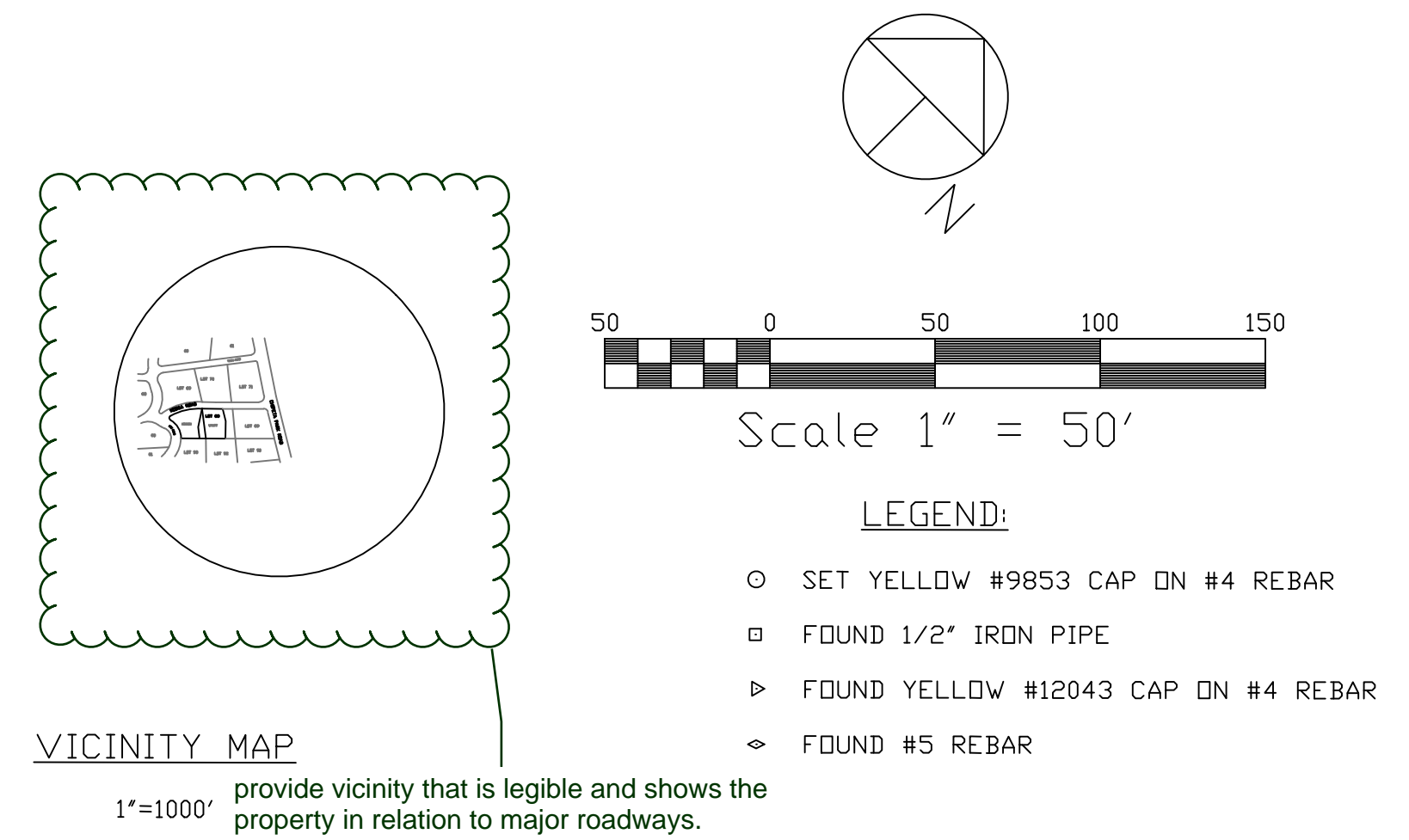


A REPLAT OF PART OF LOT 88, UTE PASS SUMMER HOMES
PART OF SECTION 15, T.13S., R.68W. OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



Notes:

1. Floodplain statement:
This site is not within the limits of the 100-year floodplain per FEMA map panel no. 08041C0486 G, dated December 7, 2018.
2. All property owners are responsible for maintaining proper storm water drainage in and through their properties.
3. Easements statement:
Unless otherwise indicated, side front and rear lot lines are hereby platted on either side with a five foot public utility and drainage easement. All exterior subdivision boundaries shall have a seven foot public utility and drainage easement. All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 21212548 of the records of El Paso County, Colorado. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
4. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
5. The addresses exhibited on this plan are for informational purposes only. They are not a legal description and subject to change.
6. Prior to the establishment of any driveway onto a county road, an access permit must be granted by the El Paso County Development Services Department.
7. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
8. Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department must approve each system and, in some cases, the department may require a specially designed system prior to permit approval. All individual systems shall be designed by a Professional Engineer.
9. Due to wildfire concerns, the applicants and subsequent homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through said office.

Prepared by the office of:
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Celebrating 40 years in Business

OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS 8-19-19 DEW 05-3634-04

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

My commission expires: April 9, 2022

Oliver E Watts, Notary public