

Chuck Broerman  
08/03/2020 11:55:10 AM  
Doc \$0.00  
Rec \$23.00

El Paso County, CO



2  
Pages 220714556

### SUBDIVISION/CONDOMINIUM PLAT

Reception Number                      Date                      Time

Reception Fee                      2                      Number of Pages                      File Number

Sylvan Meadows Filing No 2A  
Name of Plat

Ralph Spraul - Arjum Spraul  
Owner's Name

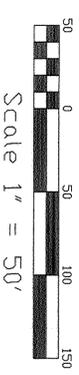
Subdivision

Condominium

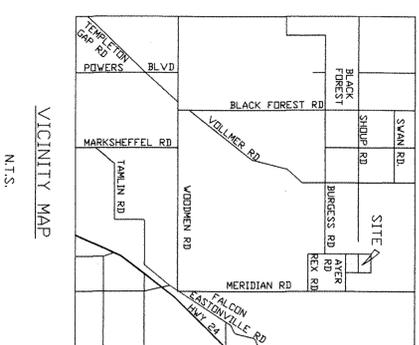
14556

# SYLVAN MEADOWS FILING NO. 2A

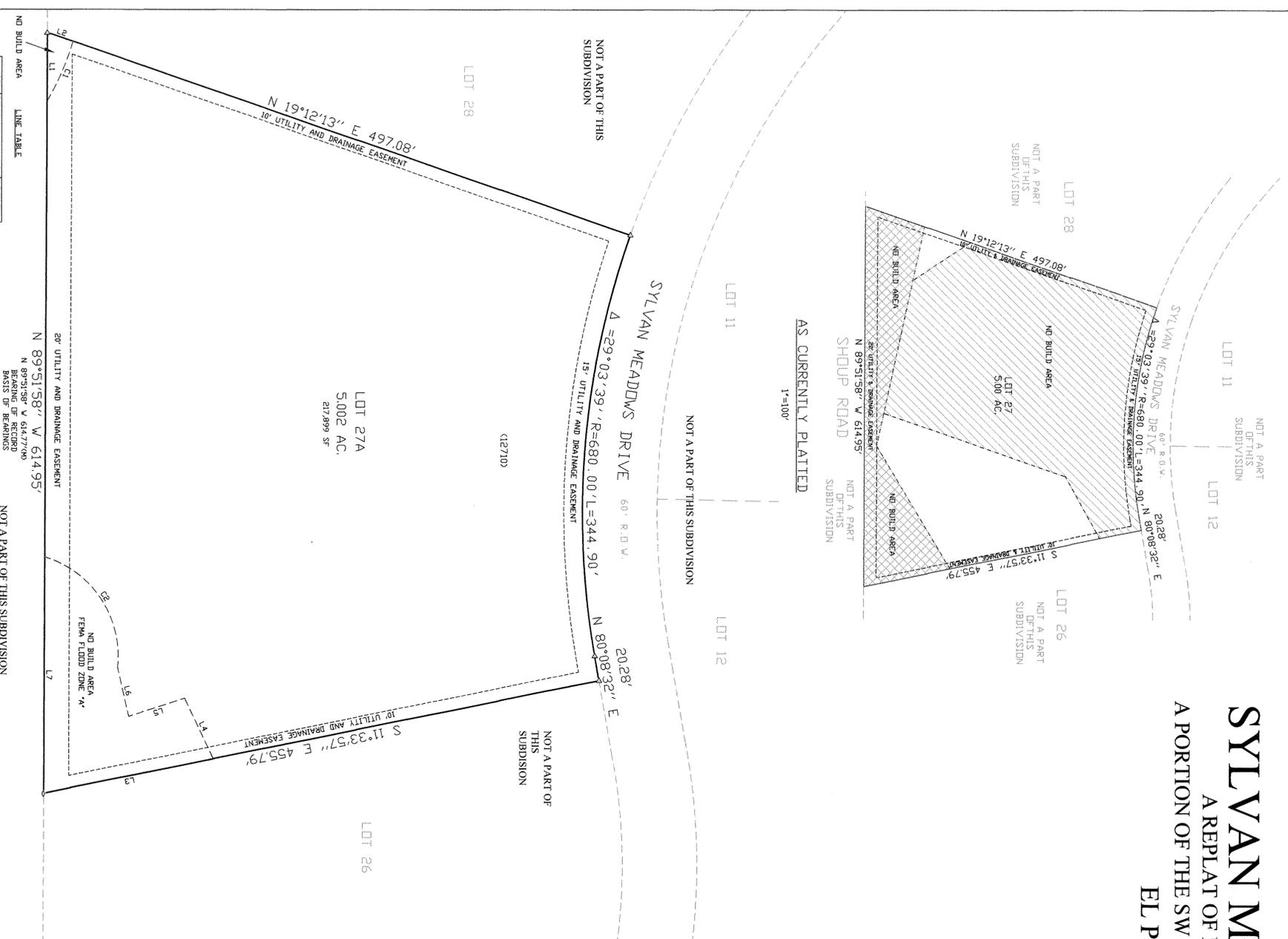
A REPLAT OF LOT 27, SYLVAN MEADOWS FILING NO. 2  
A PORTION OF THE SW 1/4 OF SECTION 12, T.12S., R.65W. OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO



LEGEND:  
◄ FOUND #17655 CAP DN #4 REBAR  
◄ FOUND #4 REBAR  
( ) ADDRESS



VICINITY MAP  
N.T.S.



NUMBER DIRECTION DISTANCE

L1	S 89°51'58" E	55.56'
L2	S 18°56'49" W	21.79'
L3	S 42°28'59" W	52.91'
L4	S 18°19'06" E	47.41'
L5	S 77°09'49" W	40.32'
L6	S 89°51'57" E	191.01'

CURVE TABLE

NUMBER	PI	PC	PT	CD	LC
C1	122.23	152.85	N 65°50'31" W	52.73	52.73
C2	178.44	115.89	S 56°42'00" W	106.58	106.58

NOT A PART OF THIS SUBDIVISION

Released for Permit  
07/27/2020 9:38:52 AM  
ENumeration

STATE OF COLORADO  
COUNTY OF EL PASO  
I hereby certify that this instrument was filed in my office on  
the 27th day of July, 2020, and was recorded at  
Reception Number 2020117350, and is a true and correct copy of the records of El Paso County

PREPARED BY THE OFFICE OF:  
D.E.L.S.  
CONSULTING ENGINEER  
614 ELKTON DRIVE  
COLORADO SPRINGS, CO 80907  
(719) 593-0173  
dliw@dwatts.com  
Celebrating over 41 years in business

Know all men by these presents  
That Ralph Sprout and Anjum Sprout 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 5002 acres / 217,899 square feet

Owner: *Ralph Sprout by ats* Mrs. *Beverly H. Sprout*  
Owner (Mortgage) (Signature)  
By: *Ralph Sprout* and *Anjum Sprout*  
Title owners

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS  
I, *D. E. Watts*, Notary Public  
do hereby certify that this plat truly and correctly represents the results of a survey  
made on 5-19-20, by me or under my direct supervision and that all monuments exist as  
shown hereon, that no material closure errors are less than 1/10,000' and that said plat  
has been compared with all applicable laws of the State of Colorado  
and all applicable provisions of the  
El Paso County Land Development Code.

My commission expires 4-9-22  
Witness my hand and official seal  
Diver E. Watts, Notary Public

THIS PLAT FOR SYLVAN MEADOWS FILING NO. 2A WAS APPROVED FOR FILING BY THE EL PASO COUNTY,  
COLORADO PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR ON THE 27th DAY OF  
JULY, 2020. THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S OFFICE IS  
PREVIOUS PLAT NAME IN ENTIRETY IS AMENDED FOR THE AGENCIES AND APPROVED  
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  
*[Signature]*  
7/27/2020

STATE OF COLORADO  
COUNTY OF EL PASO  
I hereby certify that this instrument was filed in my office on  
the 27th day of July, 2020, and was recorded at  
Reception Number 2020117350, and is a true and correct copy of the records of El Paso County

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DELIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS 6-5-20 DEW 20-5464-05

## NOTES:

1. Bearings are based on the record bearing of S89°51'38"E for the south line of the lot, measured by Yaron M. L. # 17850 plastic cap on a # 4 rebar, at ground level, monumented as shown on the plat.
2. The 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: the current effective Federal Emergency Management Agency Flood Insurance Rate Map A report for the subject property is located from the National Flood Insurance Program Year Floodplain as shown, and identified on FEMA Mapping Panel No. 0804100340 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.  
The purpose of the replat is to vacate platted 'No-Build Area' on the lot.
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 of specifically noted 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 utility boundaries and easements are hereby platted with a 20 foot public utility and drainage easement. All utility boundaries 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 maintenance 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. Department of Transportation shall be contacted prior to establishment of a driveway and all lots require an access permit from EPC-DOT.
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 approved by the Subdivision Improvements Agreement between the applicant/owner and El Paso County, or the Subdivision Improvements Agreement between the applicant/owner and El Paso County, Colorado, or Numbered Number 14556, in the Office of the Clerk and Recorder of El Paso County, Colorado, on November 14, 2024. The 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. 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.
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 approvals from the appropriate agency, requirements, in any, of applicable agencies including, but not limited to: the Colorado Division of Wildlife, the Colorado Division of Parks and Recreation, the 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 allocated based on a 300-year aquifer life. Applicants and all future owners in the subdivision should be aware that the amount of water available to a well depends on the given Denver Basin aquifer may be less than either the 100 year or 300 years allocated 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 property under the plat, shall be responsible for the specific water rights in the Dawson Aquifer underlying the 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 1/32th of the appropriation of water under January 3, 1982/1559 in the records of the Division of Water Resources and El Paso County, Colorado. The 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 for the remainder of the 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 Conservation District and the Replacement Plan in the Colorado Ground Water Conservation District.
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 the installation and maintenance of 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.
28. A Subdivision Improvement Agreement is recorded at RN. 201004384.