

# SYLVAN MEADOWS FILING NO. 3

A REPLAT OF LOT 27, SYLVAN MEADOWS FILING NO. 2

EL PASO COUNTY, COLORADO

Per LDC Sec. 7.2.5(A), replat name shall be consistent with original plat filing, and characterized by an alphabetic descriptor after the filing number, and shall reflect consistency with the order of the original filing. So, this would be Sylvan Meadows Filing No. 2A. You will need to ensure that there is not already a Filing 2A and if so, this plat would take the next available alphabetic descriptor.

You also need to include the section (include quarter section), township, and range in the title block between the original plat filing no. and the County and State

Please ensure accuracy of labels. Currently platted lot is labeled as 5.02 acres and proposed lot is labeled as 5.002 acres. Please correct where necessary.

Correct per comment on title block.

Know all men by these presents That, Ralph Sproul and Anjum Sproul being the owners of the following described tract of land, to wit: Lot 27, Sylvan Meadows Filing No. 2, County of El Paso, State of Colorado. And containing 5.002 acres / 217,899 square feet

**Owners 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 replatted said land into lots and easements as shown hereon under the name and subdivision of Sylvan Meadows Filing No. 3. All public improvements so platted are hereby dedicated to public use and said owners 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.

-----  
Owners/Mortgagee (Signature)

By: Ralph Sproul and Anjum Sproul  
Title: owners

STATE OF COLORADO >  
> SS  
COUNTY OF EL PASO >

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by  
Ralph Sproul and Anjum Sproul as owners.

My commission expires 4-9-22

Witness my hand and official seal \_\_\_\_\_  
Oliver E Watts, Notary Public

This plat for Sylvan Meadows Filing No. 3, was approved for filing by the El Paso County, Colorado Planning and Community Development Director on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes or conditions specified hereon. Previous plat name in entirety is amended for the areas described by this Plat Amendment 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, Sylvan Meadows Filing No. 2 Reception # 201004385

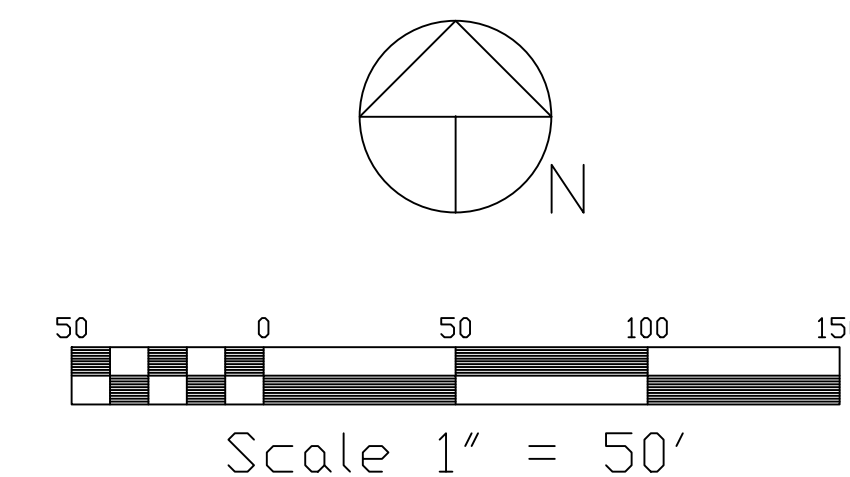
-----  
Planning and Community Development Director

STATE OF COLORADO  
COUNTY OF EL PASO  
I hereby certify that this instrument was filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and was recorded at Reception Number \_\_\_\_\_ of the records of El Paso County

-----  
El Paso County Clerk and Recorder

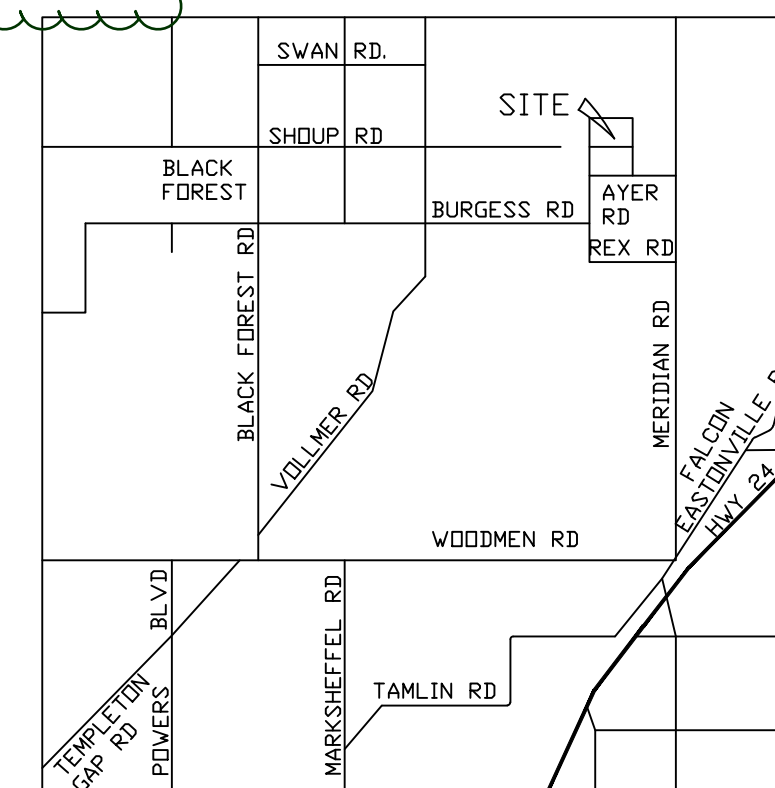
Fee: \_\_\_\_\_  
Surcharge: \_\_\_\_\_

School fees: \_\_\_\_\_ Park fees: \_\_\_\_\_ Drainage fees: \_\_\_\_\_  
Bridge fees: \_\_\_\_\_



**LEGEND:**

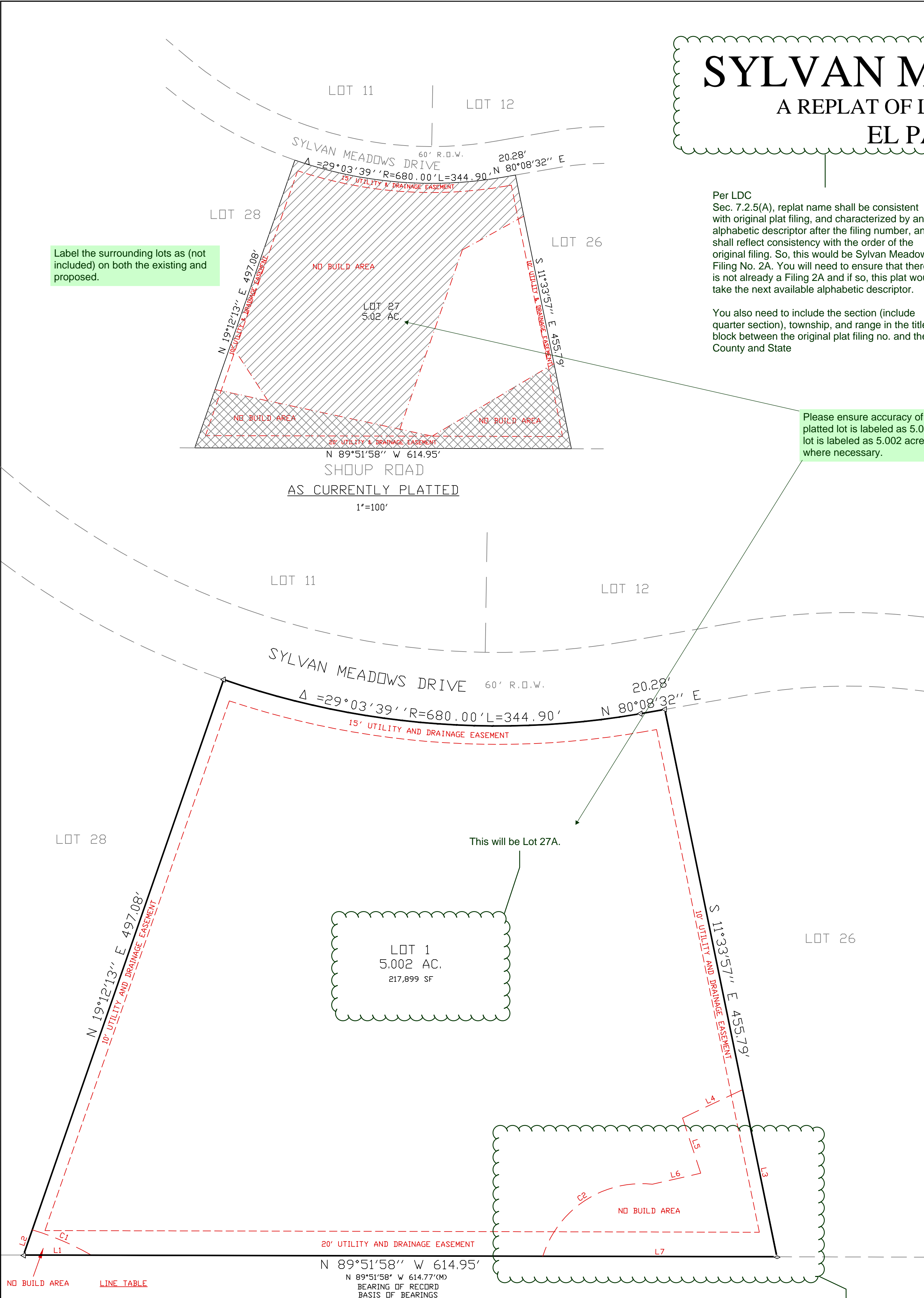
- ◁ FOUND #17655 CAP ON #4 REBAR
- ▷ FOUND #4 REBAR



VICINITY MAP

N.T.S.

Label the surrounding lots as (not included) on both the existing and proposed.



This will be Lot 27A.

LOT 1  
5.002 AC.  
217,899 SF

LOT 26

Label this is FEMA Flood Zone "A"

NUMBER	DIRECTION	DISTANCE
L1	S 89°51'58" E	55.56'
L2	S 18°56'49" W	21.79'
L3	N 11°33'57" W	139.19'
L4	S 64°43'46" W	54.28'
L5	S 18°19'05" E	47.41'
L6	S 77°09'49" W	40.52'
L7	S 89°51'57" E	191.01'

NUMBER	R=	L=	CD	LC =
C1	13°02'03"	232.31	58.85	N 66°50'31" W 52.73'
C2	78°44'07"	84.33	115.89	S 56°42'00" W 106.98'

Include page numbers

PREPARED BY THE OFFICE OF:  
OLIVER E. WATTS PE-LS  
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COLORADO SPRINGS, CO 80907  
(719) 593-0173  
oliewatts@aol.com  
Celebrating over 41 years in business

PCD File No: VR205  
County File No: \_\_\_\_\_

Include a note denoting the purpose of this replat.

NOTES:

1. Bearings are based on the record bearing of S89°51'58"E for the south line of the lot, monumented on each end by a yellow MVE # 17655 plastic cap on a # 4 rebar, at ground level, monumented as shown on the plat.

2. Title information was provided by the client as follows:  
Title Company: Stewart Title Guaranty Company  
Commitment no: File No: 74732UTC, Amendment No: 1  
Effective date: May 22, 2020, 07:30 am  
This survey does not constitute a title search or opinion.

3. Notice: according to Colorado law, you must commence any legal action based upon any defect in the 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.

4. Flood plain:  
According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, A portion of the subject property is located within the boundary of the 100 Year Floodplain as shown, and identified on FEMA Mapping Panel No. 08041C0350 G, dated December 7, 2018.  
No structures or fences are permitted within designated 'Floodplain' or 'Preservation Easement Areas' areas.

5. Units of measurement: US Survey Feet

6. The approval of the replat vacates all prior plats for the area described by this replat.

7. 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: Drainage Report; Geology and Soils Report; Wildfire Hazard Report; Natural Features Report

8. 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.

9. Unless otherwise indicated, all side, lot lines are hereby platted on either side with a 10 foot public utility and drainage easement. All front lot lines are hereby platted on either side with a 15 foot public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. All utility guy wires that may extend beyond the above described easements shall have a 10 foot easement on all sides of the guy wire. All No-Build Areas shall also be designated as Drainage Easements. The sole responsibility for maintenance of these drainage easements is hereby vested with the individual property owners, unless otherwise noted on the plat. El Paso County Department of Transportation has the right to all Drainage Easements for maintenances purposes

10. Preservation easements are No-Build areas

11. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

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

13. No driveway shall be established unless an access permit has been granted by El Paso County.

14. 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 201004384 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.

Original plat note states that Department of Transportation shall be contacted prior to establishment of a driveway and all lots require an access permit from EPC-DOT prior to construction.

Include a note referencing Subdivision Improvement Agreement recorded at Reception No 201004384

15. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.

16. 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.

17. All street signs shall be placed according to the El Paso County Department of Transportation Standards

18. No Lighting facilities shall be placed in the roadway rights-of-way.

19. 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 and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

20. 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 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.

21. The developer, Proland Group, LLC, its successors and assigns, or the appropriate person or entity that will be conveying the lots and water rights, at the time of lot sales shall specifically convey sufficient water rights in the Dawson Aquifer underlying each lot to the individual lot purchaser to enable the purchaser to obtain a well permit from the State

22. The developer, Proland Group, LLC, its successors and assigns, at the time of lot sales shall convey to individual lot owners 1/55th of the appropriation of water under January 30, 1998 Colorado Ground Water Commission Findings and Order, as recorded at Reception No. 98021539 in the records of the Clerk and Recorder of El Paso County, Colorado. Which conveyance shall include the right to apply for individual well permits from the State Engineer, and to satisfy El Paso County's 300 year water supply requirement, that amount shall be 0.56 acre-feet per year, per lot for a 300 year supply

23. In the event that the required annual amount of replacement water is not discharged into the alluvium during any particular calendar year, the individual on-lot wells shall cease pumping the following calendar year. Pumping of the individual wells shall not commence unless the required replacement water have been discharged to Alluvium including any deficit for prior year shortages.

24. The developer, Proland Group, LLC, has reserved and conveyed to the Sylvan Meadows Property Owners Association, in that Quit Claim Deed as recorded at Reception No. 99068600 in the records of the Clerk and Recorder of El Paso County, Colorado, all of its interests, rights, and obligations to both the Replacement Plan in the Colorado Ground Water Commission Findings and Order for Permit No. 49451-F and replacement water under the Water Rights Purchase Agreement with the Northgate Company.

25. The developer, Proland Group, LLC, has created restrictive covenants as set forth in the Declaration of Protective Covenants for Sylvan Meadows as recorded at Reception No. 99067615 in the records of the Clerk and Recorder of El Paso County, Colorado which covenants run with the land and obligate individual lot owners and the Sylvan Meadows Property Owners Association to carry out the requirements of the Water Rights Purchase Agreement with the Northgate Company and the Water Commission.

26. No-Build Areas delineated on the plat drawing and denoted NBA create areas which are restricted from the building of any structures due to the presence of geologic hazards which would make building inappropriate. Driveway construction which will not impede drainage is allowed in these No-Build Areas. Utility and drainage construction is allowed in these areas where they overlap with utility and drainage easements with the proper permits along with the execution and performance of any required maintenance. The sole responsibility for maintenance of these drainage easements is hereby vested with the individual property owners, unless otherwise noted on the plat.

27. Non-Motorized Trail Easements shall not be obstructed by fencing or any other means

Prepared by the office of:  
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