

Vicinity Map
No scale

Vicinity map should show the subdivision in relation to section lines and existing or proposed streets within one mile.

Show names of all adjoining subdivisions with dotted lines of abutting lots. If the adjoining land is unplatted, it should be shown as such.

Names of adjoining subdivisions added

Vicinity Map Revised as requested

"Not a part of this Subdivision" added to labels

Include labels reading "Not a part of this subdivision" and dashed lines delineating areas that do not constitute a part of the subdivision.

Please show all existing and proposed easements. There are several easements on this property - none of which are depicted.

Easements added as requested

We coordinated with the Fire Chief and a turnaround will be provided with the final site plan. Not required with this plan.

Shared Access Easement adjustment is not required.

Shared driveway exceeds 150 and is considered a fire apparatus access road. A turnaround shall be provided. Coordinate with the Fire Chief for the turnaround location and configuration. Adjust the shared access easement accordingly to accommodate the turnaround.

See LDC 6.3.3.C for additional criteria

D & K Akers Subdivision

A Replat of Lot 3, Akers Acres, Subdivision 1,
Northeast Quarter, Section 32, Township 13 South,
Range 65 West of the 6th P.M.,
El Paso County, Colorado

Need to name this Akers Acres Subdivision No. 1A

Title updated as requested

See comment on the letter of intent. Delete TIS if it's not a required submittal.

TIS not required and note updated accordingly

Revise to Drainage Letter

Revised to Drainage Letter

Notes

- The following reports have been submitted in association with the Preliminary Plan or final Plan 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; Wildfire Hazard Report; natural Features Report.
- 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 property owners unless otherwise indicated. 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 easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- Developer shall comply with federal and state laws, regulations, ordinances, review and other 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, US Army Corps of Engineers and the US Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g. Preble's Meadow jumping Mouse).
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- Mailboxes shall be installed in accordance with El Paso County and United States Postal Service regulations.
- Structural foundations on lots in this subdivision shall be designed by a Colorado Registered Professional Engineer in accordance with Soils and Geology.
- The subdivider agrees on behalf of him/herself and any developer or builder successors and assigns that the 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 (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittal. The fee obligation, if not paid at final plat recording shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before the sale of the property.
- Individual purchasers are responsible for constructing driveways, including necessary drainage culverts per Land development Code Section 6.3.3.C.2. and 6.3.3.C.3.

Add note: There shall be no direct lot access to Marksheffel Rd.

See new note 11 for access.

Note updated as requested.

Add: Due to their length, some of the driveways will need to be specifically approved by the Falcon Fire District

ROW easement added as requested.

Show ROW easement along Marksheffel per Plat # 2510

Ratification of Plat

KNOW ALL MEN BY THESE PRESENTS:
That D & K Akers LLC, by virtue of that certain Deed of Trust to the public Trustee of El Paso County, Colorado hereby recorded under Reception Number _____ of the records of said County, does hereby ratify and confirm D & K Akers as described as described on this plat as recorded under Reception Number _____ of the records of El Paso County, Colorado.

By: _____

Notarial

State of Colorado
County of El Paso
The foregoing instrument was acknowledged before me this ____ day of _____, 20____ A.D. By _____

My Commission expires _____

Notary Public

Flood Plain Location:

By graphic plotting only the tract described herein falls within Zone X (areas determined to be outside of the 500 year floodplain) as established by FEMA per FIRM Panel 08041C0295G, Dated December 7, 2018. No field surveying was performed to verify the accuracy of the FEMA Map and an Elevation Certificate may be required to verify the actual zone that this tract is located in.

Surveyor's Certificate:

I, John H. Keilers, 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 the date of survey, February 2021 by me and that all monuments exist as shown hereon; that mathematical errors are less than 1:10,000 (and is in accordance with applicable standards of practice) 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. Is based upon the professional land surveyor's knowledge, information and belief and is not a guaranty or warranty, either expressed or implied.
I attest to the above on this ____ day of _____, 20____
John H. Keilers
PLS NO. 23890

"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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."

Include the following notes:

The final total gross acreage, the total number of lots, gross density, net density and net acreage of the subdivision.

The net acreage of land to be dedicated for public streets, dedicated for other public uses, and developed for private uses or facilities including drainage facilities, private parks, open space and recreation centers.

Notations of any restrictive covenants or other restrictions to be recorded with the final plat.

Be it known by these presents:

That D & K Akers LLC being the owner the following described tract of land:

To Wit:

Legal Description

A tract of land located in the East Half of Section 32, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado, more particularly described as follows:

Lot 1, Akers Acres Subdivision No. 1, El Paso County, Colorado as shown on the plat thereof Recorded in Plat Book H-2 at Page 48, Reception Number 432490, said described tract contains 9.26 Acres, +/-.

DEDICATION:

The undersigned, being all the owners, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted into lots, and easements as shown hereon under the name and subdivision of D & K AKERS SUBDIVISION. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The utilities 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 relate facilities.

D & K Akers Subdivision
Manager

D & K Akers Subdivision
Manager

ATTEST:

NOTARIAL:

State of Colorado)
County of El Paso)
The foregoing instrument was acknowledged before me this ____ day of _____, 2021 A.D. by _____ as owners.

D & K Akers LLC
Manager

D & K Akers LLC
Manager

My Commission expires: _____

Notary Public

Notes added as requested

Board of County Commissioners Certificate

This plat of D & K Akers Subdivision was approved for filing by the El Paso County, Colorado Board of County Commissioners on the ____ day of _____, 20____ A.D. subject to any notes specified hereon and any conditions included in the resolution approval.

Chairman _____

Date _____

Developmental Services Department Approval

The undersigned hereby approve for filing the accompanying plat of "D & K Akers Subdivision"

Development Services Department Director

Label updated

Recording

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____ A.D. and is duly recorded under Reception Number _____ of the records of El Paso County, Colorado.

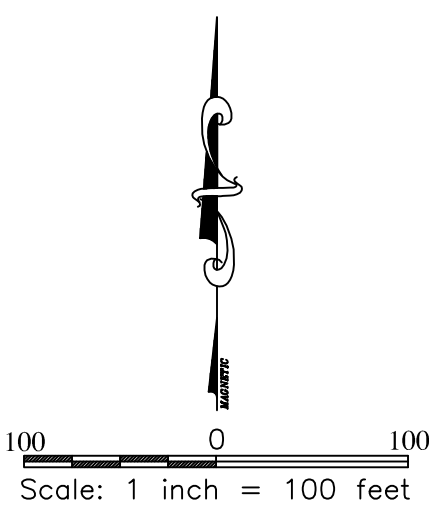
Chuck Broerman, Recorder

Fee _____
Surcharge _____

By: _____
Deputy

Add PCD File #
SF-21-39

File Number added



Dillie Akers Replat.dwg
May 15, 2021

John Keilers & Associates, LLC
9920 Otero Avenue
Colorado Springs, Colorado 80920
719-599-5938 719-649-9243 cell
Jack Keilers@gmail.com

Include provisions for
dating revisions

Revision provisions included

FEES

Park fees: _____
School fees: _____
Drainage fees: _____
Bridge fees: _____

SUMMARY:

Total Acreage: 9.26 acres, +/-
Number of Lots: 2 each
Acreage Lot 1: 4.26 acres +/-
Acreage Lot 2: 5.00 acres +/-
Tract is zoned M-CAD-O
No 100 year flood plain boundaries.
No slopes that exceed 30% grade

This is not the most up to date legal description and acreage