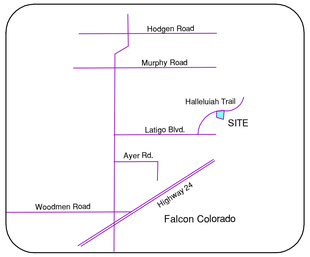
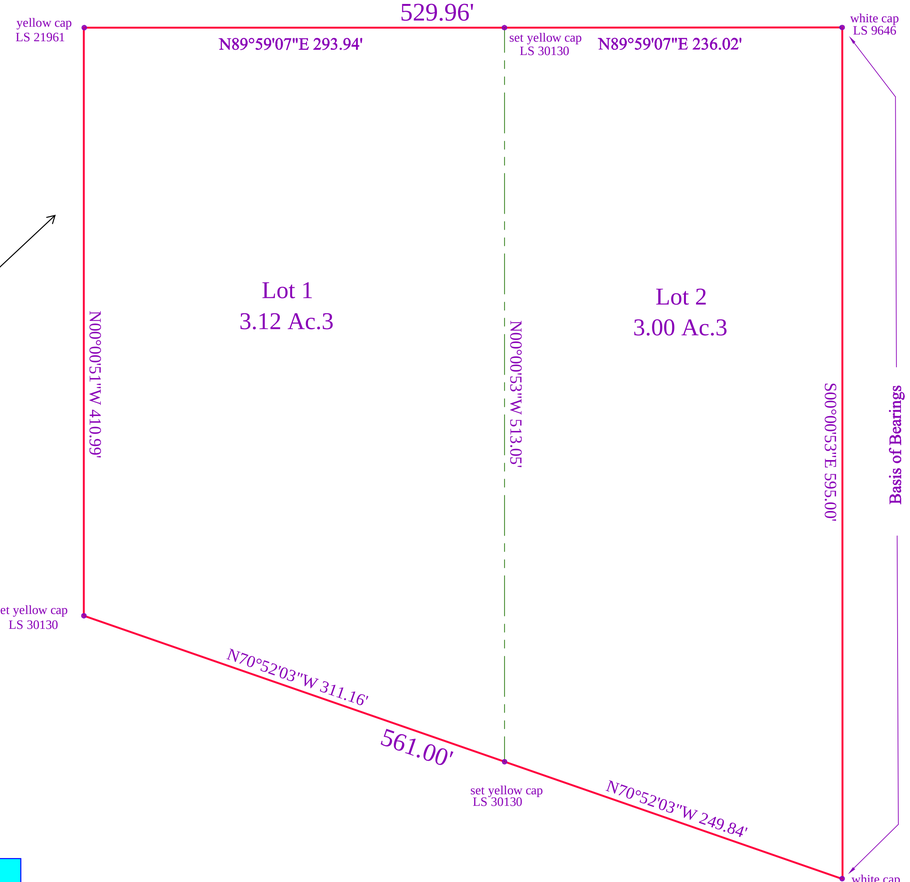
Jeanette Mose Subdivision

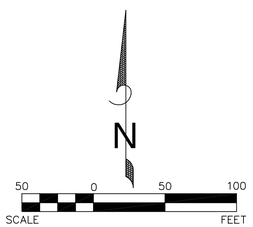
A portion of the Southeast Quarter of Section 8, Township 12 South, Range 64 West of the 6th P.M., County of El Paso, State of Colorado.



VICINITY MAP
Not to Scale

Update to show adjacent subdivisions and lots.





Scale 1 inch = 50 feet

Update to add following notes to plat:

"Driveway Note:
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)."

Know All Men By These Presents:

That the undersigned, Gilbert Perry Mose Jr. and Jeanette Marie Mose, being the owner of the following described tract of land:

To Wit:

A tract of land located in Section 8, Township 12 South, Range 64 West of the 6th P.M., El Paso County, State of Colorado, more particularly described as follows:
Commencing at the Southeast Corner of Lot 60 of the Trails Filing No. 1 as platted in Plat Book Y-3 at Page 13 of the records of said El Paso County; thence N89°30'00"W a distance of 158.00 feet; thence S00°30'00"W a distance of 60.00 feet to a point on the Southerly right of way line of Halleluiah Trail; thence S89°30'00"E along the Southerly right of way line of Halleluiah Trail, a distance of 1089.99 feet to the true Point of Beginning of this description; thence S89°30'00"E continuing along the Southerly right of way line of Halleluiah Trail, a distance of 529.96 feet; thence S00°30'00"W a distance of 595.00 feet; thence N70°21'10"W a distance of 561.00 feet; thence N00°30'00"E a distance of 411.00 feet to the true Point of Beginning of the description.
(Bearings are based on the Southwesterly line of Lots 4, 5, & 6, a replat of Lots 42 through 48 inclusive in Latigo County Estates Filing No. II, as platted in Plat Book G-3 at Page 1 of the recordes of El Paso County, Colorado, which is assumed to bear N21°08'47"W from an angle point on the West side of said Lot 6 (#5 rebar, no cap) to the Westerly Northwest corner of said Lot 4 (#5 rebar, no cap))

Dedication:

The above owner, having caused said tract of land to be platted into a lots and easements as shown on the plat, which subdivision shall be entitled "JEANETTE MOSE SUBDIVISION", a subdivision in El Paso County, Colorado. All easements platted are hereby dedicated to public use and said owner does hereby agree that proper drainage provided at the owner's expense and all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado.

In Witness Whereof:

The aformentioned Gilbert Perry Mose Jr. has executed this instrument this ____Day of _____ , 2020 A.D.

_____
Gilbert Perry Mose Jr.

Notarial:

State of Colorado)
) SS
County of El Paso)

The foregoing instrument was acknowledged before me this _____ day of _____ 2020 A.D., by Gilbert Perry Mose Jr.

Witness my hand and seal _____
Address _____
_____

My Commission expires _____

In Witness Whereof:

The aformentioned Jeanette Marie Mose *has executed this instrument this ____Day of _____ , 2020 A.D.*

_____
Jeanette Marie Mose

Notarial:

State of Colorado)
) SS
County of El Paso)

The foregoing instrument was acknowledged before me this _____ day of _____ 2020 A.D., by Jeanette Marie Mose

Witness my hand and seal _____
Address _____
_____

My Commission expires _____

Surveyor's Certification:

The undersigned Colorado Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and accurately shows the described tract of land and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutues 1983 as amended, have been met to the best of his professional knowledge, belief and opinion.

_____ _____
Joseph Alessi Date
Colorado Professional Land Surveyor No. 30130

COLORADO REGISTERED JOSEPH ALESSI 30130 PROFESSIONAL LAND SURVEYOR

Board of County Commissioners Certificate:

This Plat "JEANETTE MOSE SUBDIVISION" was approved for filing by the El Paso County, Colorado Board of 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 streets and 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*

_____ _____
Executive Director, Planning and Community Development *Date*

Recordings:

State of Colorado)
) SS
County of El Paso)

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 Number _____ of the records of El Paso County, State of Colorado.
Chuck Broerman, Recorder

By: _____ Date

Total Acerage:

Lot 1 = 3.12 Acres
Lot 2 = 3.00 Acres
_____
Total = 6.12 Acres

Flood Statement:

This site, "JEANETTE MOSE SUBDIVISION" is NOT within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map, Community Panel Number 08041C0339G , effective December 7, 2018.

Easements:

Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Service Providers:

Falcon Fire Protection District
Individual Sewage Disposal Systems
Domestic Wells

Legend:

- Found Monument as Shown
- Set #5 Rebar with Yellow Plastic Cap PLS #30130

Fees:

Park Fee: _____ School Fee: _____

Surcharge:_____
Fee: _____

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 certification shown hereon.

Revise to say "El Paso County Department of Public Works" instead of "El Paso County Department of Transportation"

Remove drainage report from note 11.

Notes:

1... This survey does not constitute a title search by Alessi and Associates, Inc., to determine ownership or easements of record. For information regarding easements, rights of way, Alessi and Associates, Inc. relied upon the Title Policy prepared by Land Title Guarantee Company of Colorado , File Number SC55074893-2, dated February 14, 2019.

2... "The property owner, its successors and assigns, and all future lot owners in this development are hereby on notice that they may be required to comply with applicable rules, if any, of the Colorado Ground Water Commission and/or the Upper Black Squirrel Creek Ground Water Management District, which compliance may result in a reduction of well withdrawl limits, and thus a reduction in water availability."

3.. Basis of Bearings. A line beginning at the Northwest corner of Lot 1, The Trails Filing No. 3 as recorded in the Office of the El Paso County Clerk and Recorder, under Reception Number 201014176, dated February 5, 2001, said corner being monumented by a #4 rebar with a white cap, LS 9646 and terminating at the Southwest corner of said Lot 1, point being a #4 rebar with a white cap, LS 9646 with a bearing of S00°00'53"E, a distance of 595.00 feet.

4... Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval.

5... Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.

6... 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 elevated based on a 300-year aquifer life. Applicants,the Home Owners Association, 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 of 300 years indicated due to anticipated water level declines. Furthermore, 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.
Existing Domestic Well Permit and existing well.

7... No driveway shall be established unless an access permit has been granted by El Paso County.

8... All Property owners are responsible for maintaining proper storm 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.

9... Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.

10... Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Department of Wildlife, Colorado Department of Transportaion, U.S. Army Corps of Engineers, the U.S. Fish & Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

11.. The following reports have been submitted and are on file at the Planning and Community Development Department: Soils and Geological, Water Supply, Drainage Report and Sewage Disposal.

12... All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. Natural drainage locations shall be avoided by construction and site-specific foundation/septic investigations shall be required.

13... No Structures or major material storage activities are permitted within the designated drainage easements, except fences; fences shall not impede runoff from reaching drainage swales.

14... The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject ot change.

15... Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program (Resolution 19-471) and any subsequent admendments. Fees for each lot within this subdivision shall be paid in full at the time of building permit issuance.

16.. The private roads 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.

Remove note 16 since it does not apply to this plat.

ALESSI and ASSOCIATES, Inc.
APPRAISERS • ENGINEERS • SURVEYORS
2989 Broadmoor Valley Road, Suite C
Colorado Springs, CO 80906
Tele. 719/540-8832
Fax 719/540-2781

A portion of the SE 1/4 of Section 8, Township 12 South, Range 64 West
6th Principle Meridian, El Paso County, Colorado

Job No. 201005 JEANETTE MOSE SUB. DATE August 31, 2020

MS194

MS194