

# DOUBLE SPUR RANCH MINOR SUBDIVISION

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 65 WEST IN THE 6TH P.M., IN EL PASO COUNTY, COLORADO

## KNOW ALL MEN BY THESE PRESENTS:

That Joan M. Hathcock, being the owner of the following described tract of land to wit:

A TRACT IN THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTEEN (13), TOWNSHIP TWELVE (12) SOUTH, RANGE SIXTY-FIVE (65) WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTEEN (13), TOWNSHIP TWELVE (12) SOUTH, RANGE SIXTY-FIVE (65) WEST OF THE 6TH P.M., THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SECTION, SAID SECTION ALSO THE WEST LINE OF MERIDIAN ROAD, A DISTANCE OF 1319.45 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE OF 1321.50 FEET; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE OF 1313.63 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

Containing 39.834 acres, more or less.

### Please add the following notes:

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

The following note shall be placed on the plat: "Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. § 18-4-508", and

Reference to the information relied on to establish all easements, rights-of-way, and other features which may include specific reference to a certain title policy including the policy number.

Right-of-way lines, widths, and street names of all existing and proposed streets within and immediately adjacent to, the property being subdivided. Street names shall be approved by El Paso Teller E9-1-1 Authority. Alleys, greenways, bikeways, trails, and other transportation links shall also be indicated. Private drives and streets shall be labeled as such and shall include assignment of maintenance responsibility.

### Statement that maintenance of easements shall be the responsibility of the property owner.

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.

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.

Easements: Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

### Note Regarding Reports on File:

The following reports have been submitted in association with the Preliminary Plan or 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; Natural Features Report; (other; modify based upon specific reports)

### Addresses:

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

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).

### Add the following notes to the plat:

"Lot access shall be restricted to the ingress/egress easement shown on the plat for access to Meridian Road."

"The subdivider(s) agrees on behalf of him/herself and any developer or 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 (resolution no. 19-471), 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 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."

"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."

"No driveway shall be established unless an access permit has been granted by El Paso County Planning and Community Development Department."

"Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from \_\_\_\_\_ Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the (name of Fire District)."

"The private roads and driveways as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance."

"The subdivider agrees for itself and its successors and assigns that subdivider and/or said successor and assigns shall be required to maintain drainage channel that flows through the site. The County is not responsible for maintenance of the drainage easement."

"The subdivision has been found to be impacted by geologic constraints. Mitigation measures and explanation of constraints in the area can be found in the report Soil, Geology, and Geologic Hazard Study by Entech Engineering, Inc. November 30, 2022 in file PCD File No. MS-235, available at the El Paso County Planning and Community Development Department:

### OWNER'S CERTIFICATION:

The undersigned, hereinafter referred to as the owner, 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.

By: Joan M. Hathcock  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

### NOTES:

- - Indicates survey monument recovered as a #4 rebar with Surveyor's Cap, PLS #18465.  
● - Indicates recovered survey monument as noted.
- This survey name does not constitute a title search by LDC, Inc. to determine ownership or easements of record. The client did not provide a title commitment for the property, therefore, no rights-of-way or easements of record were available for review by LDC, Inc.
- Basis of bearings is the West line of the NW 1/4 of Section 13, monumented as shown and assumed to bear N00°30'35"W.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0340 G, effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be a Zone X "white" (area determined to be out of the 500 year flood plain).

### SURVEYOR'S CERTIFICATION:

I, Daniel Kupferer, 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.

### Please include:

I attest the above on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Surveyor's Name, (Signature) \_\_\_\_\_ Date \_\_\_\_\_  
Colorado registered PLS # \_\_\_\_\_

PRELIMINARY COPY  
SUBJECT TO FINAL COUNTY APPROVAL

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for DOUBLE SPUR RANCH MINOR 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. The dedications of land to the public streets and easements are accepted, but the 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 \_\_\_\_\_

### APPROVALS:

This subdivision was approved by the El Paso County Development Services Department this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

Name (Individual or Organization):  
JOAN M. HATHCOCK

Mailing Address:  
12420 N. Meridian Road Elbert, CO 80106

Daytime Telephone:  
719-466-1096

Fax:

Email or Alternative Contact Information:  
joan@djelectric.net

### FEES:

Park Fee: \_\_\_\_\_ Drainage Fee: \_\_\_\_\_  
School Fee: \_\_\_\_\_ Bridge Fee: \_\_\_\_\_

DSD FILE NO.: MS-23-005

According to Colorado law, any legal action based upon any defect in this survey within one year after the first discovery of the defect in no event, may any action based upon any defect in this survey be brought more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG  
811  
DIAL 811  
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTE WATER.

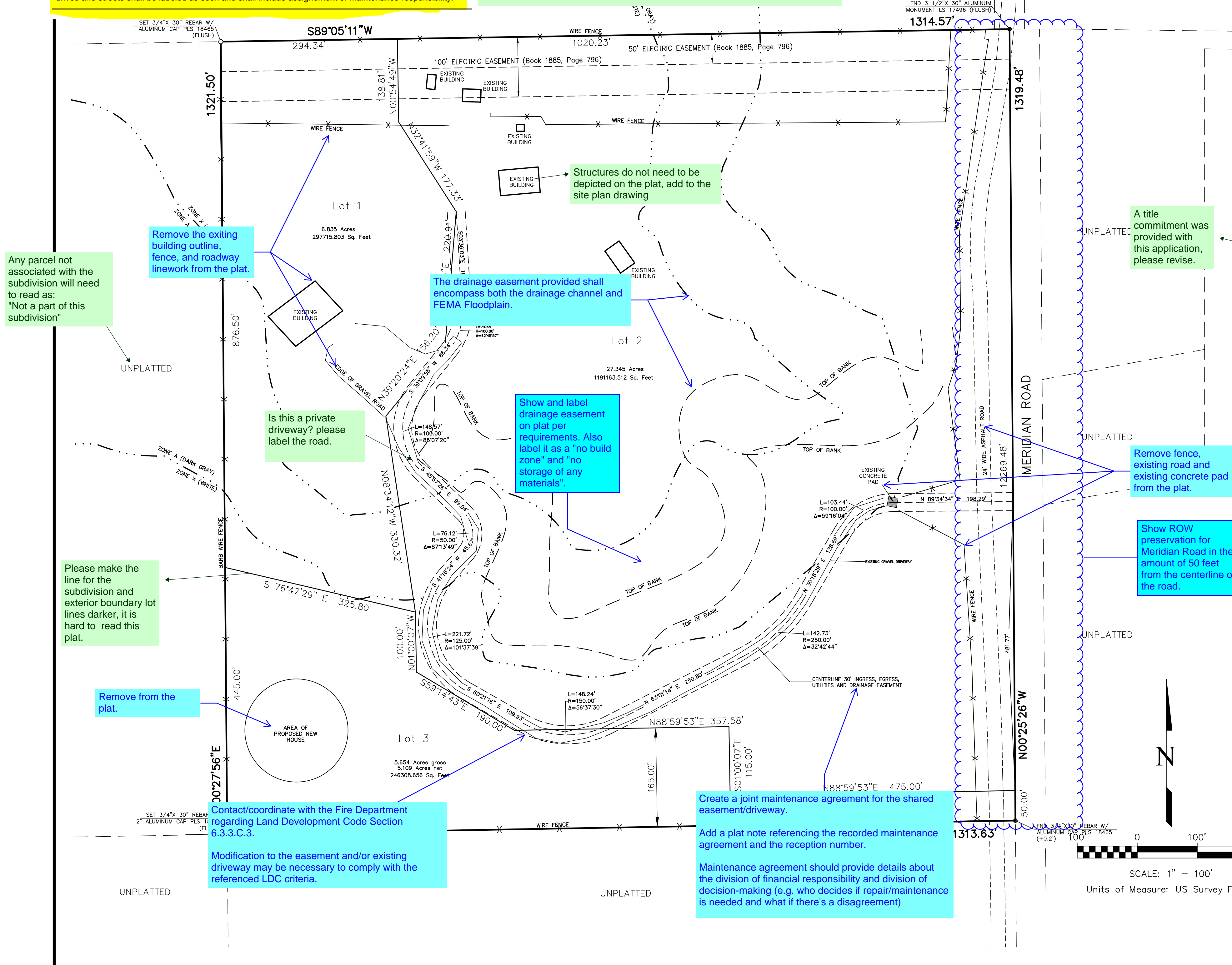
No.	Date	By	Description

H Scale: 1"=100'  
V Scale: N/A  
Designed By: N/A  
Drawn By: BRH  
Checked By: DLK  
Date: 01/17/22

Land Development Consultants, Inc.  
PLANNING · SURVEYING  
www ldc inc com · TEL: (719) 528-6133 · FAX: (719) 528-8548  
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

DOUBLE SPUR RANCH MINOR SUBDIVISION FINAL PLAT

Project No.: 22001  
Sheet: 1 of 1



SCALE: 1" = 100'  
Units of Measure: US Survey Feet

