

COLVIN HERITAGE FARMS MINOR SUBDIVISION

A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That Kevin Colvin and Michelle Colvin, being the owners of the following described tract of land to wit:

The Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 15, Township 12 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado.

AND

The Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 15, Township 12 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado, except the South 30 feet for road purposes.

Containing a calculated area of 862,493 square feet (19.8001 acres), more or less.

OWNERS CERTIFICATION:

The undersigned, being all the owners, mortgages, 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 and easements as shown hereon under the name and subdivision of COLVIN HERITAGE FARMS MINOR SUBDIVISION. 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.

Kevin Colvin Date

Michelle Colvin Date

STATE OF COLORADO }
COUNTY OF EL PASO } SS

Acknowledged before me this _____ day of _____, 2020 by Kevin Colvin and Michelle Colvin.

My commission expires _____

Witness my hand and official seal _____
Notary Public

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for COLVIN HERITAGE FARMS MINOR SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 2020, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (Public Utility Easements) 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.

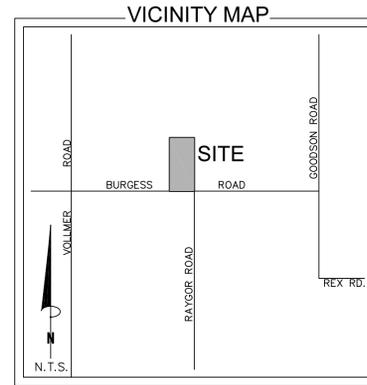
Chair, Board of County Commissioners Date

COUNTY APPROVAL:

Approval is granted for this plat of COLVIN HERITAGE FARMS MINOR SUBDIVISION this _____ day of _____, 2020, A.D.

El Paso County Director of Planning and Community Development

El Paso County Assessor



NOTES (continued):

- 14) Wastewater: Wastewater service for this subdivision is provided by individual septic systems. 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.
- 15) Utility providers are: Black Hills Energy, Mountain View Electric Association, Century Link Communications.
- 16) This property has been incorporated into the Black Forest Fire/Rescue Protection District.
- 17) Sediment control is to be provided on each lot and the minimal developed conditions runoff shall be maintained per the El Paso County Drainage Criteria Manual.

SURVEYOR'S CERTIFICATION:

I, Mark S. Johannes, 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 the date of survey shown hereon, 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.

This certification is neither a warranty nor guarantee, either expressed or implied.

Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying and Mapping, LLC

FEES:

Drainage Fee: _____ School Fee: _____

Bridge Fee: _____ Park Fee: _____

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____M., this _____ day of _____, 2020, A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

CHUCK BROERMAN, RECORDER

By: _____
Deputy

SURCHARGE: _____

FEE: _____

DSD FILE NO: MS _____



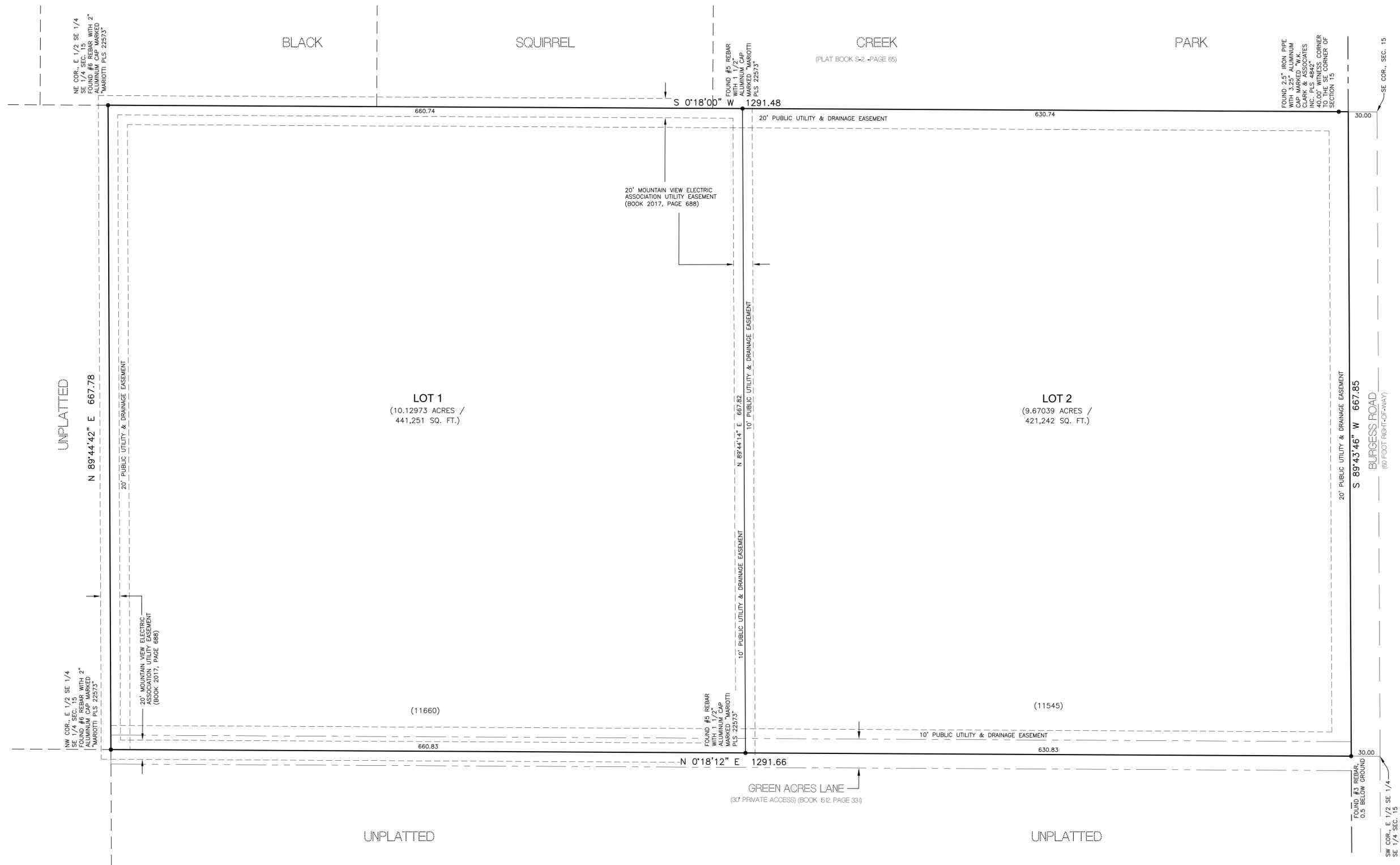
COMPASS SURVEYING & MAPPING, LLC
3249 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLIC.COM

REVISIONS:	

PROJECT No. 19227
MAY 11, 2020
SHEET 1 OF 2

COLVIN HERITAGE FARMS MINOR SUBDIVISION

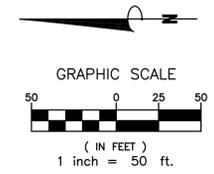
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UNPLATTED

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REVISIONS:	

DSD FILE NO: MS _____