

KRISTIN ESTATES

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

That GWH, LLC, a Colorado Limited Liability Company, being the owner of the following described tract of land to wit:

Parcel A:

The East Half of the Northwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 12, Township 14 South, Range 63 West of the 6th P.M., El Paso County, Colorado.

Parcel B:

A Non-Exclusive Easement for Ingress and Egress over the Easterly 60 feet of the Southwest Quarter of Section 12, Township 14 South, Range 63 West of the 6th P.M., as created by Easement Grant and Agreement recorded November 6, 1996 under Reception No. 096141186, County of El Paso, State of Colorado.

Containing 60.005 acres, more or less.

OWNERS CERTIFICATE:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said land into lots, public right-of-way additions and easements as shown hereon under the name and subdivision of KRISTIN ESTATES. All public improvements, and public right-of-way additions so platted, are hereby dedicated to public use and said owner does hereby covenant and agree that any public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. 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.

GWH, LLC, a Colorado Limited Liability Company

By: _____
Michael Butler, Managing Member

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

Acknowledged before me this _____ day of _____, 20____ by Michael Butler,
Managing Member of GWH, LLC, a Colorado Limited Liability Company.

My commission expires _____

Witness my hand and seal _____
Notary Public

MORTGAGEE/LIENHOLDER:

Dedication acknowledged and consent executed this _____ day of _____, 20____ A.D.

_____, its Successors and/or Assigns

On the submitted PCM form, Exclusion E "Large Lot Single Family Sites" was selected to exclude the site from a PCM. The qualifications for this exclusion is presented in the ECM section I.7.1.B.5:

"Large Lot Single Family Sites. A single-family residential lot, or agricultural zoned lands, greater than or equal to 2.5 acres in size per dwelling and having a total lot impervious area of less than 10 percent. A total lot imperviousness greater than 10 percent is allowed when a study specific to the watershed and/or MS4 shows that expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, and the permittee accepts such study as applicable within its MS4 boundaries. The maximum total lot impervious covered under this exclusion shall be 20 percent."

Add a note to the plat acknowledging that per ECM Section I.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway. Clarify if this criteria applies to all lots, and list lot numbers where it does not apply.

NOTARIAL:

STATE OF _____ }
COUNTY OF _____ } SS

The above and aforementioned was acknowledged

Witness my hand and seal

My commission expires _____
Notary Public

V1 Comment:
Gas and Electric:
The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

Gas and electric service for this subdivision is provided by _____ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)

(Please discuss propane/lack of gas lines etc).

Park fee: _____ Drainage fee: _____

School Fee: _____ Bridge Fee: _____

An updated access and maintenance agreement is required for what is shown as Gingers View. The agreement will include all neighboring property owners who take access from Gingers View. Include a note with a blank for the reception number. Please record agreement prior to final plat recording.

NOTES:

- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by HERITAGE TITLE COMPANY, Commitment No. 455-HS0845445-416 dated May 9, 2025.
- Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.
- No driveway shall be established unless an access permit has been granted by El Paso County. Driveway culverts within the indicated Common Private Access Tract A must be installed prior to building permit authorization for all lots within the subdivision.
- Each individual property owner is responsible for the construction and operation of a non-evaporative wastewater disposal system approved by the El Paso County Health Department. The Health Department may require a specially designed or "engineered" system prior to permit approval. Engineered systems may cost more to design, install and maintain than systems which are not engineered.
- Basis of Bearings: All bearings are based on a line between the Northeast corner of the Southwest Quarter of Section 12 and the Southeast corner of the Northeast Quarter of the the Southwest Quarter of Section 12, monumented as shown and assumed to bear S00°31'25"W, a distance of 1319.37 feet.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- All lots will have individual wells. Permits for such wells must be obtained from the Colorado Division of Water Resources. Basin Determinations for the Arapahoe and the Laramie-Fox Hills aquifers beneath the Subdivision were issued by the Colorado Ground Water Commission on August 9, 2023, Determination Nos. 4551-BD and 4550-BD, respectively. Basin Determination 4551-BD found that the Arapahoe aquifer at this location is not-nontributary. For any lot within the Subdivision to utilize the Arapahoe aquifer water the owner will first need to apply for a replacement plan pursuant to § 37-90-107.5, C.R.S., and Rule 5.6 of the Designated Basin Rules. The Arapahoe Aquifer Basin Determination is recorded at reception no. 225010098 of the El Paso County Clerk and Recorders, and the Laramie-Fox Hills Basin Determination is recorded at reception no. 225010097. The Laramie-Fox Hills aquifer beneath the Subdivision is nontributary in nature, so no replacement plan is necessary for its use.
- Applicant, its successors and assigns at the time of lot sales, shall transfer rights to underlying ground water and well rights to the initial purchaser of each lot in an amount at least sufficient to satisfy the 300-year water supply requirement of El Paso County for each lot. Such conveyance may be accomplished either by separate quit claim deed, by other appropriate deed of the water rights associated with the lot, or by specifically identifying and transferring the water rights in the warranty deed which transfers the real property to the individual lot purchaser.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, according to the National Flood Insurance Program, Flood Insurance Rate Map Panel 08041C0809 G with an effective date of December 7, 2018, the subject property is partially within Zone AE 100-year floodplain. A regulatory floodway is within Zone AE, as well as base flood elevations.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- Fire protection to be provided by the Ellicott Fire Protection District.
- Unless otherwise indicated, side, front and rear lot lines are hereby platted on each side with a ten-foot Public Utility and Drainage Easement, as shown hereon. All exterior subdivision boundaries shall have a twenty-foot Public Utility and Drainage Easement, except along road rights-of-way. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

- The following reports and/or documentation have been submitted in association with the Final Plat for this subdivision and are on file at the County Planning and Community Development Department, which includes, but not necessarily limited to: Letter of Intent (Deviation Request); Traffic Impact Study; Drainage Letter; Storm Water Management Plan; Detention Maintenance Agreement; Soils and Geology Report; Grading and Erosion Control Plan; PDB/BMP Operations and Maintenance Manual; Fire Protection Report; Water Resources Report; Wastewater Disposal Report; Construction Drawings.
- All property owners are responsible for maintaining proper storm water 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. If a driveway is proposed to cross a drainage easement, an engineered site plan will be required for County Review.

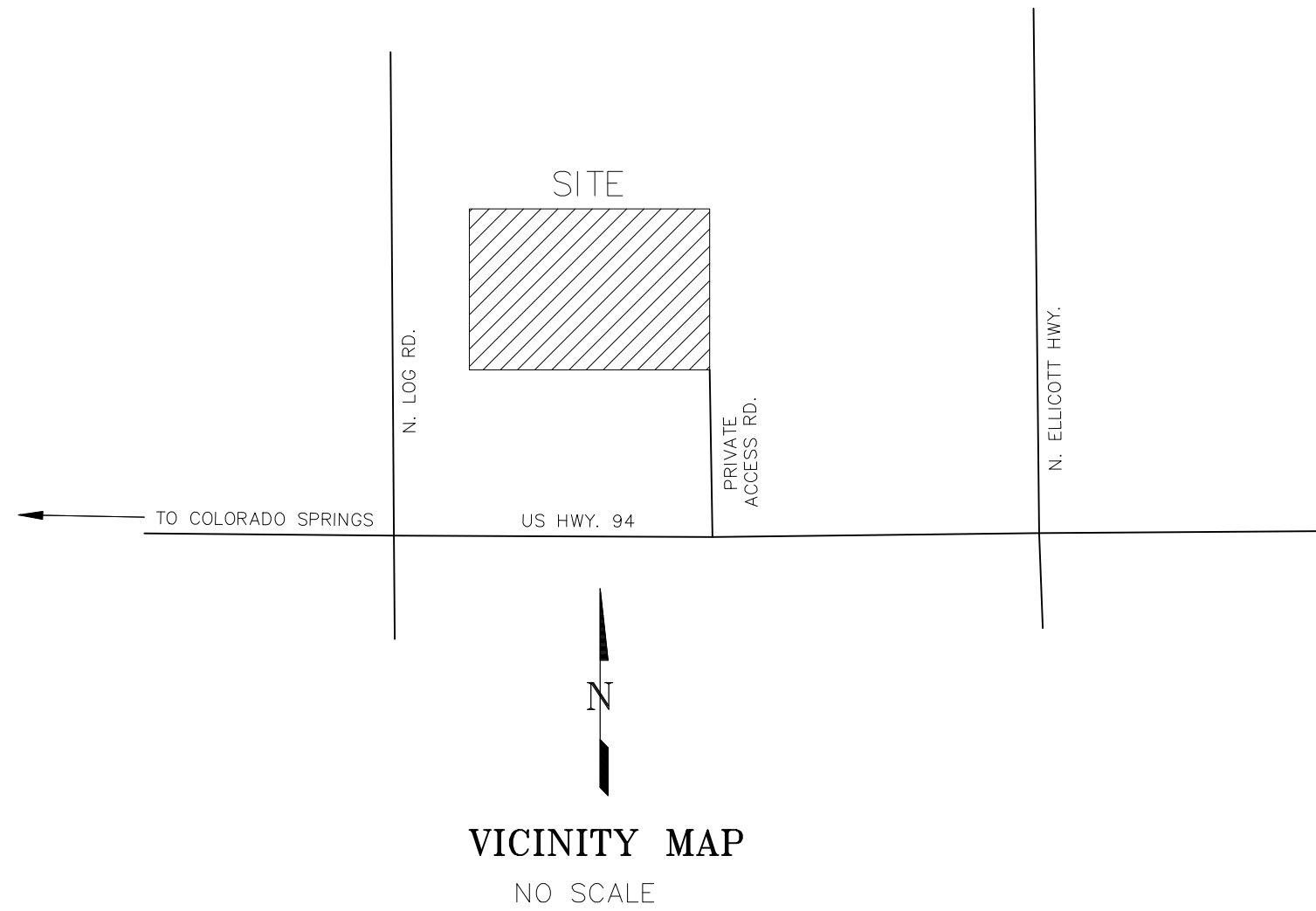
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and/or the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species, if applicable.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. 18-4-508.
- The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with El Paso County Road Impact Fee Program Resolution (Resolution No. 25-337), 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 documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
- The site has been found to be impacted by the following geologic constraints/hazards: floodplain, seasonally wet area (Drainage Easement), potentially seasonally wet area (Drainage Easement and War-Build Area), and Loose or Collapsible Soils. The geologic constraints/hazards and mitigation measures can be found as mapped in the Soils and Geology Study completed by Entech Engineering, Inc., revised date March 13, 2023, available at the El Paso County Planning and Community Development Department. Potentially seasonally wet area: was identified on Lots 1, 2, and 7-9. Floodplain, seasonally wet area was identified on Lots 4-6, and should be avoided by planned structures or on-site wastewater treatment systems; Loose or Collapsible Soils: potential exists for each lot.

- The Private Road Tract A 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.
- Public and Common Subdivision Improvements: No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminary accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provisions for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.

- This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

Please add a specific plat note regarding cistern ownership, maintenance, access etc. z



Add the following notes (unresolved review 1 comment):

"The Upper Black Squirrel Creek Groundwater Management District requires that any groundwater discharged to the surface or into an underdrain system must be infiltrated back into the ground. It is the developer's responsibility to comply with the UBSC district requirements."

Absorption field must be located a minimum of 100 feet from any well, including those on adjacent properties.
Absorption fields must also be located a minimum of 50 feet from any drainages, floodplains, or ponded areas and 25 feet from dry gulches."

NOTATION:

I, _____, a Licensed Professional Engineer and Surveyor in the State of Colorado, do hereby certify that the results of a survey made on date of survey, _____, and that said plat has been prepared in full accordance with the rules and regulations of the Board of County Commissioners of El Paso County, Colorado dealing with monuments, subdivision, or the El Paso County Land Development Code.

PRELIMINARY
COPY
SUBJECT TO COUNTY APPROVAL

V1 Comment: Please remove.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for KRISTIN ESTATES was approved for filing by the El Paso County, Colorado

Board of County Commissioners on the _____ day of _____, 20____, 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 the 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.

of County Commissioners

Date

Planning and Community Development Director

Date

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS
I, _____, County Clerk of El Paso County, Colorado, do hereby certify that this instrument was filed for record in my office at _____ o'clock _____M., _____ day of _____, 20____ A.D., and is duly recorded under _____ of the records of El Paso County, Colorado.

Steve Schleiker, Recorder

SURCHARGE: _____ BY: _____
FEE: _____ Deputy

FEES:

PARK FEE: _____ DRAINAGE FEE: _____
SCHOOL FEE: _____ BRIDGE FEE: _____

PCD FILE NO.: SF2521

According to Colorado law, you must commence any legal action based upon this plat within three years after you first discover such defect, but no event, may any action based upon this plat be commenced more than ten years from the date of the plat recording shown hereon.

CALL BEFORE YOU DIG ...

811



DIAL 811

48 HOURS BEFORE YOU DIG CALL UTILITY LOCATORS FOR LOCATING ABOVE GROUND UTILITY LOCATIONS FOR LOCATING ABOVE GROUND UTILITY LOCATIONS

REVISIONS		No.	Description	By	Date
COUNT COMMENTS		1		DWH	07/07/20

H Scale: N/A
V Scale: N/A
Designed By: N/A
Drawn By: WCS
Checked By: DLK
Date: 06/02/25

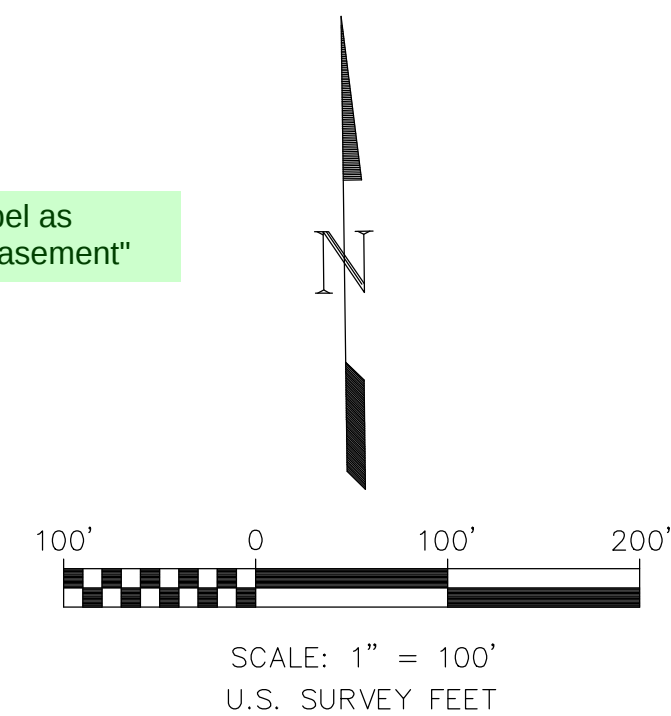
Land Development Consultants, Inc.
PLANNING - SURVEYING
www.ldc-inc.com • TEL (719) 528-6133 • FAX (719) 528-6546
3888 MAZELAND ROAD • COLORADO SPRINGS, CO 80919

FINAL PLAT
KRISTIN ESTATES

Project No.: 22030

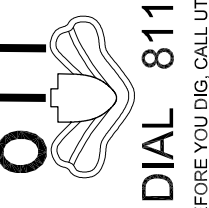
Sheet: 1 of 2

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO



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 survey be commenced more than ten years from the date of the certification shown hereon.

011

G AND MARKING GAS, ELECTRIC, WATER
AND WASTEWATER[illegible]

V Scale:	N/A
Designed By:	N/A
Drawn By:	WCS
Checked By:	DLK
Date:	06/02/25



www.ldc-inc.com • TEL: (719) 528-6133 • FAX: (719) 528-8848
3898 MAIZELAND ROAD • COLORADO SPRINGS, CO 80909

KRISTIN ESTATES

ect No.: 22030

et: 2 of 2

PCD FILE NO.: SF2521