

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.

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 platted said lands into lots, public right-of-way and additions, public right-of-way addition reservations and easements as shown hereon under the name and subdivision of DOUBLE SPUR RANCH MINOR SUBDIVISION. All public improvements, and public right-of-way and additions, 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.

JOAN M. HATHCOCK REVOCABLE TRUST

By: Joan M. Hathcock, Trustee

Title: _____

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

Acknowledged before me this _____ day of _____,

20____ by Joan M. Hathcock.

My commission expires _____

Witness my hand and seal _____
Notary Public

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.

Daniel L. Kupferer
Colorado Professional Land Surveyor No. 18465

LEGEND:

• - Indicates survey monument recovered as a #4 rebar with Surveyor's Cap, PLS #18465.

FEMA BLE Draft Floodplain area determined to be in Zone A (100yr floodplain)

Current Floodplain area determined to be in Zone A (100yr floodplain)

NOTES:

- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY Commitment No. SCB55109580 dated March 1st, 2023 at 5:00 P.M.
- Basis of bearings is the West line of the NE 1/4 of the NE 1/4 of Said Section 13, monumented as shown and assumed to bear S00°27'56"E.
- FLOOD PLAIN CERTIFICATION: According to the National Flood Insurance Program, Flood Insurance Rate Map Panel 08041C07340G with an effective date of December 7, 2018, the subject property is located in Zone A 100 year floodplain. Draft model backed BFEs and floodplain extents for this area have been developed as part of Phase 1 for the ongoing El Paso County, CO, Risk MAP Project*. The data has been reviewed and approved through FEMA's QA/QC process (May 11, 2022) and is currently in the MIP (Case No. 19-08-0037s). The Phase 1/Base Level Engineering outputs and Zone A ready deliverables are, under the following folder: K:/FY2019/19-08-0037S/Discovery - BLE - El Paso and Teller Counties, CO - FY18 - 04/Discovery Data Capture - Discovery Data Capture - El Paso and Teller Counties, CO - 01/El Paso_Discovery_1. Floodplain extents and Base Flood Elevations (BFEs) shown hereon include both current effective and CWCB Phase 1 data.
- 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 survey be commenced more than ten years from the date of the certification shown hereon.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.

NOTES (CONT.):

6. Individual wells in the Dawson Aquifer are the responsibility of each lot owner. Permits for such wells must be obtained from the Colorado Division of Water Resources. Ground water rights associated with the subdivision were decreed in Case No. 01CW140, Water Division 2 (adjudication of water rights) and Consolidated Case Nos. 15CW3024 and 15CW3060 (plan for augmentation) . . . Declaration of Restrictive Covenants recorded under Reception No. _____ of the records of the El Paso County Clerk and Recorder.

The plan for augmentation was designed to allow pumping of 0.75 acre foot annually from as many as four Dawson aquifer wells in the subdivision, but only two lots are approved herein. Applicant, its successors and assigns at the time of lot sales, shall transfer rights to underlying ground water to the initial purchaser of each lot in an amount at least sufficient to satisfy the 300 year water supply requirement of El Paso County for two lots, or 450 acre feet from the Dawson Aquifer and 406 acre feet from the Laramie-Fox Hills Aquifer, as well as an undivided interest in the plan for augmentation. Each subsequent sale of a lot shall convey the remaining portion of such water rights, unless a lot is further subdivided into two lots, in which case the water will be split in half, i.e. 225 acre feet of water in the Dawson Aquifer and 203 acre feet in the Laramie-Fox Hills Aquifer for each lot. This provision is included only to be consistent with the provisions of the augmentation plan, and does not imply the future approval by El Paso County of further subdivision of either of the two lots. Such conveyance may be accomplished either by separate quit claim deed, by other appropriate deed of the water rights associated with the lot, or by specifically identifying and transferring the water rights in the warranty deed which transfers the real property to the individual lot purchaser.

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 Owners 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 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.

- (12410) - Indicates property address. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- Fire protection to be provided by Falcon Fire Protection District.
- Unless otherwise indicated, side, front and rear lot lines are hereby platted on each side with a ten foot Public Utility and Drainage Easement, as shown hereon. All exterior subdivision boundaries shall have a twenty foot Public Utility and Drainage Easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- The following reports and/or documentation 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 and Natural Features Report.
- 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.
- 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.
- 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/or the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species, if applicable.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- 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.
- All property within this subdivision is subject to Road Impact Fees in accordance with the El Paso County Road Impact Fee Program, at or prior to building permit issuance.
- 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 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.
- No driveway shall be established unless and access permit has been granted by El Paso County Planning and Community Development Department.
- DOUBLE SPUR RANCH POINT is a 30 feet wide private ingress-egress, public utilities and drainage easement to be maintained by the owners of the lots in Double Spur Ranch. Maintenance of this private road shall be defined by: ACCESS EASEMENT GRANT AND MAINTENANCE AGREEMENT FOR DOUBLE SPUR RANCH POINT AND RESTRICTIVE COVENANTS FOR LOTS 1, 2 & 3 DOUBLE SPUR RANCH SUBDIVISION.
- The private road 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 flow 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:
 - Artificial Fill
 - Slope Stability and Landslide Hazards
 - Potentially Unstable Slopes
 - Seasonally Wet Area
 - Potentially Seasonally Wet Area
 - Shallow Bedrock
- Electric: The subdivider/developer is responsible for extending utilities to each lot, tract or building site. Electric Service for this subdivision is provided by Mountain View Electric Association, subject to the District's rules, regulations and specifications.

Unresolved: Please include Gas provider or what gas is to be provided by

Per county attorney: Please delete the first 2 paragraphs in plat note 6, as they are not applicable to this subdivision.

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 _____

Planning and Community Development Director _____ Date _____

RECORDING:

Clerk and Recorder
STATE OF COLORADO }
COUNTY OF EL PASO } SS
I hereby certify that this instrument was filed in my office this _____ day of _____, 20____, and was recorded at Reception Number _____ of the records of

El Paso County.

El Paso County Clerk and Recorder _____

SURCHARGE: _____ BY: _____

SEE: _____ Deputy

FEES:

Park Fee: _____ Drainage Fee: _____

School Fee: _____ Bridge Fee: _____

PREPARED FOR:
Joan M. Hathcock
12420 N. Meridian Rd.
Elbert, CO 80106
Phone: 719-466-1096
Email: joan@djelectric.net

DSF FILE NO.: MS-23-005

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 survey be commenced more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG . . .
811
DIAL 811
FOR LOCATING UTILITIES, GAS, ELECTRIC, WATER AND WASTEWATER

No.	Description	By	Date
1	COUNTY COMMENTS	DAS	09/27/24
2	COUNTY COMMENTS	DAS	03/07/24
3	FEMA FLOODPLAIN REVISIONS	DAS	03/27/24

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) 528-6848
3968 MANZELAND ROAD · COLORADO SPRINGS, CO 80909

DOUBLE SPUR RANCH
MINOR SUBDIVISION
FINAL PLAT



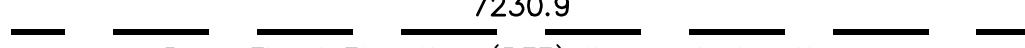
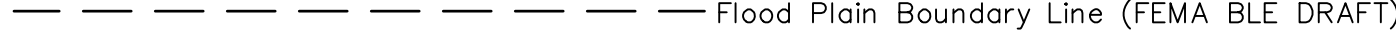


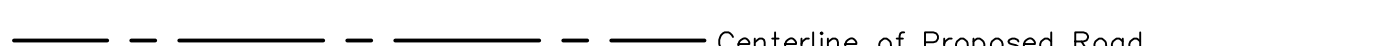
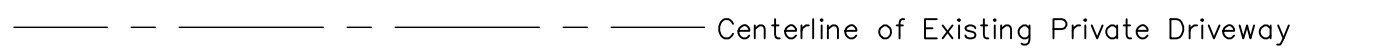
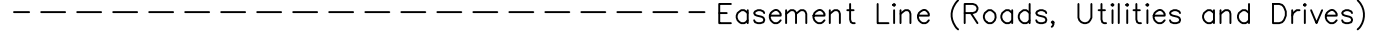

Project No.: 22001

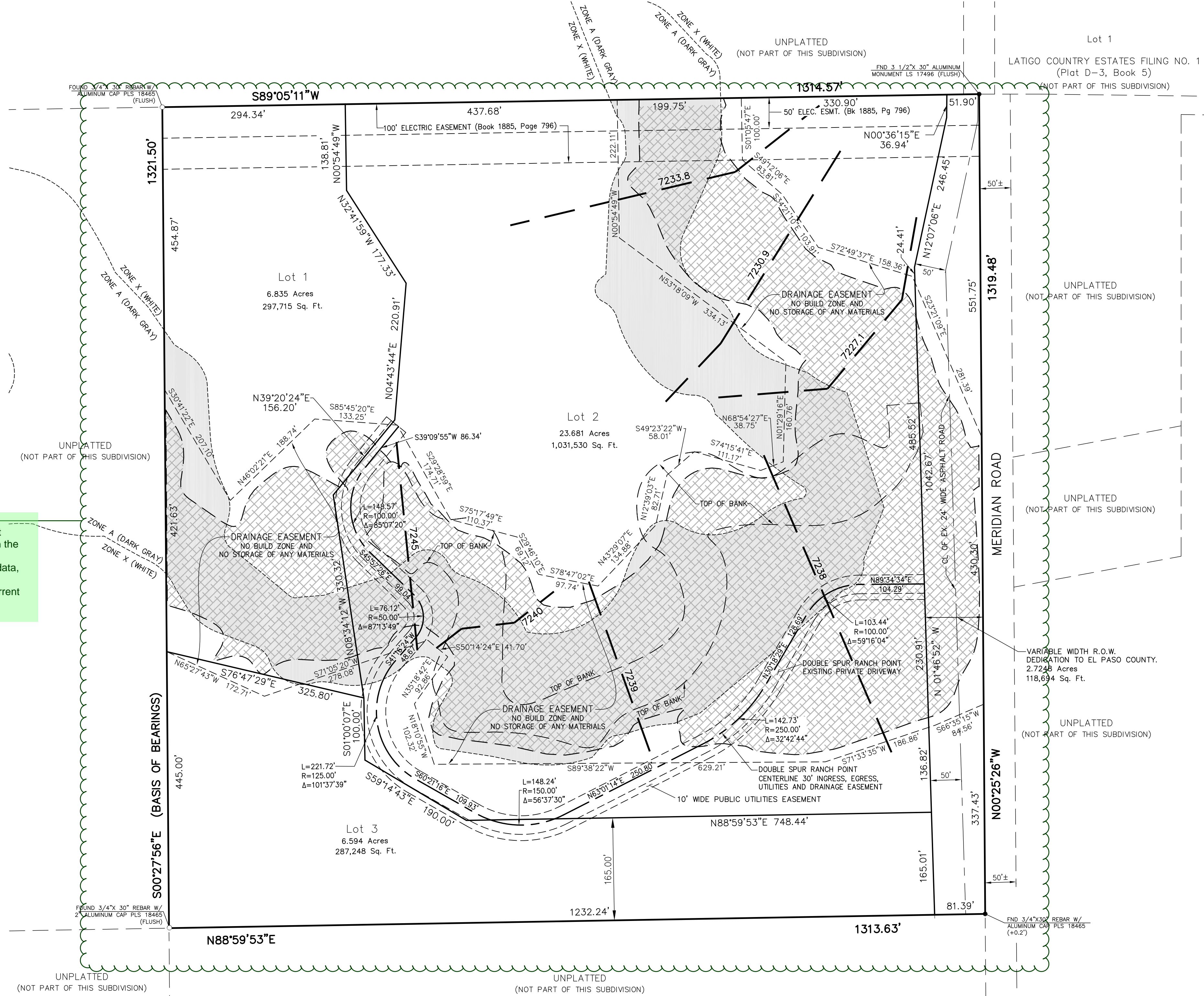
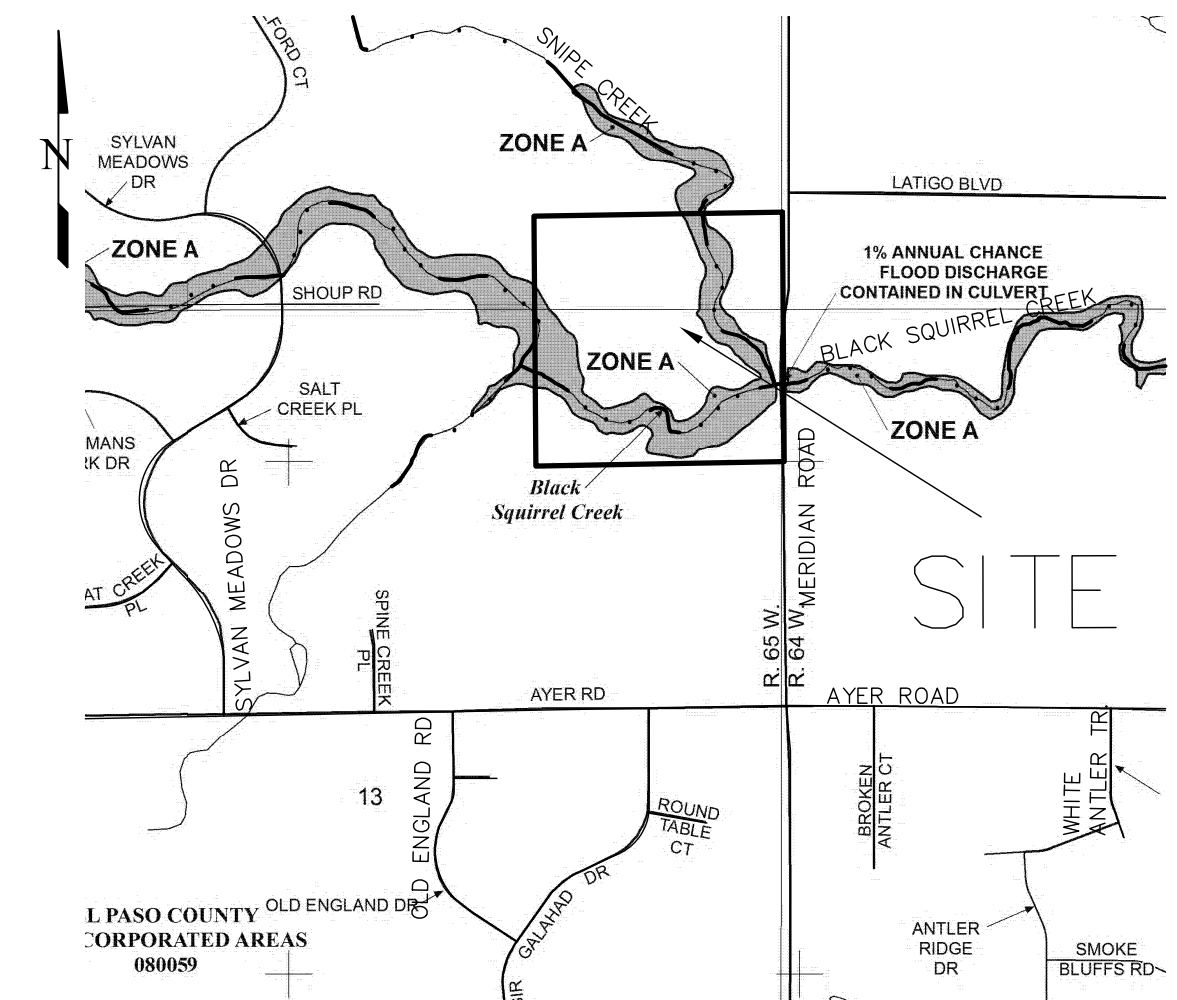
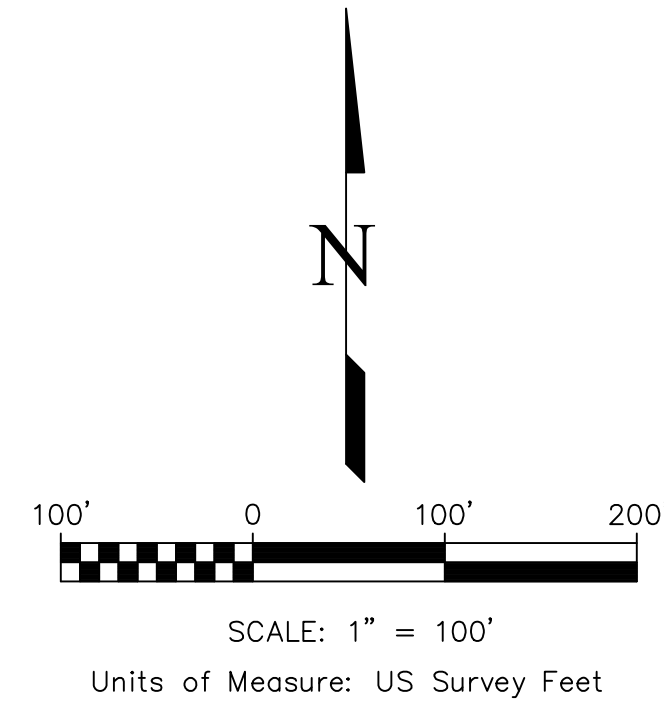
Sheet: 1 of 2

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

LEGEND:

- - Indicates survey monument recovered as a #4 rebar with Surveyor's Cap, PLS #18465.
-  FEMA BLE Draft Floodplain area determined to be in Zone A (100yr floodplain)
-  Current Floodplain area determined to be in Zone A (100yr floodplain)
-  Base Flood Elevation (BFE) line and elevation
-  Flood Plain Boundary Line (FEMA BLE DRAFT)
-  Flood Plain Boundary Line (Current)
-  Top of Bank
-  Drainage Easement Line
-  Centerline of Proposed Road
-  Centerline of Existing Private Driveway
-  Easement Line (Roads, Utilities and Drives)



Per Floodplain administrator:
the gray area labeled current floodplain in the legend is not the current floodplain suggest removing this all together both in the legend and on the plat
the brick hatch appears to be a combination of current and draft BLE data, suggest relabeling the legend indicate this.
the drainage easement no build boundaries appear to contain both current and draft BLE so no comment on the Easement boundary.

According to Colorado law, any legal action based upon any defect in this survey must be commenced within three years after the date of the certification shown hereon.

811 CALL BEFORE YOU DIG

DIAL 811

48 HOURS BEFORE YOU DIG CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

No.	Description	By	Date
1	COUNTY COMMENTS	DAS	09/2/23
2	COUNTY COMMENTS	DAS	02/07/24
3	FEMA FLOODPLAIN REVISIONS	DAS	03/27/24

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

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DOUBLE SPUR RANCH MINOR SUBDIVISION FINAL PLAT

Project No.: 22001
Sheet: