

POWERS RANCH SUBDIVISION

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

PARCEL DETAILS

Address: 2295 Old Ranch Rd, Colorado Springs, CO 80908
 APN/Parcel ID: 6228005049
 Owner of Record: POWROY FAMILY LIVING TRUST C/O Mark Powers and Lisa Powers
 Phone: 719-271-0737

OWNER'S 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 and easements as shown hereon under the name and subdivision of POWERS SUBDIVISION. 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.

POWROY FAMILY LIVING TRUST C/O Mark Powers and Lisa Powers

 Mark Powers, Owner Date

 Lisa Powers, Owner Date

State of Colorado)
) ss
 County of El Paso)

Signed before me on this _____ day of _____, 20____,
 A.D. by Mark Powers and Lisa Powers, owners.

Witness my hand and official seal

 Notary Public

 Title of office

My Commission Expires: _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for Powers Subdivision was approved 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. Lot 2 of KETTLE CREEK ESTATES in entirety is vacated and amended for the areas described by this replat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____

 Chair, Board of County Commissioners Date

 Planning and Community Development Director Date

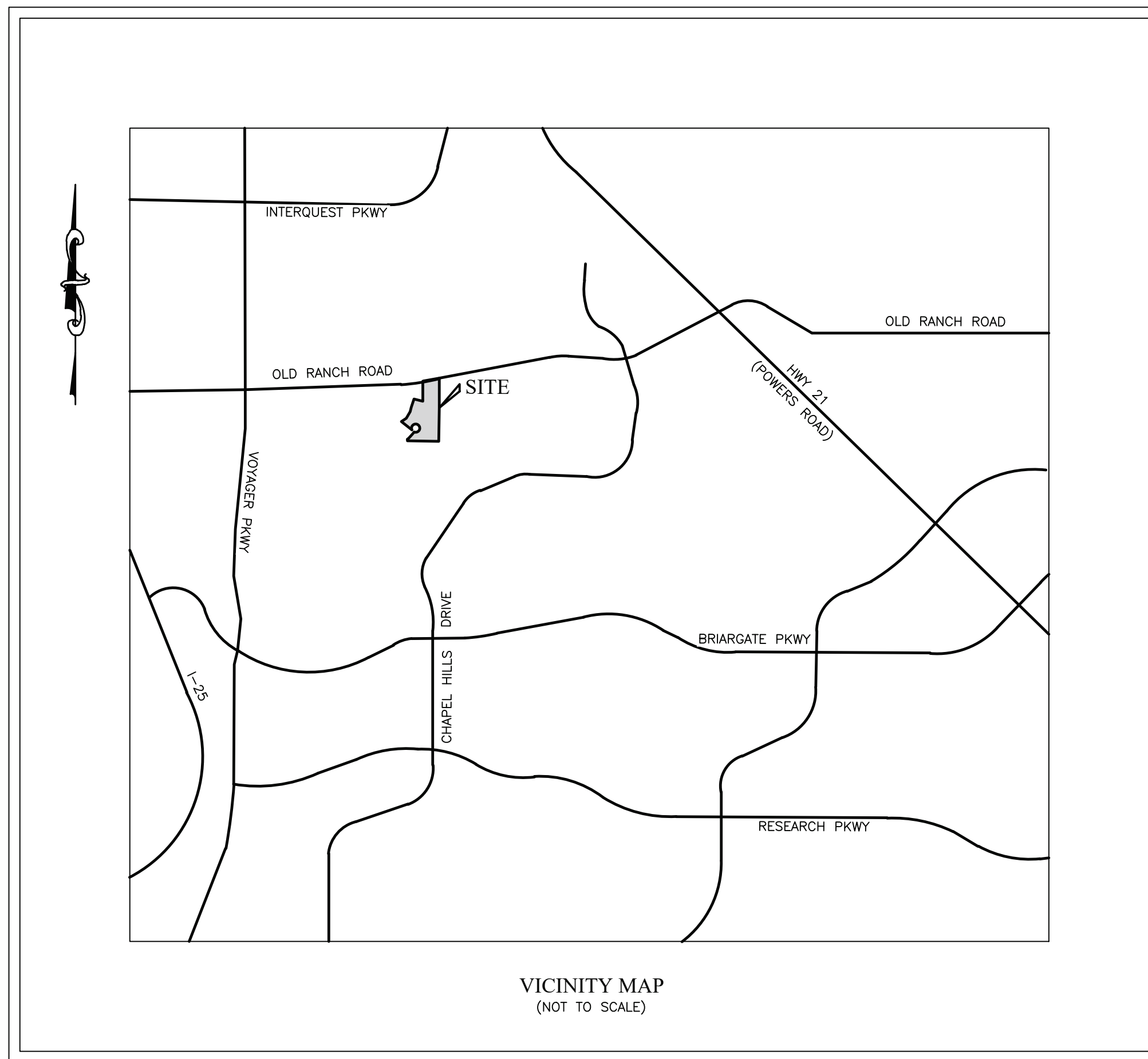
FEES:

Drainage Fee: _____

School Fee: _____

Bridge Fee: _____

Park Fee: _____



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

- 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 the certification shown hereon.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
- The lineal units used in this drawing are U.S. Survey Feet.
- The fieldwork for this survey was completed on October 15, 2024.
- The overall subject parcel contains a calculated area of 466,894 square feet (10.72 acres) of land, more or less. Subject parcel to be divided into two lots as shown hereon.
- This survey does not constitute a title search by Apex Land Surveying and Mapping, LLC. to determine ownership or easements of record. For information regarding easements, rights-of-way and title of record, Apex Land Surveying and Mapping, LLC. relied upon Title Commitment 36346ECSAA-C4, with an effective date of June 01, 2023 as provided by Title Company of the Rockies.
- Bearings are based on a portion of the East line of the Said Lot 2, Kettle creek estates (subject parcel), monumented on the North end with a found 7/8" Q.D. Iron Pipe, flush with grade, and on the South end with a found No. 4 rebar, 0.2' below grade, and is to bear S.00°53'28"W., a measured distance of 600.06' feet.
- At the time of approval of this project, this property is located within the Monument Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 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. 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. Wildfire Plat Restriction: As a condition of approval of this plat by the Board of County Commissioners, sale or transfer of title of lots identified hereon, shall be made, nor any building permit or certificate of occupancy be issued by El Paso County, until such times as the following has been accomplished by the developer:
 9. Notice of any forest health issues may be required by the County through conditions of approval or notes placed on the face of the plat.
 10. Notice of any wildfire mitigation issues or obligations may be required by the County through conditions of approval or notes placed on the face of the plat.
 11. Low/Moderate/High Hazard Fire Intensity Area per the Colorado State Forest Service Wildfire Risk Assessment Program requiring hardened structure and defensible space. Low Hazard hardened structure to consist of a minimum Class A roofing and a defensible space of 30 ft clearance and no portion of trees or other vegetation within 10 ft of chimney outlets. Trees within defensible space shall be pruned to minimize ladder fuels. Moderate Hazard areas shall meet the requirements of Low Hazard areas if site plans are submitted prior to the adoption of the Colorado Wildfire Resiliency Code. After the adoption of the Colorado Wildfire Resiliency Code Moderate Hazard areas shall meet the requirements of High Hazard areas. High Hazard hardened structure to consist of a minimum Class A roofing, noncombustible siding/decking, eaves and overhangs. A defensible space of 30 ft irrigated, 100 ft fuel treatment, selected fire-resistant trees within 30 ft of structures, selected thinning of trees and shrubs, trees within defensible space shall be pruned to minimize ladder fuels, all trees and shrubs pruned of dead material, no portion of trees or other vegetation within 10 ft of chimney outlets. Water supplies for fire protection shall be supplied per the requirements of the Land Development Code or if there is an adopted fire code for the fire district the project is in, Maintenance of defensible space shall be continued in continuum for the existence of the structure. Defensible space and mitigation shall be in accordance with the approved Wildland Fire and Hazard Mitigation Plan

SURVEYOR'S NOTES CONTINUED

- No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number 08041C0506G, effective date of December 07, 2018. No structures are permitted within the designated Floodplain areas. Possible construction of structures through the Floodplain may be allowed if approved by Development Permit Process.
- 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. Soils and Geology conditions on site require that all On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- The subdivider/developer is responsible for extending utilities to each lot, tract or building site. Gas service for this subdivision is provided by COLORADO SPRINGS UTILITIES (CSU), subject to the COLORADO SPRINGS UTILITIES (CSU) rules, regulations and specifications. Electric service is provided by Mountain View Electric Association. Existing gas service line for existing dwelling runs south through new Lot 1. A Notice of private utility service agreement will be completed prior to plat approval.
- All easements shown or dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at reception no. 224026331 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- The following reports have been submitted in association with the Final Plat 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.**
- 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 report "Soil and Geology Study" by RMG dated November 21, 2024, Amended July 11, 2025 in file VR253 available at the El Paso County Planning and Community Development Department: **Regulatory Floodway - Lot 1 Unstable or Potentially Unstable Slopes - Lot 1 Faults and Seismicity - Lots 1 and 2**
- The subdivider(s), 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. 24-377), 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.
- A notice of private utility service agreement will be completed prior to plat approval.
- 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. Applicant 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 used for allocation 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.

LEGAL DESCRIPTION

Parcel A;

Lot 7, Block E Spring Crest Amended Filing, together with the adjacent 20 feet of vacated Otero Avenue, County of El Paso, State of Colorado, together with the non-exclusive right of ingress and egress over and across the existing 30 foot road right of way on the East side of Kettle Creek across Lot 8, Block E, Spring Crest Amended Filing, County of EL Paso, State of Colorado.

NOTE: Upon compliance with Requirement No. 6, 7 and 8, the legal description will read as follows:

Lot 2, Kettle Creek Estates, County of El Paso, State of Colorado

(Per Title Commitment 36346ECSAA-C4)

PLAT NOTES

- 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 all El Paso County and United States Postal Service regulations.
- 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.
- 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.
- Ingress and egress to Old Ranch Road with current driveway serving lot 1, and lot 2 with Access easement as graphically depicted on sheet 2.
- The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0506G, effective date of December 07, 2018, indicates a portion of this parcel of land to be located within a Regulatory Floodway as graphically depicted from referenced flood map and from Kettle Creek Estates Subdivision Plat by Reception No. 223715184, as well as floodplain diagram provided by EL Paso County.
- All Property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements are specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impeded the flow of runoff shall not be placed in drainage easements.
- Individual investigations for new building sites and septic systems will be required prior to construction.
- Easement across Lot 1 shall be for the benefit of Lots 1 and 2. The responsibility and maintenance of said easement shall be per the Access Maintenance Agreement as recorded in Reception No. _____ in the records of El Paso County.
- Per ECM Section 1.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.

EASEMENT STATEMENT

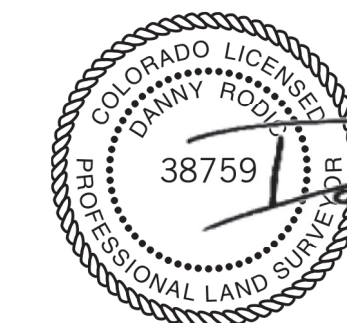
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

SURVEYOR'S CERTIFICATE

I, Danny Rodic, 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 13th day of April, 2026

Danny Rodic 04-13-2026
 Surveyor's Name, (Signature) Date
 Colorado Registered PLS #38759



CLERK AND RECORDER:

State of Colorado)
) ss
 County of El Paso)

I certify that this instrument was filed for record in my office on this _____ day of _____, 20____, and is duly recorded in plat book _____, at page number _____, under Reception No. _____, of the records of El Paso County, Colorado.

By: _____
 El Paso County Clerk and Recorder

DATE: December 02, 2024 REVISIONS			
No.	Remarks	Date	By
1	County Comments	06-22-2025	DDR
2	County Comments	08-16-2025	DDR
3	County Comments	10-20-2025	DDR
4	County Comments	11-20-2025	TJM
5	County Comments	12-19-2025	DDR
Field:	TJM	Drawn:	TJM/DDR
Checked:	DDR		

PDC File No: VR 253

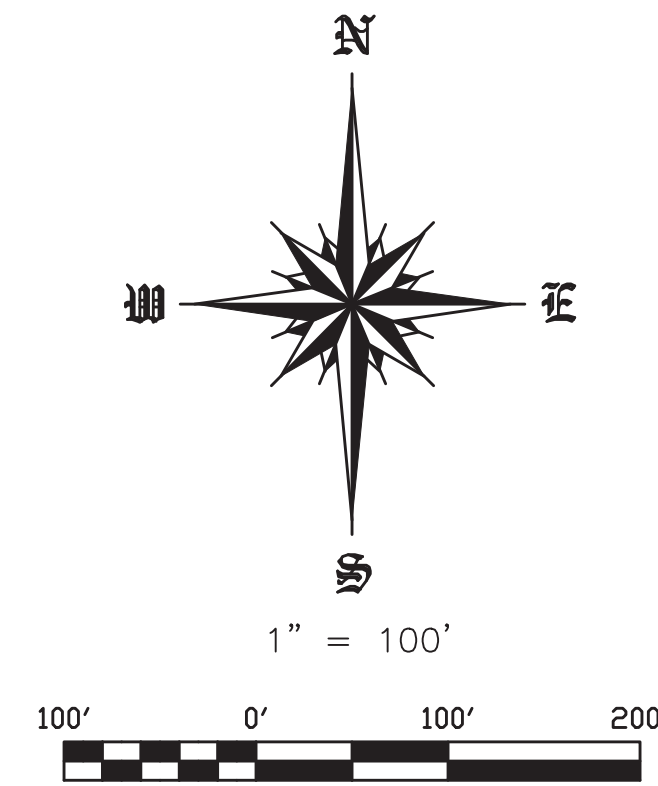
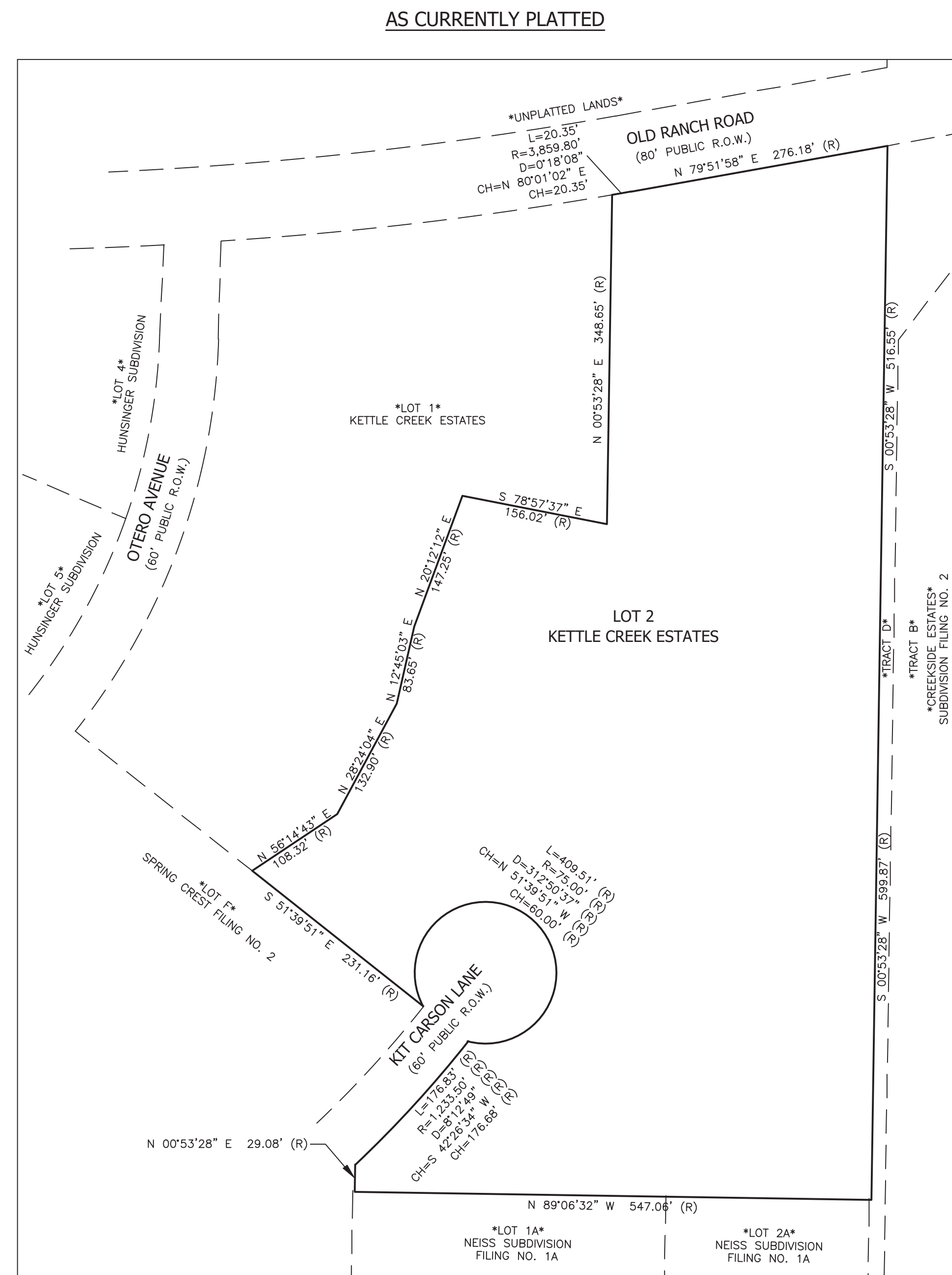
APEX Land Surveying and Mapping LLC.

6130 Spurwood Drive
 Colorado Springs, CO 80918
 Phone: 719-318-0377
 E-mail: info@apexsurveyor.com
 Website: www.apexsurveyor.com

PROJECT No.: 24088 SHEET 1 OF 2

POWERS RANCH SUBDIVISION

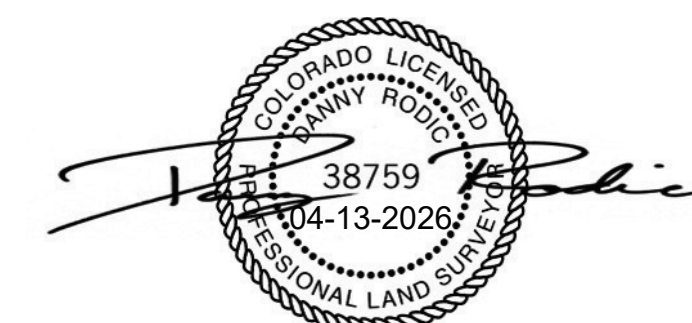
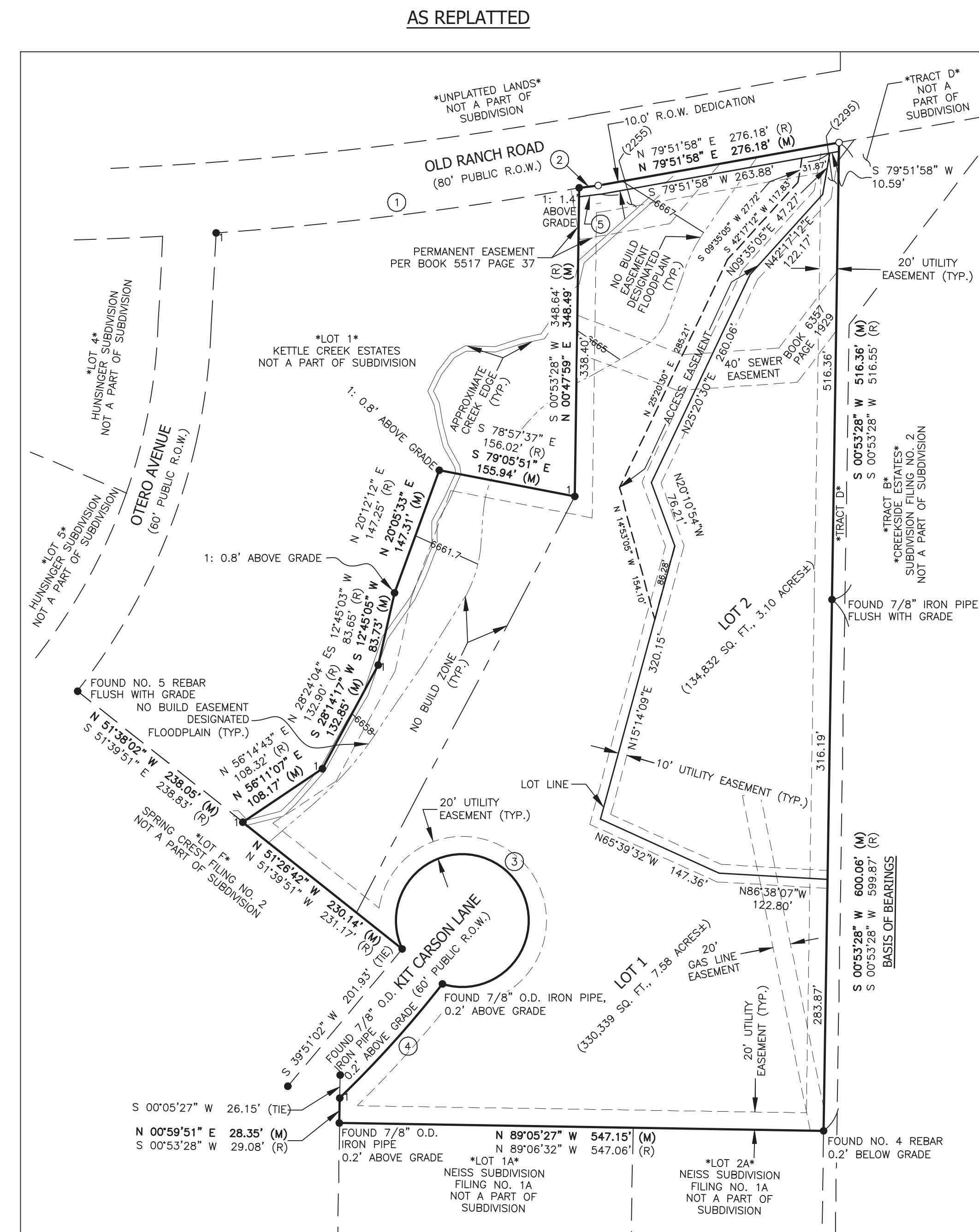
REPLAT OF LOT 2, KETTLE CREEK ESTATES
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



- LEGEND**
- MONUMENT FOUND AS NOTED
 - FOUND NO. 4 REBAR WITH 1" BLUE PLASTIC CAP MARKED "KOCH PLS 37907", 0.6' ABOVE GRADE, OR AS NOTED
 - SET NO. 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP MARKED "PLS 38759", FLUSH WITH GRADE
 - (R) RECORD VALUE
 - (M) MEASURED VALUE
 - (C) CALCULATED VALUE
 - (AOC) AREA OF CONCERN
 - (TYP.) TYPICAL
 - O.D. OUTSIDE DIAMETER
 - NOT A PART OF SUBDIVISION
 - BREAK SYMBOL
 - NO BUILD AREAS
 - NO BUILD ZONE
 - 6656 BASE FLOOD ELEVATIONS SEE NOTE 7

CURVE TABLE

- ① L=417.04' (R)
R=3,859.80' (R)
D=6°11'26"
CH=N 83°15'49" E
CH=416.84' (R)
L=413.45' (M)
R=3,859.80' (M)
D=6°08'15"
CH=N 82°55'26" E
CH=413.25' (M)
- ② L=20.35' (R)
R=3,859.80' (R)
D=0°18'08"
CH=N 80°01'02" E
CH=20.35' (R)
L=21.97' (M)
R=3,859.80' (M)
D=0°19'34"
CH=N 82°43'02" E
CH=21.97' (M)
- ③ L=409.51' (R)
L=409.24' (M)
R=75.00' (R)
R=75.00' (M)
D=312°50'37" (R)
D=312°38'00" (M)
CH=S 51°39'51" E (R)
CH=S 49°07'56" E (M)
CH=60.00' (R)
CH=60.25' (M)
- ④ L=176.83' (R)
R=1,233.50' (R)
D=8°12'49" (R)
CH=S 42°26'54" W (R)
L=176.68' (R)
L=173.49' (M)
R=1,233.50' (M)
D=8°03'30" (M)
CH=N 42°00'25" E (M)
CH=173.34' (M)
- ⑤ L=23.66' (M)
R=3,859.80' (M)
D=0°21'01" (M)
CH=N 82°43'33" E (M)
CH=23.66' (M)



PDC File No.: VR 253

DATE: December 02, 2024		REVISIONS	
No.	Remarks	Date	By
1	County Comments	06-22-2025	DDR
2	County Comments	08-16-2025	DDR
3	County Comments	10-20-2025	DDR
4	County Comments	11-20-2025	TJM
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PROJECT No.: 24088 SHEET 2 OF 2