

GENERAL PLAT NOTES

THE INDIVIDUAL LOT PURCHASER(S) SHALL BE RESPONSIBLE FOR FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY/FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SERVING EACH LOT SHALL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMITTALS. THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ESTIMATE OF GUARANTEED FUNDS FOR ALL DETENTION PONDS/WATER QUALITY BMP(S). ALL DETENTION PONDS/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES.

INDIVIDUAL LOT PURCHASERS SHALL ENTER INTO PRIVATE DETENTIONS BASIN / STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT ("AGREEMENT") PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. IN THE CASE THAT THE DEVELOPER CONSTRUCTS THE DETENTION POND(S), THE DEVELOPER SHALL ENTER INTO AN AGREEMENT FOR EACH POND CONSTRUCTED.

EASEMENTS ARE AS SHOWN. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

THERE SHALL BE NO DIRECT LOT ACCESS TO STRUTHERS ROAD.

THE PRIVATE ROADS AS SHOWN ON THE PLAT WILL NOT BE MAINTENANCE 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.

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0287G, EFFECTIVE DATE DEC. 7, 2018

NO GRADING OR OTHER SITE WORK IS PERMITTED IN ANY LOT PRIOR TO APPROVAL OF A PLOT PLAN FOR THE LOT.

ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNATED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

A MINIMUM TWENTY-FIVE FOOT (25') BY TWENTY-FIVE FOOT (25') SIGHT TRIANGLE NO-BUILD AREA EXISTS FOR ALL CORNER LOTS EXCEPT AS NOTED. NO OBSTRUCTIONS GREATER THAN EIGHTEEN INCHES (18") ARE ALLOWED IN THIS AREA.

THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OF 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 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 DOCUMENTS ON ALL SALES DOCUMENTS AND IN PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF THE INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF STRUTHERS RANCH SUBDIVISION FILING NO. 4A. ALL PUBLIC IMPROVEMENTS, THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE PARTIES 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

OWNER: CLARK FAMILY TRUST
3585 HILL CIR.
COLORADO SPRINGS, COLORADO 80904

BY: *Vern H. Clark*
VERN H. CLARK, TRUSTEE

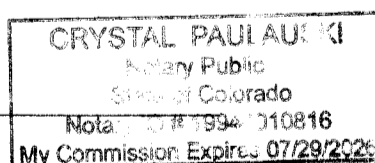
NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF April, 2023, A.D. BY L. G. CASE, A.K.A. LENA GAIL CASE

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: 7-29-26

NOTARY PUBLIC: *Cynthia McKee*



CLERK AND RECORDER:

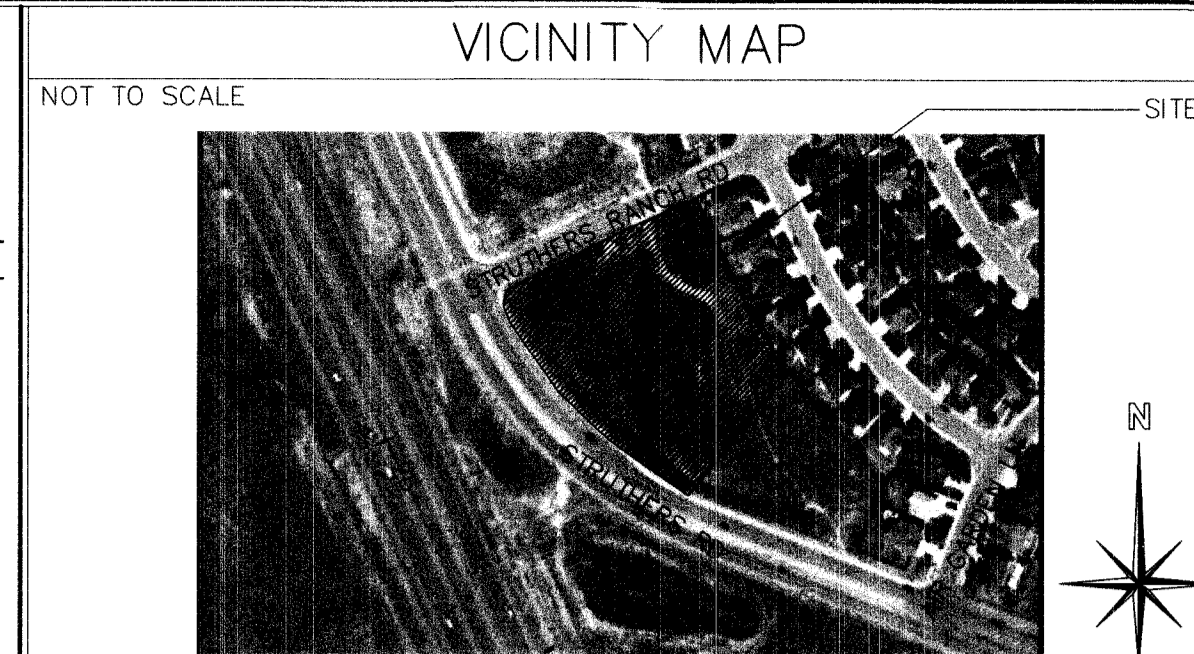
STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 10:56 O'CLOCK AM THIS 5th DAY OF April, 2023, A.D., AND DULY RECORDED UNDER RECEPTION NO. 223719139 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEES: \$10.00 STEVE SCHLEIKER, RECORDER

SURCHARGE: \$3.00 BY: *Kathryn Connelly*
DEPUTY

15139 STRUTHERS RANCH SUBDIVISION FILING NO. 4A
VACATION OF INTERIOR LOT LINE OF STRUTHERS RANCH SUBDIVISION FILING NO. 2, LOCATED IN THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF (S1/2 S1/2) OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO
AS PLATTED

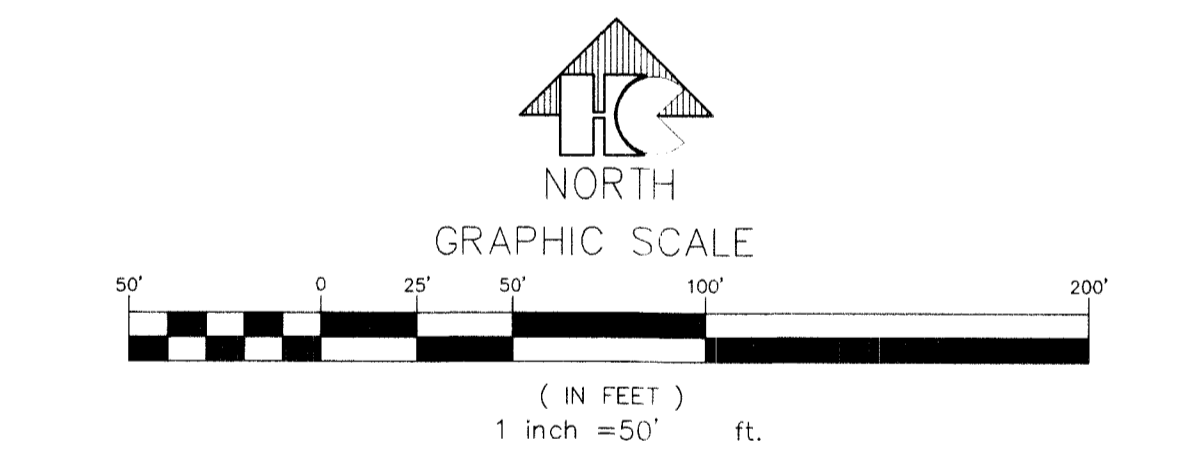


PROJECT INFORMATION

PROPERTY INFORMATION:	
OWNER NAME:	CLARK FAMILY TRUST 3585 HILL CIR. COLORADO SPRINGS, CO 80904
LEGAL DESCRIPTION (LOT 1):	LOT 1 STRUTHERS RANCH SUB FILING NO. 4, RECEPTION NO. 206712492
LEGAL DESCRIPTION (LOT 2):	LOT 2 STRUTHERS RANCH SUB FILING NO. 4, RECEPTION NO. 206712492
PARCEL NUMBER (LOT 1):	71363-03-010
PARCEL NUMBER (LOT 2):	71363-03-011
ZONING:	FUD
LOT SIZE (LOT 1):	76,122 S.F. (1.75 ACRES)
LOT SIZE (LOT 2):	51,721 S.F. (1.19 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO: 08041C0287G, EFFECTIVE DATE DEC. 7, 2018)
VACATION OF INTERIOR LOT LINE:	
PROPOSAL:	WE WILL VACATE THE INTERIOR LOT LINE BETWEEN LOTS 1 & 2 AND MAKE IT ONE LOT.
LOT SIZE OF COMBINED LOTS:	127,843 S.F. (2.935 ACRES)
NEW LEGAL DESCRIPTION:	LOT 1A STRUTHERS RANCH SUB FILING NO. 4A
PETITIONER:	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HTS. COLORADO SPRINGS, CO 80915
PHONE NUMBER:	(719) 570-1599
FAX NUMBER:	(719) 570-7008
NUMBER:	LISA PETERSON
PETITIONER NAME:	LISA PETERSON
PETITIONER E-MAIL:	lpeterson@hammersconstruction.com

SITE LEGEND

	PROPERTY LINE
	ACCESS EASEMENT
	DRAINAGE & UTILITY EASEMENT
	SITE TRIANGLE EASEMENT
	TELEPHONE EASEMENT
	R.O.W. RESERVATION



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "STRUTHERS RANCH SUB. FILING NO. 4A" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____ 2023, SUBJECT TO ANY NOTES SPECIFIED HEREON.

Myra Hunter 4/28/23
EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

SURVEYOR'S CERTIFICATION:
I JAMES F. LENZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ACCOMPANYING LOT LINE VACATION PLAT TRULY AND CORRECTLY REPRESENTS THE LEGAL DESCRIPTION OF RECORD AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

JAMES F. LENZ
PROFESSIONAL LAND SURVEYOR
IN THE STATE OF COLORADO, NO. 34583
FOR AND ON BEHALF OF HAMMERS CONSTRUCTION INC.

PCD FILE NO. V-22-007

HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN-BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1599 FAX (719) 570-7008
www.hammersconstruction.com

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STRUTHERS-POLARIS RMC
NEW BUILD
847 STRUTHERS RANCH RD.
COLORADO SPRINGS, CO 80921
EL PASO COUNTY, COLORADO

DATE: SEP. 12, 2022
DRAWN BY: A. MADALONE
PROJ. MNGR: R. MAXWELL
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1293

RESUBMITTALS:
▲ 12-6-22/COMMENTS 10-27-22
▲ 3-23-23/COMMENTS 2-23-23
▲ 4-6-23/COMMENTS 3-28-23

1 of 1
SITE PLAN