

JUDGE ORR RANCHETTES

A PLAT OF THE WEST HALF OF THE EAST HALF AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, BOTH IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO

OWNERS CERTIFICATE

THE UNDERSIGNED, BEING 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, STREETS AND EASEMENTS AS SHOWN HEREON, UNDER THE NAME AND SUBDIVISION OF "JUDGE ORR RANCHETTES". ALL PUBLIC IMPROVEMENTS SO PLATTED 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.

JOHN R. JENNINGS, OWNER
LINDA B. JENNINGS, OWNER

NOTARIAL STATEMENT

STATE OF COLORADO ss.
COUNTY OF EL PASO

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, BY JOHN R. JENNINGS AND LINDA B. JENNINGS AS OWNERS.
BY JOHN R. JENNINGS AND LINDA B. JENNINGS.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR "JUDGE ORR RANCHETTES" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2019, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATION OF LAND TO THE PUBLIC (STREETS AND 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

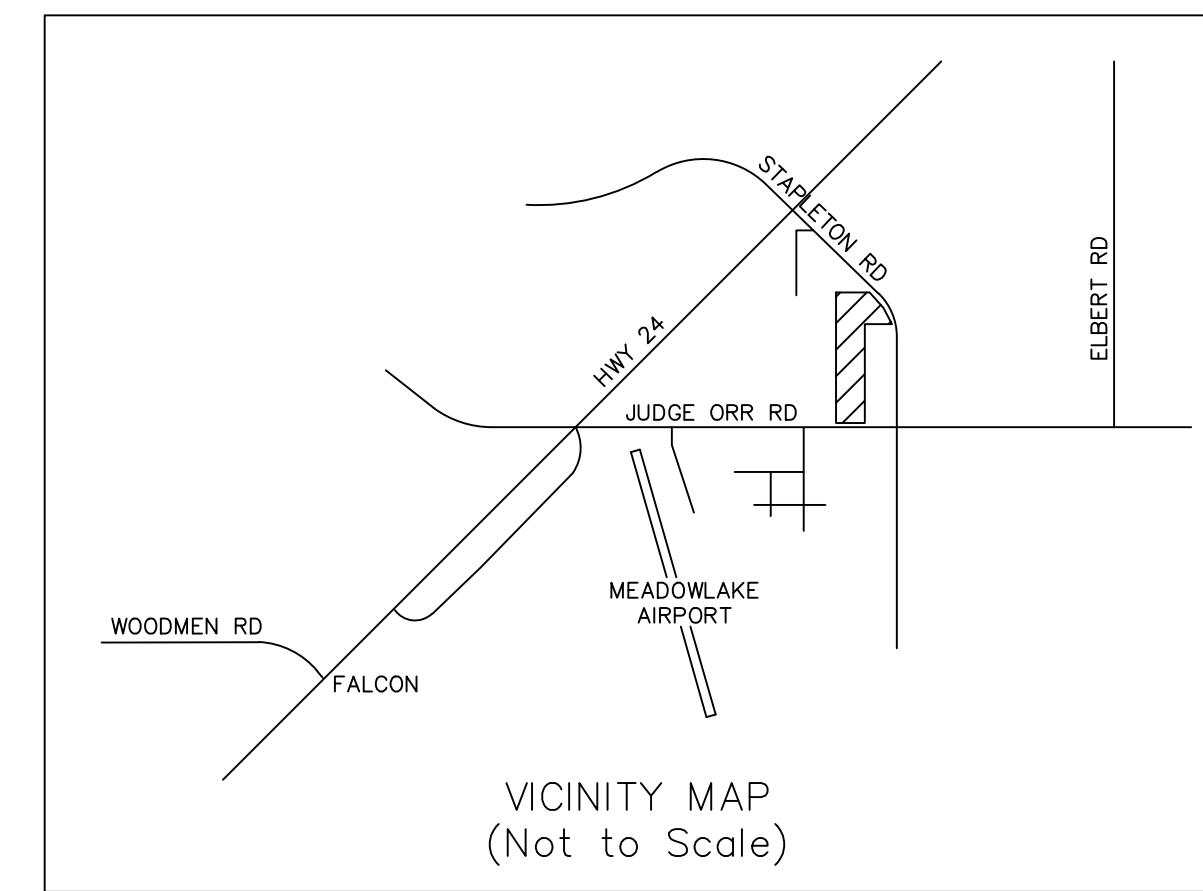
DATE

LEGAL DESCRIPTION

THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, BOTH OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO, EXCEPT THOSE TRACTS OF LAND DESCRIBED IN INSTRUMENTS AT RECEPTION NUMBERS 215067235 AND 216044524, BOTH OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

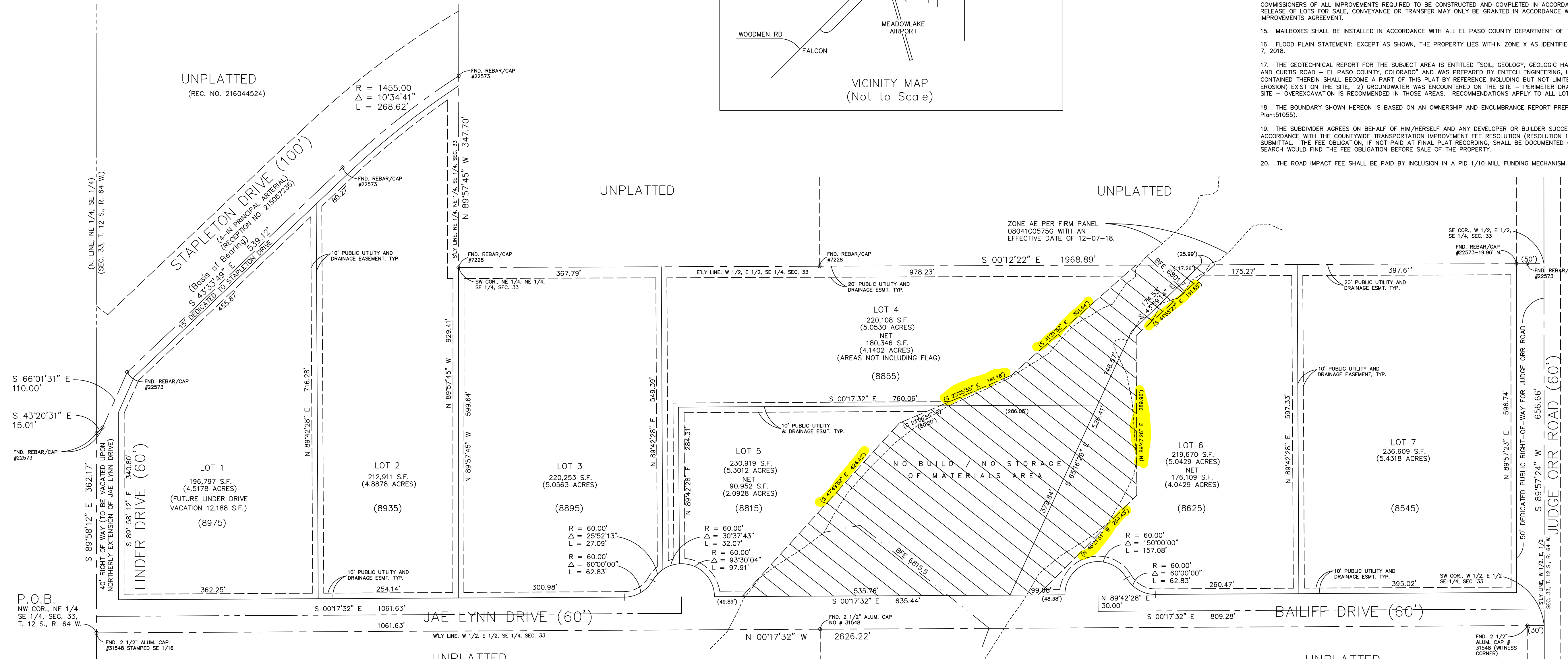
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE S89°58'12"E, ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 362.17 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED AT RECEPTION NO. 215067235 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE S43°20'31"E, ALONG THE SOUTHERLY LINE THEREOF, SAID LINE BEING ALSO THE SOUTHERLY RIGHT OF WAY LINE OF STAPLETON DRIVE, 15.01 FEET; THENCE S66°01'31"E, ALONG SAID SOUTHERLY LINE, 110.00 FEET; THENCE S43°33'49"E, (BASIS OF BEARING) ALONG SAID SOUTHERLY LINE, 539.12 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, ALONG SAID SOUTHERLY LINE AND ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1455.00 FEET AND A CENTRAL ANGLE OF 10°34'41", AN ARC DISTANCE OF 268.62 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE N89°57'45"W, ALONG SAID SOUTHERLY LINE, 347.70 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S00°12'22"E, ALONG THE EASTERLY LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 1968.89 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE S89°57'23"W, ALONG THE SOUTHERLY LINE THEREOF, 656.66 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N00°17'32"W, ALONG THE WESTERLY LINE THEREOF, 2626.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,771,394 SQUARE FEET (40.6656 ACRES), MORE OR LESS.



NOTES

1. THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE SOUTHERLY RIGHT OF WAY LINE OF STAPLETON DRIVE WHICH IS ASSUMED TO BEAR S43°33'49"E, ACCORDING TO THE TRACT OF LAND DESCRIBED IN INSTRUMENT AT RECEPTION NO. 215067235 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AS MONUMENTED AS SHOWN HEREON.
2. THERE SHALL BE NO DIRECT DRIVEWAY ACCESS FROM ANY RESIDENTIAL LOT IN THIS SUBDIVISION TO STAPLETON DRIVE OR JUDGE ORR ROAD.
3. A TEMPORARY ACCESS (LINDER DRIVE) HAS BEEN GRANTED ALONG THE NORTHERLY LINE OF LOT 1 TO PROVIDE ACCESS FROM STAPLETON DRIVE TO JAE LYNN DRIVE. THIS TEMPORARY ACCESS (LINDER DRIVE) WILL BE VACATED UPON THE NORTHERLY EXTENSION OF JAE LYNN DRIVE TO STAPLETON DRIVE. LINDER DRIVE AREA WILL BECOME A PART OF LOT 1 AT THE TIME OF VACATION. REMOVAL OF ANY ROADWAY IMPROVEMENTS AFTER THE VACATION IS COMPLETE SHALL BE AT THE SOLE EXPENSE OF THE OWNER OF LOT 1.
4. 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.
5. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
6. WATER SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY INDIVIDUAL PRIVATE WELLS, AND WASTEWATER SERVICE WILL BE PROVIDED BY ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS). SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
7. 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 LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
8. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; TRANSPORTATION IMPACT STUDY AND EROSION CONTROL REPORT.
9. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS, FROM PUBLIC ROADWAYS PER LAND DEVELOPMENT CODE. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
10. 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, THE HOME OWNER'S 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.
11. DUE TO PRESENCE OF ELEVATED GROSS ALPHA IN OFF-SITE WELL UTILIZED IN INITIAL TESTING, EPCOH RECOMMENDS TESTING WATER SUPPLY WELLS UPON INDIVIDUAL LOT INSTALLATION. IF THE LEVELS EXCEED 15 PC/L, EACH DWELLING WITHIN THE SUBDIVISION SHALL INSTALL AN UNDER COUNTER REVERSE OSMOSIS (RO) WATER SYSTEM PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
12. FOUNDATION DRAINS SHALL BE PROVIDED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
13. 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 DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
14. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
15. 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 THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. 215067235 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 RECORDED 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 COUNTY 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.
16. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
17. FLOOD PLAIN STATEMENT: EXCEPT AS SHOWN, THE PROPERTY LIES WITHIN ZONE X AS IDENTIFIED ON FIRM PANEL NO. 08041C0575 G WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018.
18. THE GEOTECHNICAL REPORT FOR THE SUBJECT AREA IS ENTITLED "SOIL, GEOLOGY, GEOLOGIC HAZARD, AND WASTEWATER STUDY - JENNINGS SUBDIVISION - JUDGE ORR ROAD AND CURTIS ROAD - EL PASO COUNTY, COLORADO" AND WAS PREPARED BY ENTECH ENGINEERING, INC. ON APRIL 24, 2017 (ENTECH JOB NO. 170314). ALL RECOMMENDATIONS CONTAINED THEREIN SHALL BECOME A PART OF THIS PLAT BY REFERENCE INCLUDING BUT NOT LIMITED TO: 1) SLIGHT TO MODERATE EROSION HAZARDS (GULLIES AND RILL EROSION) EXIST ON THE SITE, 2) GROUNDWATER WAS ENCOUNTERED ON THE SITE - PERIMETER DRAINS ARE RECOMMENDED, 3) EXPANSIVE SOILS WERE ENCOUNTERED ON THE SITE - OVEREXCAVATION IS RECOMMENDED IN THOSE AREAS. RECOMMENDATIONS APPLY TO ALL LOTS WITHIN THE SUBDIVISION.
19. THE BOUNDARY SHOWN HEREON IS BASED ON AN OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY GUARDIAN TITLE AGENCY, LLC, DATED SEPTEMBER 11, 2017 (ORDER # Print51055).
20. THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSOR AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE COUNTYWIDE TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 16-454), AS AMENDED, 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 SALE OF THE PROPERTY.
21. THE ROAD IMPACT FEE SHALL BE PAID BY INCLUSION IN A PID 1/10 MILL FUNDING MECHANISM.



P.O.B.
NW COR., NE 1/4
SE 1/4, SEC. 33,
T. 12 S., R. 64 W.

SURVEYORS CERTIFICATE

I, ROLAND G. OBERING, 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 07/21/2016, BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THE MATHEMATICAL CLOSURES ARE LESS THAN 1:50,000 (SECOND ORDER); 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 EL PASO COUNTY LAND DEVELOPMENT CODE. I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2019.

ROLAND G. OBERING, P.E. and P.L.S. COLORADO #13226

RECORDING

STATE OF COLORADO ss.
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2019, AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

CHUCK BROERMAN, RECORDER

FEE _____

BY _____
DEPUTY

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER FIRST DISCOVERING SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. 13-80-105 C.R.S.

PREPARED BY

Obering, Wurth & Associates LLP
Consulting Civil Engineers
Professional Land Surveyors
1046 Elkton Drive
Colorado Springs, Colorado 80907
Phone 719-591-8200

OWA PROJECT NO. 16018 EPC PROJECT NO. SF-17-021
DATE PREPARED: SEPTEMBER 2017
DATE REVISED: SEPT. 13, 2019 SHEET 1 OF 1

PROJECT NAME: JUDGE ORR RANCHETTES (TLW)
ACAD Dwg. NAME: 16018 FINAL PLATTING
PROJECT NO.: 16018 DATE: 09-13-2019