

WATER SUPPLY INFORMATION SUMMARY

Section 30-28-133(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality and dependability will be available to ensure an adequate supply of water.

1. NAME OF DEVELOPMENT AS PROPOSED			
COTTAGES AT MESA RIDGE			
2. LAND USE ACTION ATTACHED TWO FAMILY RESIDENTIAL			
3. NAME OF EXISTING PARCEL AS RECORDED N/A			
SUBDIVISION N/A	FILING N/A	BLOCK N/A	LOT N/A
4. TOTAL ACREAGE 10.21	5. NUMBER OF LOTS PROPOSED 1	PLAT MAP ENCLOSED <input checked="" type="checkbox"/> YES	ALTA SURVEY
6. PARCEL HISTORY - Please attach copies of deeds, plats or other evidence or documentation.			
A. Was parcel recorded with county prior to June 1, 1972? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
B. Has the parcel ever been part of a division of land action since June 1, 1972? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
If yes, describe the previous action _____			
7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner. ALTA SURVEY ATTACHED			
SE 1/4 SECTION 20, SW 1/4 OF SECTION 21, NW 1/4 OF SECTION 28, NE 1/4 OF SECTION 29		TOWNSHIP <u>15</u> <input type="checkbox"/> N <input checked="" type="checkbox"/> S	RANGE <u>65</u> <input type="checkbox"/> E <input checked="" type="checkbox"/> W
PRINCIPAL MERIDIAN: <input checked="" type="checkbox"/> 6TH <input type="checkbox"/> N.M. <input type="checkbox"/> UTE <input type="checkbox"/> COSTILLA			
8. PLAT - Location of all wells on property must be plotted and permit numbers provided.			
Surveyors plat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No NO WELLS If not, scaled hand drawn sketch <input type="checkbox"/> Yes <input type="checkbox"/> No			
9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Feet per Year		10. WATER SUPPLY SOURCE	
HOUSEHOLD USE # <u>122</u> of units	<u>38,120</u> GPD <u>42.70</u> AF	<input checked="" type="checkbox"/> EXISTING WELLS	<input type="checkbox"/> DEVELOPED SPRING
COMMERCIAL USE # _____ of S.F.	_____ GPD _____ AF	WELL PERMIT NUMBERS	
IRRIGATION # <u>1</u> of acres	<u>2,678</u> GPD <u>3.00</u> AF	REFER TO WIDEFIELD WATER & SANITATION DISTRICT: Water and Wastewater Report 2020	
STOCK WATERING # _____ of head	_____ GPD _____ AF	<input type="checkbox"/> MUNICIPAL	
OTHER <u>Leasing Office/Clubhouse</u>	<u>313</u> GPD <u>0.35</u> AF	<input type="checkbox"/> ASSOCIATION	
TOTAL	<u>41,111</u> GPD <u>46.05</u> AF	<input type="checkbox"/> COMPANY	
		<input checked="" type="checkbox"/> DISTRICT WIDEFIELD WATER & SANITATION DISTRICT	
		LETTER OF COMMITMENT FOR SERVICE <input type="checkbox"/> YES <input type="checkbox"/> NO	
PROPOSED AQUIFERS - (CHECK ONE)			
<input type="checkbox"/> ALLUVIAL <input type="checkbox"/> UPPER ARAPAHOE			
<input type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE			
<input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS			
<input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA			
<input type="checkbox"/> OTHER _____			
WATER COURT DECREE CASE NO.'S			

11. ENGINEER'S WATER SUPPLY REPORT <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)			
WIDEFIELD WATER & SANITATION DISTRICT			
12. TYPE OF SEWAGE DISPOSAL SYSTEM			
<input type="checkbox"/> SEPTIC TANK/LEACH FIELD	<input checked="" type="checkbox"/> CENTRAL SYSTEM - DISTRICT NAME <u>FOUNTAIN SANITATION DISTRICT</u>		
<input type="checkbox"/> LAGOON	<input type="checkbox"/> VAULT - LOCATION SEWAGE HAULED TO _____		
<input type="checkbox"/> ENGINEERED SYSTEM (Attach a copy of engineering design)	<input type="checkbox"/> OTHER _____		

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, & THE NORTHWEST QUARTER OF SECTION 28
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

SCHEDULE B-2 EXCEPTIONS

Standard Table A, Schedule B-2 exception items 1, 2, 3, 4, 5, 6, 7, and 8 are not survey related matters and therefore were not researched, examined, or addressed hereon as part of this survey.

9. Any and all rights of the Fountain Mutual Irrigation Company Ditch Company relating to the ditch or canal that is a boundary of subject property, including but not limited to any possible ditch maintenance and access rights to lands adjoining the ditch or canal, as evidenced by Flood Control Easement recorded May 4, 1944 in Book 1029 at Page 231 and Easement granted to Fountain Mutual Irrigation Company Permanent Drainage Easement recorded April 10, 2001 at Reception No. 201044126.
-AFFECTS THE SUBJECT PARCEL AND IS SHOWN HEREON.

10. Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Flood Control Easement recorded May 4, 1944 in Book 1029 at Page 231.
-DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT SHOWN HEREON.

11. Any and all water rights and ditch rights, set forth in Decrees recorded April 1, 1952 in Book 1333 at Page 494, Book 1333 at Page 498 and in Book 1333 at Page 499.
-NOT A SURVEY RELATED MATTER, THEREFORE, THIS ITEM WAS NOT ADDRESSED OR EXAMINED HEREON.

12. Right of way and easement granted to American Telephone and Telegraph Company, for communication Systems, and incidental purposes, by instrument recorded September 19, 1942 in Book 1353 at Page 519, Assignment in connection therewith to the Mountain States Telephone and Telegraph Company, a Colorado Corporation, recorded June 9, 1972 in Book 2495 at Page 424.
-BOOK 1353, PAGE 519 DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT SHOWN HEREON. BOOK 2495, PAGE 424 MAY AFFECT THE SUBJECT PARCEL, HOWEVER, DOES NOT PROVIDE AN EXACT LOCATION.

13. Oil and gas lease between Roy I. Pring and Willett T. Pring and L. A. Messmer, recorded May 31, 1955 in Book 1501 at Page 620 and any and all assignments thereof, or interest therein.
-NOT A SURVEY RELATED MATTER, THEREFORE, THIS ITEM WAS NOT ADDRESSED OR EXAMINED HEREON.

14. Easement granted to American Telephone and Telegraph Company for communication systems and incidental purposes by instrument recorded January 28, 1965 in Book 2055 at Page 61 and re-recorded February 23, 1965 in Book 2058 at Page 506.
-DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT SHOWN HEREON.

15. Easement granted to Wyco Pipe Line, for pipeline for oil and gas, and incidental purposes, by instrument recorded April 13, 1966 in Book 2127 at Page 170 and all assignments thereto, including assignments to Rocky Mountain Pipeline System, LLC, recorded October 12, 2005 at Reception No. 205161563 and to PPRPL, LLC, recorded December 2, 2013 at Reception No. 213144183.
-AFFECTS THE SUBJECT PARCEL AND IS SHOWN HEREON.

16. Easement and right of way granted to Mountain View Electric Association, Incorporated, for electric, telephone and telegraph lines and incidental purposes, by instrument recorded September 30, 1968 in Book 2256 at Page 64.
-DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT SHOWN HEREON.

17. Easement and right of way granted to Mountain View Electric Association, Incorporated, for electric, telephone and telegraph lines, and incidental purposes, by instrument recorded October 25, 1968 in Book 2260 at Page 757.
-DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT SHOWN HEREON.

18. Any and all water rights, ditch, reservoir, springs, wells, and capital stock interests set forth in Deed recorded January 28, 1971 in Book 2386 at Page 985.
-NOT A SURVEY RELATED MATTER, THEREFORE, THIS ITEM WAS NOT ADDRESSED OR EXAMINED HEREON.

19. Terms, conditions, provisions, burdens and obligations as set forth in Agreement recorded May 6, 1997 at Reception No. 97051183.
-AFFECTS THE SUBJECT PARCEL AND IS BLANKET IN NATURE.

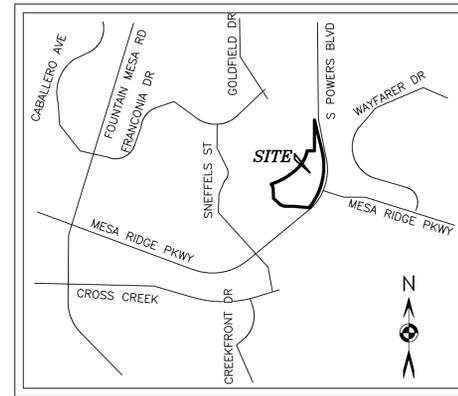
20. Easement granted to Fountain Mutual Irrigation Company Permanent Drainage Easement, for installing and maintaining an irrigation ditch and incidental purposes by instrument recorded April 10, 2001 at Reception No. 201044126.
-AFFECTS THE SUBJECT PARCEL AND IS SHOWN HEREON.

21. Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Water Easement Agreement recorded February 24, 2010 at Reception No. 210017363.
-AFFECTS THE SUBJECT PARCEL AND IS SHOWN HEREON.

22. Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Water and Sanitary Sewer Easement Agreement recorded October 31, 2011 at Reception No. 211107044.
-AFFECTS THE SUBJECT PARCEL AND IS SHOWN HEREON.

23. The effect of Order for Inclusion into the Security Fire Protection District, recorded September 21, 2015 at Reception No. 215102961.
-NOT A SURVEY RELATED MATTER, THEREFORE, THIS ITEM WAS NOT ADDRESSED OR EXAMINED HEREON.

24. The effect of Order for Inclusion into the Mesa Ridge Metropolitan District No. 2, recorded March 17, 2020 at Reception No. 220038072.
-NOT A SURVEY RELATED MATTER, THEREFORE, THIS ITEM WAS NOT ADDRESSED OR EXAMINED HEREON.



VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

That portion of Sections 20, 21, 28 and 29, Township 15 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, more particularly described as follows:

Commencing at the Southwesterly corner of Peaceful Valley Estates Subdivision Filing No. 2, as recorded August 29, 1995 in Plat Book H5 at Page 72, of the records of the Office of the Clerk and Recorder of the County of El Paso, State of Colorado; thence S 14°35'07" W, a distance of 1074.82 feet to the POINT OF BEGINNING:

Thence along the arc of a non-tangential curve to the left having a central angle of 11°23'31", a radius of 5102.54 feet; an arc length of 1014.52 feet, whose chord bears S 05°54'02" E; thence S 00°00'00" W, a distance of 24.54 feet; thence along the arc of a non-tangent curve to the right having a central angle of 02°49'14", a radius of 5105.00 feet, an arc length of 251.31 feet, whose chord bears S 13°03'05" E; thence S 14°27'42" E, a distance of 192.87 feet; thence along the arc of a curve to the right having a central angle of 51°48'09", a radius of 1096.98 feet, an arc length of 991.81 feet; thence N 83°44'51" W, a distance of 199.07 feet; thence along the arc of a curve to the left having a central angle of 04°53'32", a radius of 540.00 feet, an arc length of 48.11 feet; thence N 89°09'05" W, a distance of 124.09 feet; thence along the arc of a curve to the right having a central angle of 40°56'05", a radius 140.00 feet, an arc length of 100.02; thence N 48°13'01" W, a distance of 126.77 feet; thence along the arc of a curve to the right having a central angle of 46°29'21", a radius of 8.00 feet, an arc length of 6.49 feet; thence N 01°43'37" W, a distance of 137.18 feet; thence along the arc of a curve to the left having a central angle of 37°14'43", a radius of 135.00 feet, an arc length of 87.76 feet; thence along the arc of a non-tangential curve to the left having a central angle of 28°19'14", a radius of 1034.60 feet, an arc length of 511.39 feet, whose chord bears N 58°13'34" E; thence along the arc of a curve to the left having a central angle of 44°02'55", a radius of 500 feet, an arc length of 384.40 feet, whose chord bears N 22°02'30" E; thence N 00°01'11" E, a distance of 1418.85 feet; thence N 90°00'00" E, a distance of 0.07 feet to the POINT OF BEGINNING

EXCEPTING THEREFROM the portions of said parcel contained in Sunrise Ridge Subdivision Filing No. 5, recorded September 2, 1983 in Plat Book U3 at Page 16 and Sunrise Ridge Subdivision Filing No. 7, recorded December 29, 1986 in Plat Book B-4 at Page 106 and Sunrise Ridge Subdivision Filing No. 8, recorded July 11, 1988 in Plat Book D4 at Page 33.

FURTHER EXCEPTING THEREFROM that portions of said parcel contained in Deeds recorded December 21, 1995 in Book 6788 at Page 531 and January 8, 1998 at Reception No. 98002695.

(NOTE: The above legal description does not mathematically close.)

The legal description above is per Title Commitment File No. 30685LTG, with an effective date of May 8, 2020 as provided by Legacy Title Group, LLC and Old Republic National Title Insurance Company.

SURVEYOR'S NOTES

1. 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.

2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.

3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.

4. Any underground or above ground utilities shown hereon have been located from field survey information. Barron Land, LLC does not guaranty said underground utilities to be shown in their exact location and that said underground utilities are shown in their entirety. Barron Land, LLC did not physically enter any manholes or inlets to verify size and material. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

5. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment File No. 30685LTG, with an effective date of May 8, 2020 as provided by Legacy Title Group, LLC and Old Republic National Title Insurance Company.

6. This survey was performed in the field on June 5, 2020.

7. The overall subject parcel contains a calculated area of 445,104 square feet (10.218 acres) of land, more or less.

8. BASIS OF BEARINGS: Bearings are based upon a line from the North Quarter corner of Section 29 and the North Quarter corner of Section 28, Township 15 South, Range 65 West of the 6th P.M., monumented at the North Quarter corner of Section 29 with a 3.25" aluminum cap in concrete stamped "PLS 4842" and monumented at the North Quarter corner of Section 28 with a #6 rebar w/ 3.25" aluminum cap stamped "PLS 14611", and is assumed to bear N 89°49'38" E, a field measured distance of distance of 5281.32 feet.

9. BENCHMARK STATEMENT: Elevations are based upon the Fountain Sanitation District point N-1, being a 2" brass cap in concrete at the Northeast corner of Mesa Ridge Parkway and Fountain Mesa Road. (Elevation=5750.57 NGVD 29).

10. The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0956G, effective date December 7, 2018, indicates this parcel of land to be located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

11. There was no regular parking spaces or disabled parking spaces visible at the time of survey.

SURVEYOR'S CERTIFICATION

To:
1) Old Republic National Title Insurance Company
2) Legacy Title Group, LLC
3) Goodwin Knight, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 8, 9, 11, and 13 from Table A thereof.

The undersigned further certifies that the accompanying ALTA/NSPS Land Title Survey was surveyed and drawn by him or under his direct supervision and responsible charge, in accordance with the applicable standards of practice by surveyors in the State of Colorado, and based upon his professional knowledge, information, belief and opinion, accurately shows the described tract of land thereof, and complies with the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended. The above statement is not a guaranty or warranty, either expressed or implied.

The field work was completed on: June 5, 2020
Date of Plat or Map: June 23, 2020

Spencer J. Barron
State of Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

DEPOSITING CERTIFICATION

Deposited this _____ day of _____, A.D. 20__ at _____ o'clock _____ M. in Book _____ of Land Survey Plats, at Page(s) _____, Deposit Number _____ of the records of the Clerk and Recorder's Office of El Paso County, Colorado.

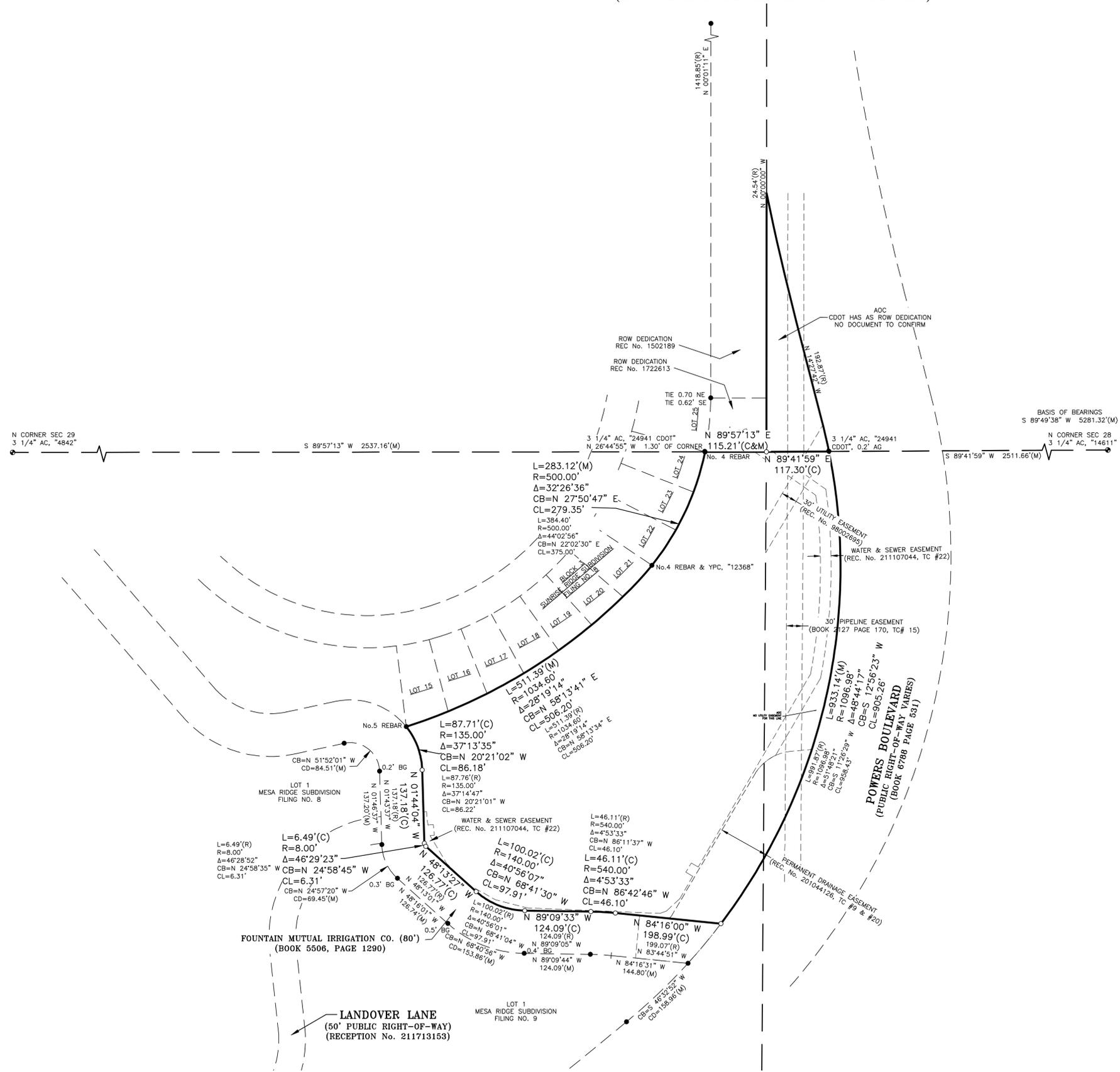
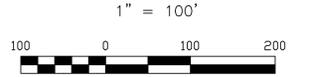
By: Deputy

DATE: 06/23/2020		REVISIONS	
No.	Remarks	Date	By

BARRON LAND
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
2790 N. Academy Blvd., Suite 311 P: 719.360.6827
Colorado Springs, CO 80917 F: 719.466.6527
www.BARRONLAND.com
PROJECT No.: 20-035 SHEET 1 OF 4

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, & THE NORTHWEST QUARTER OF SECTION 28
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO
(BOUNDARY DETERMINATION DETAIL)



LEGEND

- FOUND No. 4 REBAR & RPC, "ROCKWELL 19586", UNLESS OTHERWISE NOTED
- SET No. 4 REBAR AND OPC, STAMPED "PLS 38141"
- FOUND SECTION MONUMENT AS NOTED
- (M) MEASURED BEARINGS/DISTANCES
- (R) RECORD BEARINGS/DISTANCES
- (C) CALCULATED BEARINGS/DISTANCES
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP
- TC# TITLE COMMITMENT NUMBER
- BG BELOW GRADE
- AG ABOVE GRADE

NOTE

UNLESS STATED OTHERWISE, ALL MONUMENTS FOUND/SET ARE FLUSH WITH GRADE.

DATE: 06/23/2020		REVISIONS	
No.	Remarks	Date	By

BARRON LAND

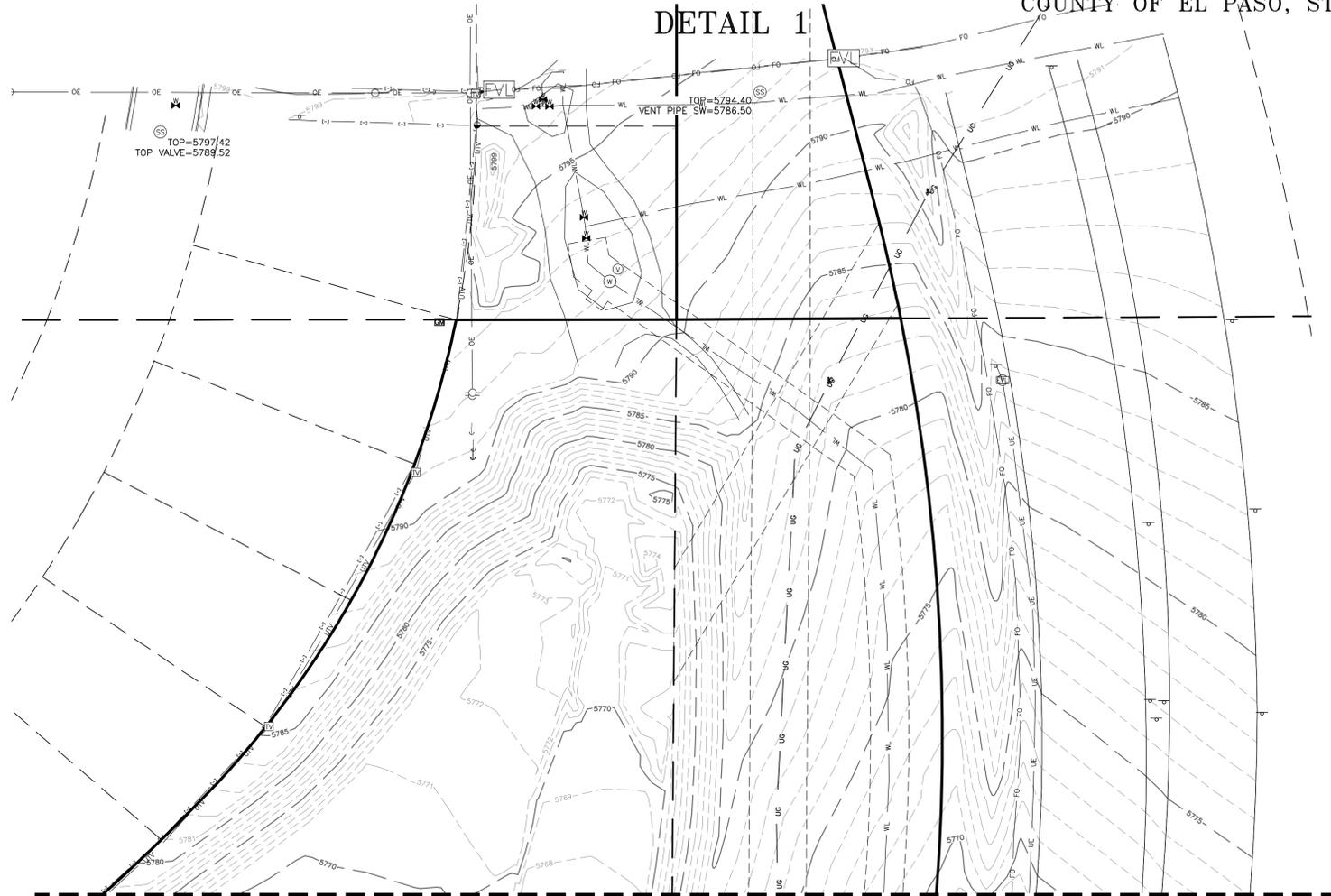
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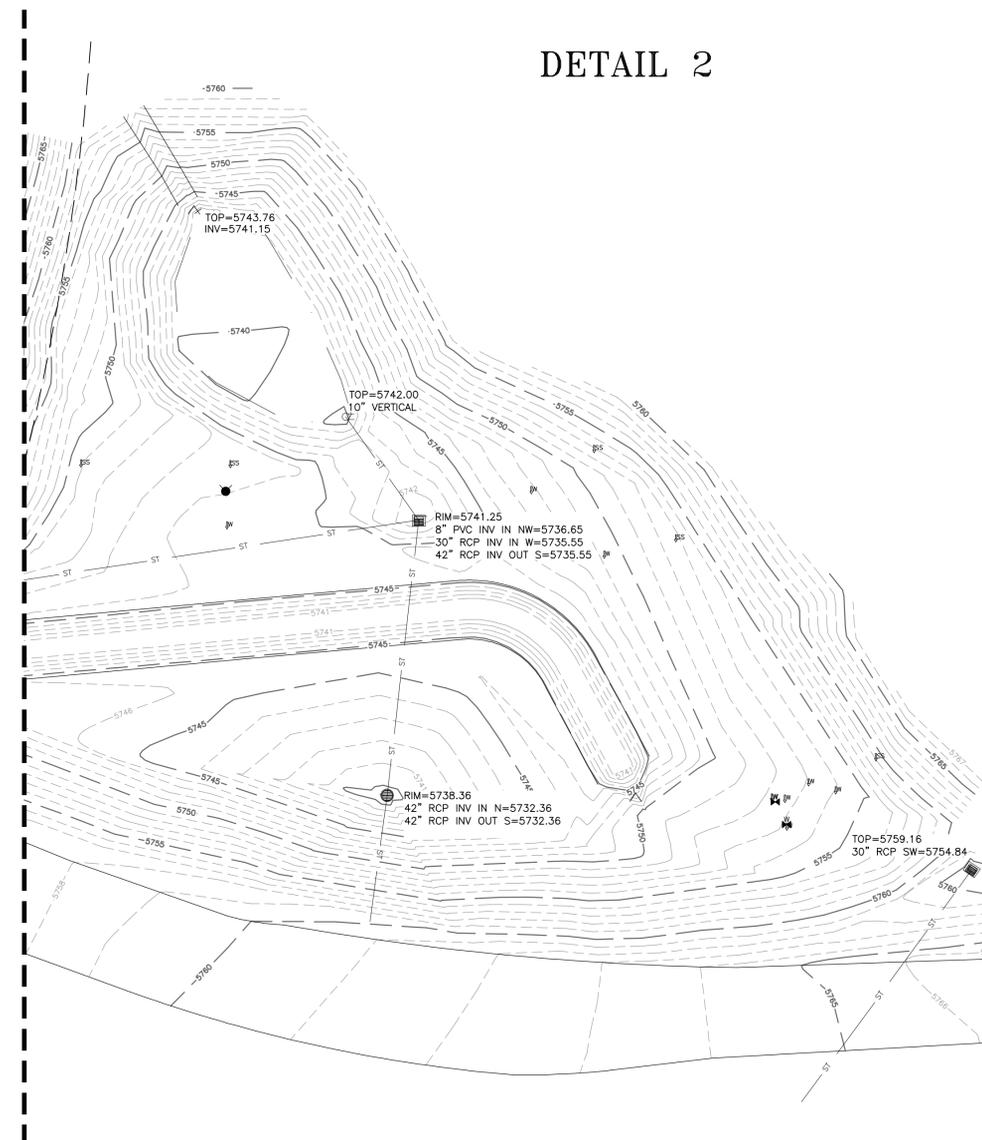
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DETAIL 1



SEE DETAIL 2

DETAIL 2



NOTE

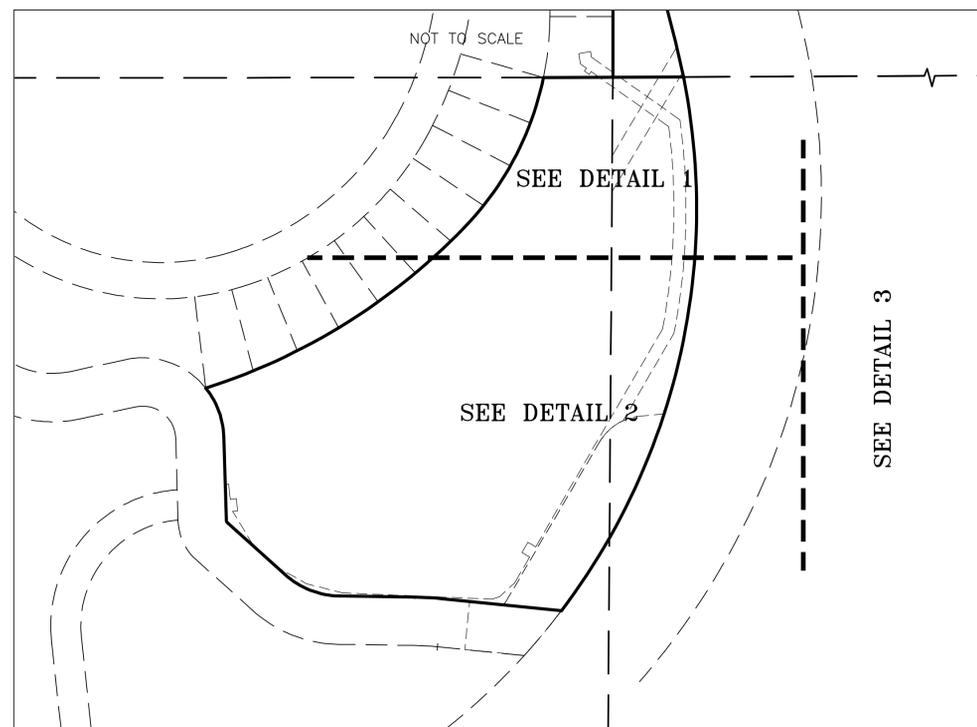
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LEGEND

- FIBER OPTICS VAULT
- FIBER OPTICS PEDESTAL
- FIBER OPTICS SIGN
- WATER METER
- WATER VALVE
- WATER SIGN
- HYDRANT
- SANITARY SEWER MANHOLE
- CLEANOUT
- SANITARY SEWER SIGN
- SQUARE INLET
- ROUND INLET
- CULVERT
- FLARED END SECTION
- STORM DRAIN MANHOLE
- TV PEDESTAL
- TELEPHONE PEDESTAL
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- VENT PIPE
- SIGN
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- WL — WATER LINE
- US — UNDERGROUND GAS LINE
- FO — UNDERGROUND FIBER OPTICS LINE(S)
- UE — UNDERGROUND ELECTRIC LINE(S)
- OE — OVERHEAD ELECTRIC LINE(S)
- W — WOOD FENCE



1" = 40'



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ALTA/NSPS LAND TITLE SURVEY

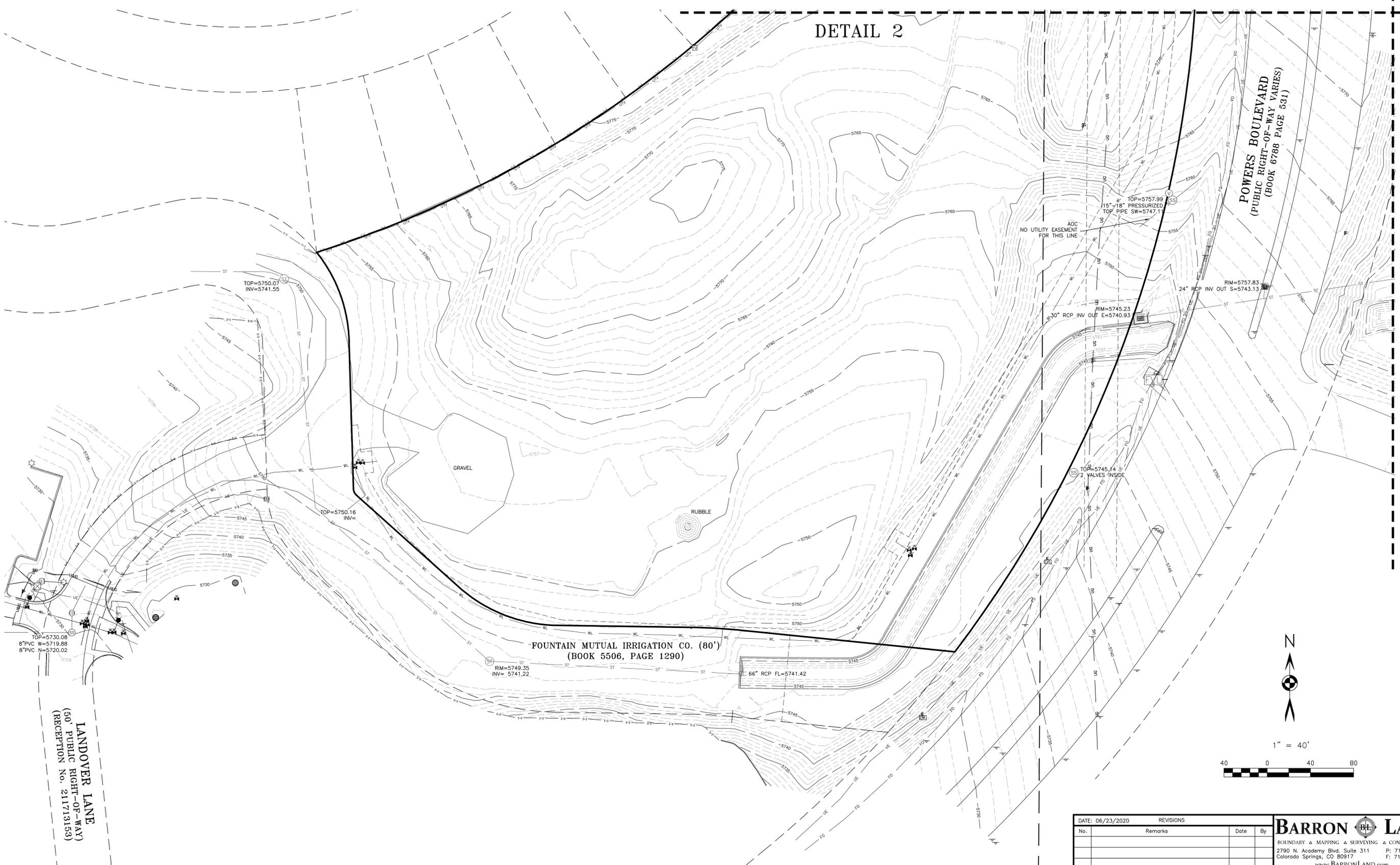
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SEE DETAIL 1

DETAIL 2

SEE DETAIL 3

POWERS BOULEVARD
(PUBLIC RIGHT-OF-WAY VARIES)
(BOOK 6788 PAGE 591)



1" = 40'



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PROJECT No.: 20-035 SHEET 1 OF 4

TOP=5730.08
8" PVC W=5719.88
8" PVC N=5720.02

TOP=5750.07
INV=5741.55

TOP=5750.16
INV=

ST
RIM=5749.35
INV= 5741.22

66" RCP FL=5741.42

30" RCP INV OUT E=5740.93

TOP=5745.14
2 VALVES INSIDE

TOP=5757.99
15" 18" PRESSURIZED
TOP PIPE SW=5747.11

24" RCP INV OUT S=5743.13

RIM=5757.83

NO UTILITY EASEMENT
FOR THIS LINE

GRAVEL

RUBBLE

FOUNTAIN MUTUAL IRRIGATION CO. (80')
(BOOK 5506, PAGE 1290)

LANDOVER LANE
(50' PUBLIC RIGHT-OF-WAY)
(RECEPTION No. 211713153)