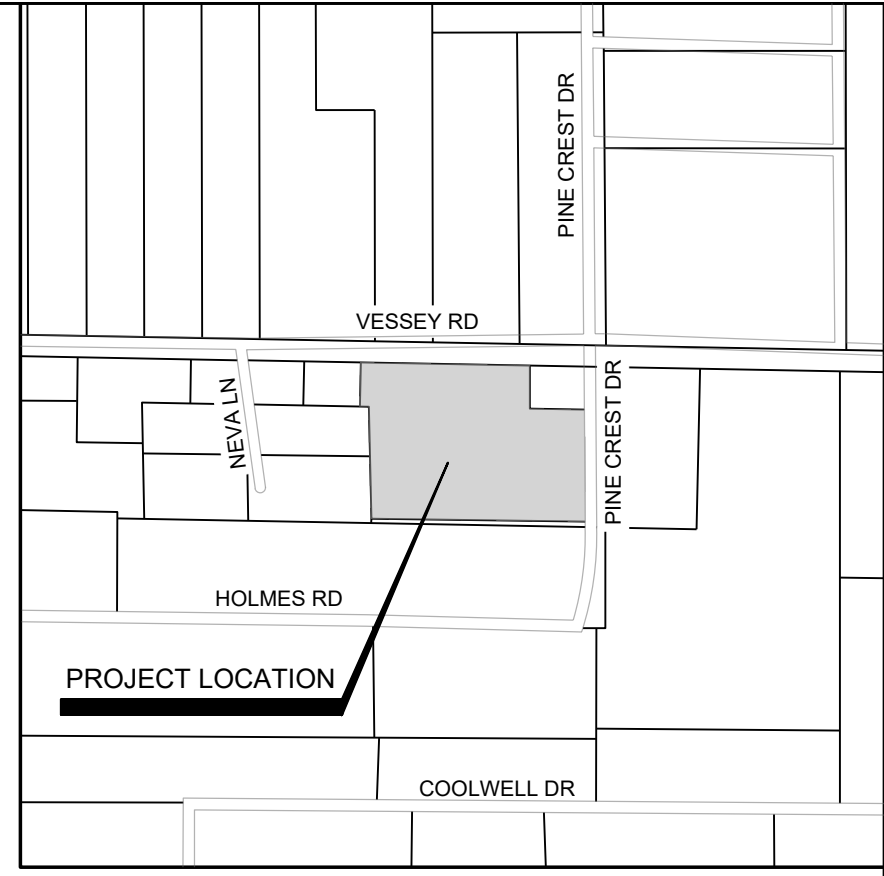
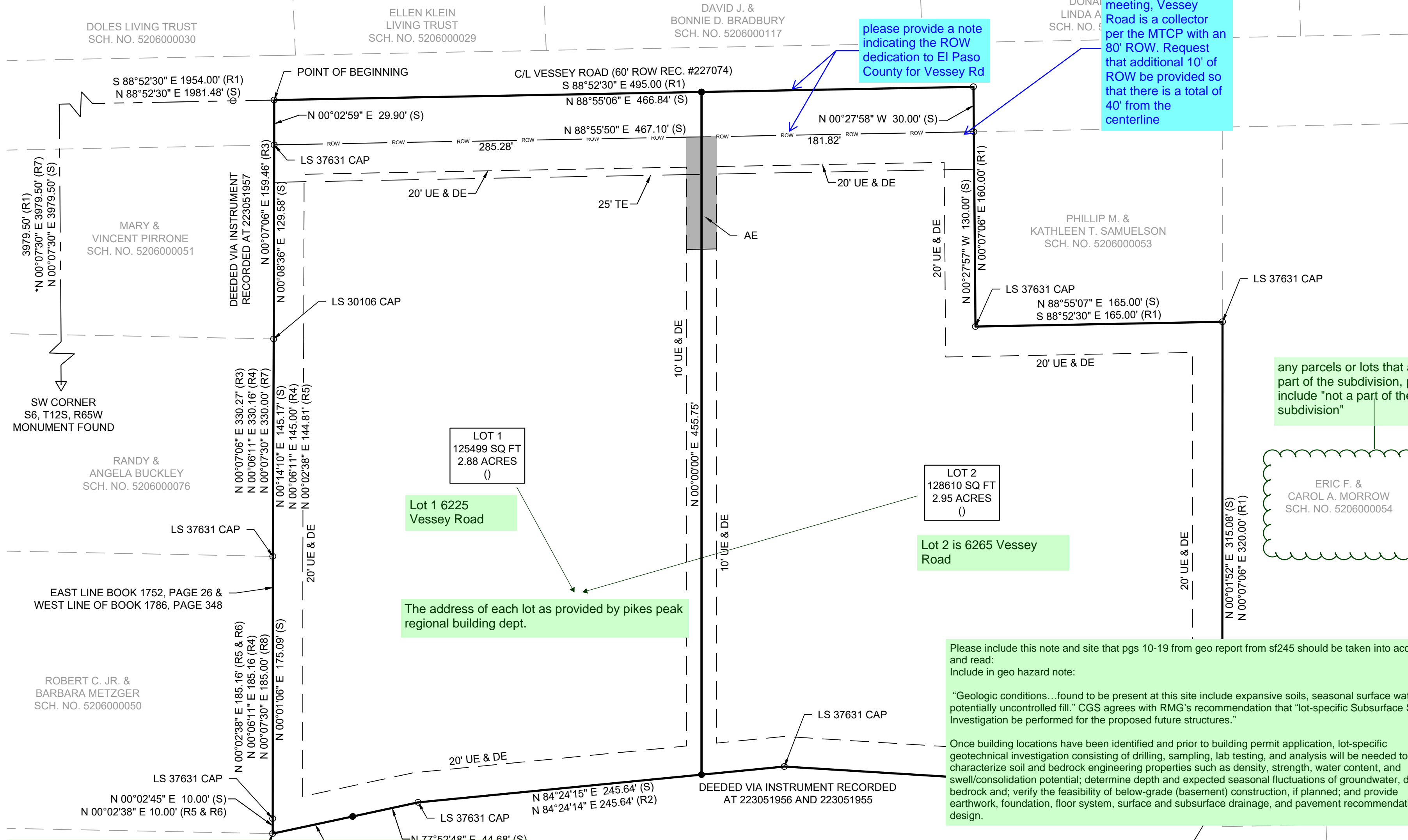
Chair, Board of County Commissioners Date

Director, Planning and Community Development Department Date

RECORDINGS:

I hereby certify that this instrument was filed for record in my office at \_\_\_ O'clock \_\_\_ M. this \_\_\_ day of \_\_\_, 2024 A.D., and is duly recorded under Reception Number \_\_\_ of the records of El Paso County, State of Colorado.

By: El Paso County Clerk & Recorder Date



VICINITY MAP (NOT TO SCALE)

ENVIRONMENTAL: 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 & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE).

FLOODPLAIN NOTE: FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0315G EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THAT THE AREA WITHIN THE SURVEYED PROPERTY TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN).

EASEMENTS: UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FEET PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FEET PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

UTILITY NOTES: ANY UTILITY COMPANY THAT LOCATES FACILITIES IN ANY EASEMENT SHALL HAVE THE RIGHT TO PRUNE, REMOVE, ERADICATE, CUT AND CLEAR AWAY ANY TREES, LIMBS, VINES, AND BRUSH ON THE UTILITY EASEMENT NOW OR AT ANY FUTURE TIME AND PRUNE AND CLEAR AWAY ANY TREE LIMBS, VINES, AND BRUSH ON LANDS ADJACENT TO THE UTILITY EASEMENT WHENEVER, IN THE UTILITY COMPANIES JUDGMENT, SUCH MAY INTERFERE WITH OR ENDANGER THE CONSTRUCTION, OPERATION, OR MAINTENANCE OF ITS FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THE UTILITY EASEMENT AND CONTIGUOUS LAND SUBJECT TO THIS PLAT FOR THE PURPOSE OF SURVEYING, ERECTING, CONSTRUCTING, MAINTAINING, INSPECTING, REBUILDING, REPLACING, AND WITH OR ENDANGERING THE CONSTRUCTION, OPERATION OR MAINTENANCE OF SAID FACILITIES.

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 CERTIFICATION SHOWN HEREON.

GEOLOGIC HAZARD NOTE: 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 SOILS & GEOLOGY REPORT BY ROCKY MOUNTAIN GROUP (RMG), DATED DECEMBER 5, 2022 IN FILE # \_\_\_ AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: \*DOWNSLOPE CREEP: N/A \*ROCKFALL SOURCE: N/A \*ROCKFALL RUNOUT ZONE: N/A \*POTENTIALLY SEASONALLY HIGH GROUNDWATER: N/A \*OTHER HAZARD: ARTIFICIAL FILL AREA LOT 1

IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.

Please add the following note: El Paso County does not own and is not responsible for the underdrains or groundwater discharge systems installed and assumes no liability for water rights administration. Maintenance and water rights are the responsibility of the individual lot owners.

Include: Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.

NOTES:

- 1. NO GAPS OR OVERLAPS EXIST.
2. THERE ARE NO LINES OF POSSESSION THAT AFFECT THIS SURVEY.
3. PARENT TRACT IS RECORDED AS INSTRUMENT #222090101, CLERK & RECORDER'S OFFICE, EL PASO COUNTY, COLORADO.
4. ALL BUILDING SETBACK REQUIREMENTS SHALL BE DETERMINED BY THE ZONING DISTRICT, UNLESS OTHERWISE NOTED.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SMH CONSULTANTS, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR INFORMATION REGARDING EASEMENTS, AND RIGHT OF WAY, SMH CONSULTANTS RELIED UPON THE TITLE POLICY PREPARED BY FIDELITY NATIONAL TITLE, DATED JUNE 16, 2022.
6. BASIS OF BEARINGS IS THE WEST LINE OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST, MONUMENTED AS SHOWN AND ASSUMED TO BEAR N 00°07'30" E, 3979.50 FEET.
7. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY PUBLIC HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES, THE DEPARTMENT MAY REQUIRE AN ENGINEER-DESIGNED SYSTEM PRIOR TO PERMITTING APPROVAL.
8. 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.
9. WATER IN THE DENVER WATER 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 ELEVATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS, THE HOME OWNERS ASSOCIATION, 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.
10. THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT 2022CW3087 RECORDED AT RECEPTION NO. 223028216.
11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORMWATER 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. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPERE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

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

- 21. A LOT-SPECIFIC SURFACE SOIL INVESTIGATION WILL BE REQUIRED FOR ALL PROPOSED STRUCTURES INCLUDING (BUT NOT LIMITED TO) RESIDENCES, RETAINING WALLS ETC. NO BASEMENTS OR INHABITABLE BELOW-GRADE AREAS ARE ALLOWED UNLESS GROUNDWATER MONITORING (THROUGH THE ANNUAL SEASONAL FLUCTUATIONS) BEFORE CONSTRUCTION DEMONSTRATES THAT BELOW-GRADE AREAS CAN MAINTAIN 0.5 FEET BETWEEN THE BOTTOM OF THE FOUNDATION AND THE GROUNDWATER, OR SITE GRADING INDICATES THAT IT WILL MITIGATE THE DEPTH TO GROUNDWATER.
22. ALL LOTS ARE SUBJECT TO DECLARATION OF COVENANTS AND WATER COVENANTS AS RECORDED AT RECEPTION NO. \_\_\_ OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER.
23. FUTURE OWNERS OF LOTS 1 AND 2 SHALL SUBMIT AN ENGINEERED SITE PLAN AT TIME OF BUILDING PERMIT. ENGINEERED SITE PLAN SHALL DEPICT LOCATION OF PROPOSED HOUSE, DRIVEWAY, AND ANY CULVERTS NECESSARY BASED ON HOUSE AND DRIVEWAY LOCATION.
24. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING ACCESS AND UTILITIES TO EACH LOT, TRACT, OR BUILDING SITE.
25. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SUBJECT TO THE PROVIDERS' RULES, REGULATIONS, AND SPECIFICATIONS.
26. GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY BLACK HILLS ENERGY SUBJECT TO THE PROVIDERS' RULES, REGULATIONS, AND SPECIFICATIONS.
27. THERE SHALL BE NO DIRECT LOT ACCESS TO VESSEY RD. ALL ACCESS SHALL BE FROM THE SHARED DRIVEWAY.

AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE BLACK FOREST FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE REQUIRING RESIDENTIAL FIRE SPRINKLER REQUIREMENTS FOR COVERED STRUCTURES OVER 6,000 SQUARE FEET IN SIZE, AND OTHER FIRE MITIGATION REQUIREMENTS DEPENDING UPON 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.

please include the wildland fire & hazard mitigation plan

The county attorney has requested covenants be made for the water. When the Property is Subject to Existing or Proposed Covenants: All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. \_\_\_ of the records of the El Paso County Clerk and Recorder.

LEGEND

- o Monument Found (1/2" Rebar), Origin unknown unless otherwise noted
1/2"x24" Rebar w/PLS38374 Cap Set
Section Corner. NOTE: All section corner monument origins are unknown unless otherwise noted.
Assumed Bearing
(S) Survey Dimension
(R1) Recorded Dimension - Special Warranty Deed dated June 20, 2022 under Rec. #222090101
(R2) Recorded Dimension - Quit Claim Deed dated June 20, 2023 under Rec. #223051956
(R3) Recorded Dimension - Quit Claim Deed dated June 20, 2023 under Reception #223051957
(R4) Recorded Dimension - Land Survey Plat by Marr Land Surveying dated December 2, 2021 under Reception #222900009
(R5) Recorded Dimension - Land Survey Plat by Crossed Paths Surveying Services, Inc dated June 28, 2022 under Reception #222900156
(R6) Recorded Dimension - Quit Claim Deed dated June 20, 2023 under Reception #223051955
(R7) Recorded Dimension - Warranty Deed dated June 29, 1959 under Book 1752, Page 76
(R8) Recorded Dimension - Warranty Deed dated June 3, 1968 under Book 2238, Page 49
DE Drainage Easement
UE Public Utility Easement

Note 25 and 26 can be removed and replaced with: Gas and Electric: The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

Gas and electric service for this subdivision is provided by \_\_\_ (Provider name(s)) subject to the District's (Provider's) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)

Table with 2 columns: Item, Value. Includes TOTAL ACRES, LOT 1, LOT 2, TOTAL ROW, TOTAL.

SERVICE PROVIDERS: BLACK FOREST FIRE PROTECTION DISTRICT MOUNTAIN VIEW ELECTRIC ASSOC. BLACK HILLS ENERGY DOMESTIC WELLS INDIVIDUAL SEWAGE DISPOSAL SYSTEMS

FEES: PARK FEE: SCHOOL FEE: DRAINAGE FEE: \$6,374.82 BRIDGE FEE: N/A

ENGINEER: BRETT LOUK, P.E. SMH CONSULTANTS, P.A. 620 NORTH TEJON STREET, SUITE 201 COLORADO SPRINGS, CO 80903 719-465-2145

Table with 2 columns: DATE SUBMITTED, REVISIONS.

DATE SUBMITTED: XXXX/XX/2024



OWNER & PETITIONER: 6225 VESSEY LLC PAWEL POSORSKI 3515 N CHESTNUT ST., STE. 100 COLORADO SPRINGS, CO 80907 630-302-7308

SMH CONSULTANTS Civil Engineering • Land Surveying • Landscape Architecture www.smhconsultants.com Manhattan, KS - HQ P: (785) 776-0541 • Dodge City, KS P: (620) 255-1952 Overland Park, KS P: (913) 444-9615 • Colorado Springs, CO P: (719) 465-2145 Survey Prepared December 6, 2023 Drawn By: JAM Project #2209-0355 TDS # PCD FILE SF245

JANUARY 2024