

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

Unresolved from review 1:

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."

- Artificial Fill
- Slope Stability and Landslide Hazards
- Potentially Unstable Slopes
- Seasonally Wet Area
- Potentially Seasonally Wet Area
- Shallow Bedrock

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

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 (1) TWELVE (12) SOUTH, RANGE SIXTY-FIVE (65) WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: COMMENCING SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTEEN (13), TOWNSHIP TWELVE (12) SIXTY-FIVE (65) WEST OF THE 6TH P.M., THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SECTION, SAID WEST LINE OF MERIDIAN ROAD, A DISTANCE OF 1319.45 FEET; THENCE WEST AND PARALLEL WITH THE SAID 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 use specific verbiage:
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; Wildlife Hazard Report;

NOTES (CONT.):

9. Unless otherwise indicated, side, front and rear lot lines are hereby platted on each side with a ten foot Utility and Drainage Easement, as shown hereon. All exterior subdivision boundaries shall have a twenty foot Utility and Drainage Easement. The sole responsibility for maintenance of these easements is hereby vested in individual property owners.
10. The following reports and/or documentation have been submitted in association with the Final Plat for this subdivision and are on file at the County Development Services Department: Transportation Impact Study Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Development Report; Evidence.
11. 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 be placed in drainage easements.
12. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division 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.
13. The project lies within an area containing noxious weeds as identified by El Paso County Environmental Management. The County has detected spotted knapweed on or near the property. Pursuant to Colorado law, property owners are required to address noxious weeds on a property to avoid the spread of noxious weeds.
14. Please be aware that any additional improvements may interfere with Abert's Squirrel, Black Bear, Elk, Mule and Mule Deer habitat (species of concern to the State of Colorado) during and/or following construction. Information regarding wildlife protection measures should be provided to construction personnel and future including fencing requirements, garbage containment, pets, enhancement/maintenance of natural vegetation control and riparian/wetland protection/buffer zones as appropriate. Information can be obtained from the Division of Wildlife.
15. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
16. Notice: 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 this survey be commenced more than ten years from the date of the certification shown hereon.
17. 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.
18. 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.
19. All property within this subdivision is subject to Reciprocal Access Agreements as recorded under Reception No. _____, of the records of the El Paso County Clerk and Recorder.
20. This subdivision is located within the boundaries of the Baptist Road Rural Transportation Authority, organized in accordance with the Rural Transportation Authority Law, and as recorded under Reception No. 97142147 of the records of El Paso County, Colorado.
21. The indicated Drainage No-Build Area Easement exists due to existing drainage way and associated buffer. Driveway and associated properly-sized culvert improvements will be allowed to cross for Lot 4's buildable area, if needed.
22. At time of future Roller Coaster Road realignment and associated improvement installation, there shall be no direct access allowed from Lot 1 through Lot 4, inclusive, of J.T. RANCH.
23. All property within this subdivision is subject to a Public Right-of-Way License Agreement relative to future Roller Coaster Road's realignment as recorded under Reception No. _____ of the records of the El Paso County Clerk and Recorder.
24. Setbacks shall be measured from the future Roller Coaster Road's realignment right-of-way reservation line.

unresolved v1: Please add the following note
Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by the (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
•Downslope Creep: (name lots or location of area)
•Rockfall Source:(name lots or location of area)
•Rockfall Runout Zone:(name lots or location of area)
•Potentially Seasonally High Groundwater:(name lots or location of area)
•Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

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.

By: Joan M. Hathcock
Title: _____

NOTES:

1. 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. with this survey.
2. 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.
3. 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).
4. 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.
5. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
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 to be sold. Permits for individual wells must be obtained from the Colorado Division of Water Resources. Individual wells are the responsibility of each property owner. Permits for individual wells must be at least sufficient to satisfy the 300 year water supply obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.

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 two lots. Such conveyance may be accomplished either 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should the water rights associated with the lot, or by specifically stating that 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. (Utilized when there is a joint well agreement for common use of wells)

Water in the Denver Basin Aquifers is allocated based on 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 economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or two lots. Such conveyance may be accomplished either 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should the water rights associated with the lot, or by specifically stating that 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. (Utilized when there is a joint well agreement for common use of wells)

7. (1581) - Indicates property address. The addresses are not the legal description and are subject to change.
8. Fire protection to be provided by Tri-Lakes Monuments.

Please add this note:
Gas and Electric:
The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

Gas and electric service for this subdivision is provided by (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)

Board of County Commissioners Certificate
This plat for (name of subdivision or plat) 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, tracts, easements: list those applicable) 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.
a _____ Date _____
o Chair, Board of County Commissioners _____ Date _____
S _____ Date _____

APPROVALS:

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

Director

FEES:

Park Fee: _____ Drainage Fee: _____
School Fee: _____ Bridge Fee: _____

Remove irrelevant notes.

Please update to this and leave a line for "Planning and Community Development Director" and a line for the date

RECORDING:

Clerk and Recorder
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 _____, M.,
this _____ day _____, 20____, at _____, Colorado.
Reception No. _____
Chuck Broerman, Recorder

SURCHARGE: _____
FEE: _____
BY: _____ Deputy

PRELIMINARY COPY
SUBJECT TO FINAL COUNTY APPROVAL

Unresolved v1: Remove.

DSD FILE NO.: MS235

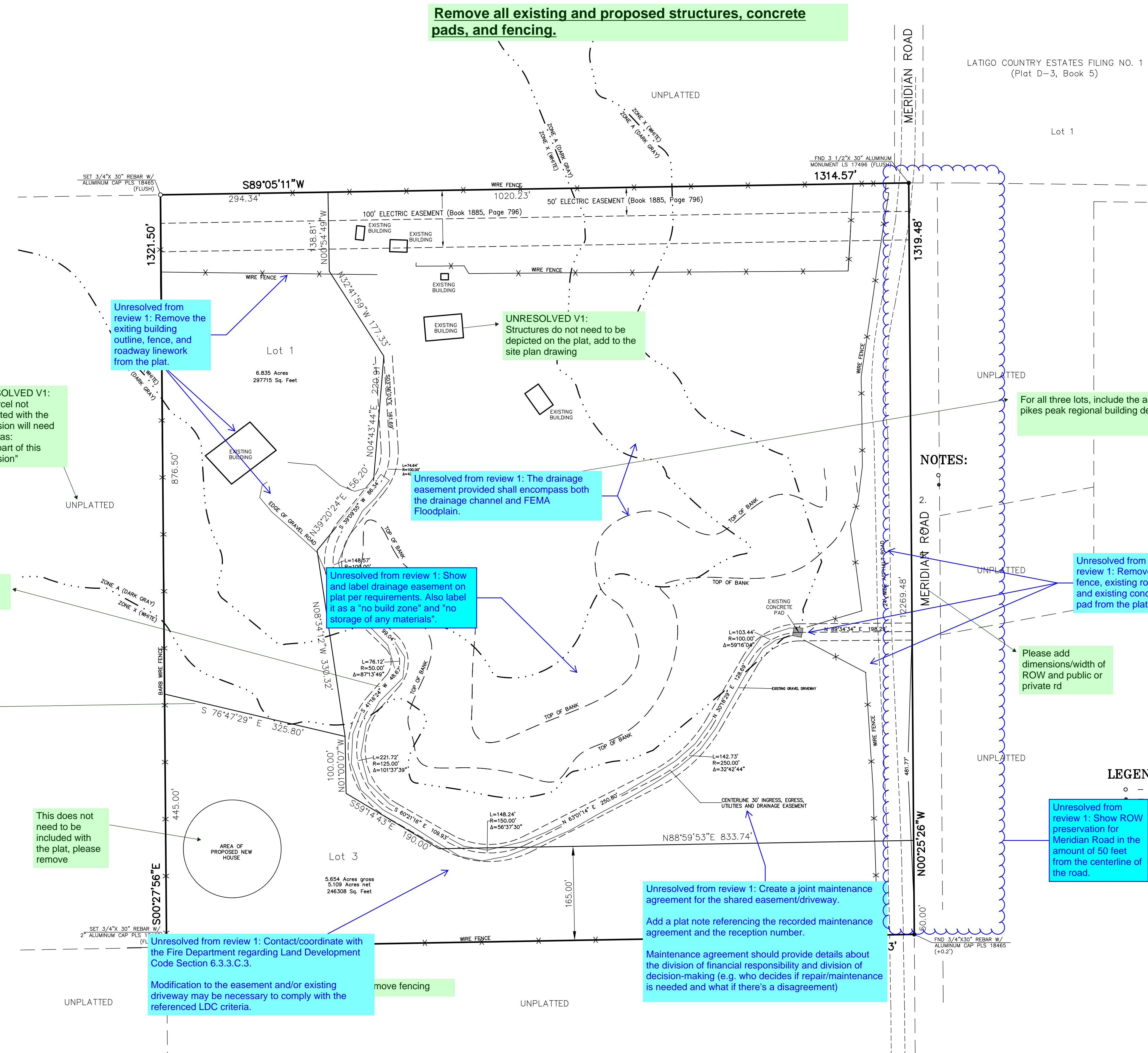
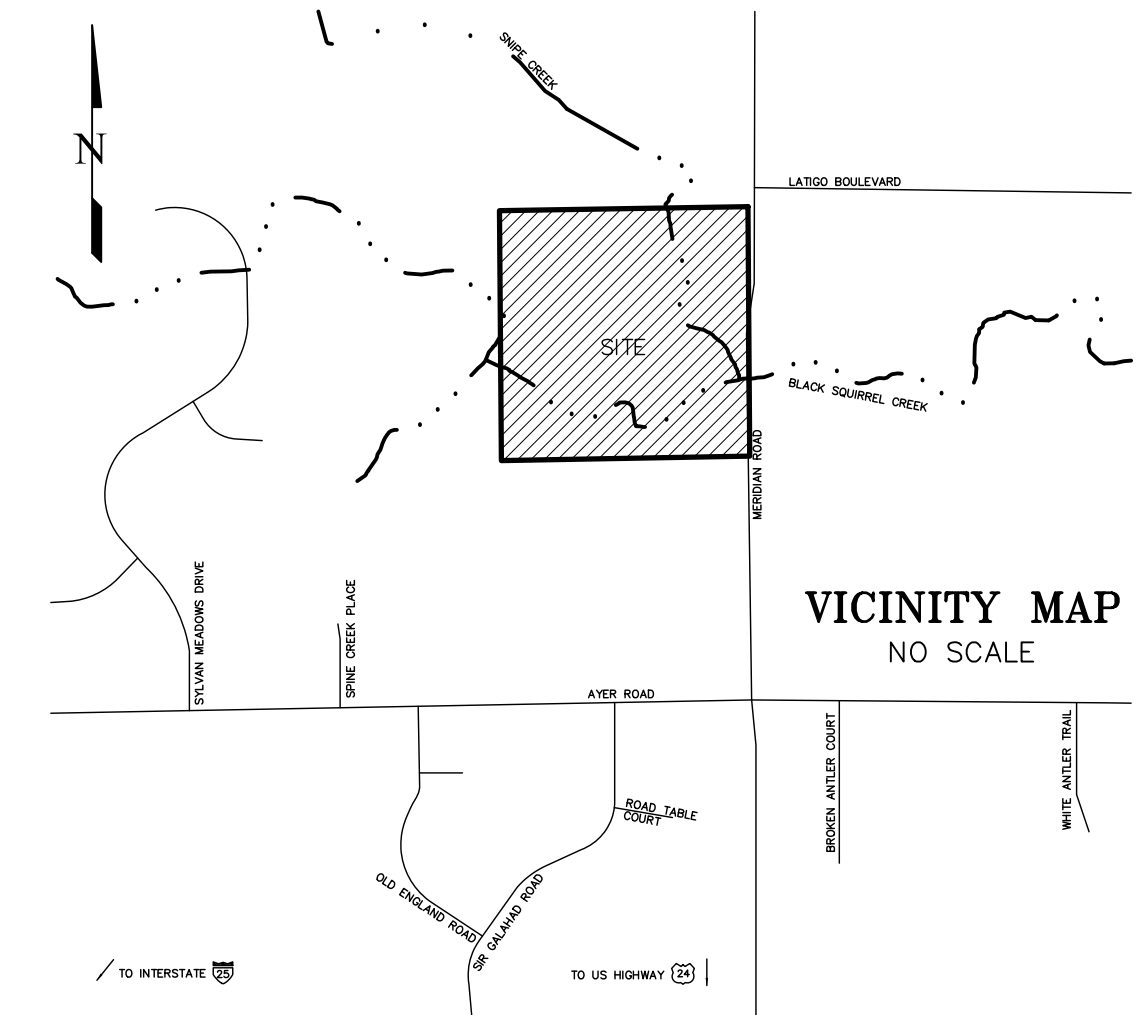
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DOUBLE SPUR RANCH MINOR SUBDIVISION FINAL PLAT

Project No.: 22001
Sheet: _____

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



Remove all existing and proposed structures, concrete pads, and fencing.

Unresolved from review 1: Remove the exiting building outline, fence, and roadway linework from the plat.

UNRESOLVED V1: Structures do not need to be depicted on the plat, add to the site plan drawing

UNRESOLVED V1: Any parcel not associated with the subdivision will need to read as: "Not a part of this subdivision"

Unresolved from review 1: The drainage easement provided shall encompass both the drainage channel and FEMA Floodplain.

Unresolved from review 1: Show and label drainage easement on plat per requirements. Also label it as a "no build zone" and "no storage of any materials".

For all three lots, include the addresses included by pikes peak regional building department

NOTES:

Unresolved from review 1: Remove fence, existing road and existing concrete pad from the plat.

Please add dimensions/width of ROW and public or private rd

please label this as a private driveway

Please provide a legend for line work

This does not need to be included with the plat, please remove

Unresolved from review 1: Contact/coordinate with the Fire Department regarding Land Development Code Section 6.3.3.C.3.
Modification to the easement and/or existing driveway may be necessary to comply with the referenced LDC criteria.

Unresolved from review 1: Create a joint maintenance agreement for the shared easement/driveway.
Add a plat note referencing the recorded maintenance agreement and the reception number.

Maintenance agreement should provide details about the division of financial responsibility and division of decision-making (e.g. who decides if repair/maintenance is needed and what if there's a disagreement)

LEGEND:

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

Unresolved from review 1: Show ROW preservation for Meridian Road in the amount of 50 feet from the centerline of the road.

Unresolved v1: Please remove

PRELIMINARY COPY
SUBJECT TO FINAL
COUNTY APPROVAL

FEES:

Park Fee: _____ Drainage Fee: _____
School Fee: _____ Bridge Fee: _____

DSD FILE NO.: MS235

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

No.	Revisions Description	By	Date

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: 2 of 2