

RIVERBEND RESIDENTIAL FILING NO. 1

A PORTION OF THE NORTHEAST QUARTER OF
SECTION 14, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

SURVEYOR'S NOTES

- 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.
- 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.
- The lineal units used in this drawing are U.S. Survey Feet.
- This survey was performed in the field on November 21, 2017.
- The overall subject parcel contains a calculated area of 1,591,293 square feet (36.531 acres) of land, more or less.
- This survey does not constitute a title search by Barron Land, LLC to determine ownership or easements of record. For information regarding easements, rights-of-way and title of record, Barron Land, LLC relied upon Title Commitment File Number 45253ECS Amendment No. 2, with an effective date of November 14, 2017 at 7:30 A.M. as provided by Empire Title of Colorado Springs, LLC as agent for Westcor Land Title Insurance Company.
- Bearings based on the West line of the Northeast Quarter (NE 1/4) of Section 14, Township 15 South, Range 66 West of the 6th P.M., monumented at the North Quarter (N 1/4) corner with a 3 1/4" aluminum cap, stamped "BARRON LAND 2018 PLS 38141" and at the Center Quarter (C 1/4) corner with a 3 1/4" aluminum cap, stamped "OLIVER E. WATTS 2000 PE-LS 9853" and bears S 00°24'11" E, 2640.42 feet.

Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other, modify based upon specific reports)

- 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.
- Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 5 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 7 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- 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 the U.S. Fish and Wildlife Service regarding the Endangered Species Act.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- No driveway shall be established unless an access permit has been granted by El Paso County.

14. 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 acceptance 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 provision 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 Development Services 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 rescinded or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Development Services 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 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.

15. 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 Security Fire Protection District.

16. Security Water and Sanitation district will maintain both the sewer and water for the Lots within the subdivision.

17. No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0291E, effective date March 17, 1997, indicates this parcel of land to be located in Zone X (Areas determined outside the 500-year floodplain).

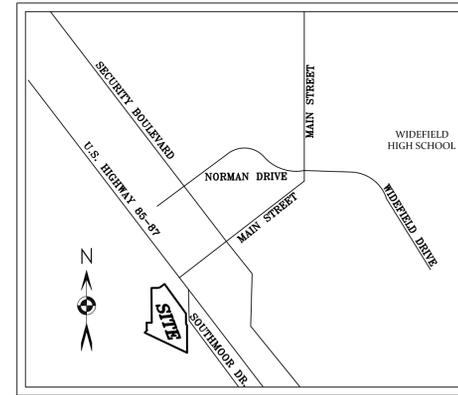
18. Tract A is hereby dedicated to the County of El Paso for public use. Tracts B, C and D will be owned and maintained by Riverbend Metro District for pedestrian access, drainage and landscaping purposes. Tract E shall be utilized as a lift station and will be owned, operated and maintained by Security Water and Sanitation District. The property within this subdivision is subject to a Private Detention Basin and Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____, El Paso County Records. Riverbend Metro District is responsible for the maintenance of the subject drainage facilities.

Special District Notes:
Special District Disclosure (when the plat is located in a special district):
A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat.
Fountain Mutual Irrigation Company Note:
NOTICE: This property will be included within a special taxing district, Fountain Mutual Metropolitan District, created for the purpose of constructing and maintaining certain drainage and park and recreation improvements. Special taxing districts are subject to a general obligation indebtedness that is paid by revenues produced from annual tax levies on the taxable property within such districts. The buyer should familiarize himself/herself with this potentiality and ramifications thereof.

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 the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), 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.

Pursuant to Resolution _____, approved by the Board of Directors, El Paso County Public Improvement District _____ and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of (subdivision) are included within the boundaries of the El Paso County Public Improvement District _____ and as such is subject to applicable road impact fees and mill levy.

Add a note identifying if traffic impact fee will be paid in full or if the developer requests to include the subdivision in a PID (PID #2 or #3).



VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

A tract of land being a portion of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 14, Township 15 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Bearings based on the West line of the Northeast Quarter (NE 1/4) of Section 14, Township 15 South, Range 66 West of the 6th P.M., monumented at the North Quarter (N 1/4) corner with a 3 1/4" aluminum cap, stamped "BARRON LAND 2018 PLS 38141" and at the Center Quarter (C 1/4) corner with a 3 1/4" aluminum cap, stamped "OLIVER E. WATTS 2000 PE-LS 9853" and bears S 00°24'11" E, 2640.42 feet.

COMMENCING at said North Quarter (N 1/4) corner; thence S 00°24'11" E, along the West line of the Northeast Quarter (NE 1/4), a distance of 638.79 feet; thence N 89°35'49" E, a distance of 265.00 feet to the POINT OF BEGINNING.
Thence N 89°35'49" E, a distance of 175.85 feet;
Thence 105.86 feet along the arc of a 170.00 foot radius tangent curve to the left, having a central angle of 35°40'40" with a chord that bears N 71°45'30" E, 104.16 feet;
Thence N 50°00'24" E, a distance of 142.79 feet to a point on the Southwest line of the land described in Warranty Deed recorded in Book 2472 at Page 228, El Paso County Records;
Thence S 36°04'35" E, along said Southwest line and its Southeasterly extension, a distance of 1,091.60 feet to a point on the West right of way line of Southmoor Drive;
Thence S 00°07'59" E, along said West line, a distance of 306.67 feet to an angle point in said Southmoor Drive;
Thence S 34°27'20" E, along the Southwest line of said Southmoor Drive, a distance of 53.43 feet to the Northwest corner of a tract of land described at Reception No. 202040629, El Paso County Records;
Thence S 00°11'18" E along the West line of said tract of land, a distance of 813.74 feet to the Southeasterly end of the common boundary line described in the Boundary Agreement and Quit Claim deed recorded at Reception No. 206153355, El Paso County Records;
Thence N 64°47'25" W, along said boundary line, a distance of 1,396.33 feet;
Thence N 45°18'53" E, a distance of 105.75 feet;
Thence 54.46 feet along the arc of a 55.00 foot radius non-tangent curve to the right, having a central angle of 56°44'10" with a chord that bears N 16°19'02" W, 52.26 feet;
Thence 6.52 feet along the arc of a 30.00 foot radius reverse curve to the left, having a central angle of 12°27'13" with a chord that bears N 05°49'26" E, 6.51 feet, to a point 115.00 feet East of the West line of said Northeast Quarter;
Thence N 00°24'11" W, parallel with and 115.00 feet East of said West line, a distance of 164.35 feet;
Thence N 89°35'49" E, a distance of 150.00 feet to a point 265.00 feet East of said West line;
Thence N 00°24'11" W, parallel with and 265.00 feet East of said West line, a distance of 1,030.00 feet to the POINT OF BEGINNING.

Containing a total calculated area of 1,591,987 square feet (36.547 acres) of land, more or less.

EASEMENT STATEMENT

All lots are hereby platted with the following easements:
All front lot lines are hereby platted with a 5' public utility, drainage and improvements easement.
All side lot lines are hereby platted with a 5' public utility and drainage easement.
All rear lot lines are hereby platted with a 7' public utility and drainage easement.

Maintenance of said easements are vested with the property owner.

Add the following notes:
1. There shall be no direct lot access to Southmoor Dive.

Add fees

This note does not seem to apply as this is an urban development. Please remove

Provide both FEMA FIRM numbers that are within this parcel. Note that FEMA has updated the FIRM map number and effective date (12/7/2018). Revise accordingly.

Revise "Zone X" to "Zone X (shaded)", moderate flood hazard areas. Coordinate with the design engineer regarding the Zone X (shaded). This may represent 100-yr flooding where average depths are less than 1 foot which will need to be noted on the plans.

Floodplain note should also callout that portions of the site is within Zone AE.

OWNERS CERTIFICATE

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 lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of _____. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the 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.

Owners/Mortgagee (Signature) _____
By: _____
Title: _____
ATTEST: (if corporation) _____
Secretary/Treasurer _____

STATE OF COLORADO)
COUNTY OF _____) ss.

Acknowledged before me this ____ day of _____, 20____ by _____ as _____

My commission expires _____
Witness my hand and official seal _____
Notary Public

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Board of County Commissioners Certificate
This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the ____ day of _____, 200____ subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements; list those applicable) 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.

President, Board of County Commissioners _____ Date _____

SURVEYOR'S STATEMENT

I Spencer J. Barron, 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 date of survey, 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.

I attest the above on this ____ day of _____, 20____

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the ____ day of _____, 20____ subject to any notes or conditions specified hereon.

Planning and Community Development Director _____

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

CLERK AND RECORDER

STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on this _____ day of _____, 200____ and was recorded at Reception Number _____ of the records of El Paso County

El Paso County Clerk and Recorder _____

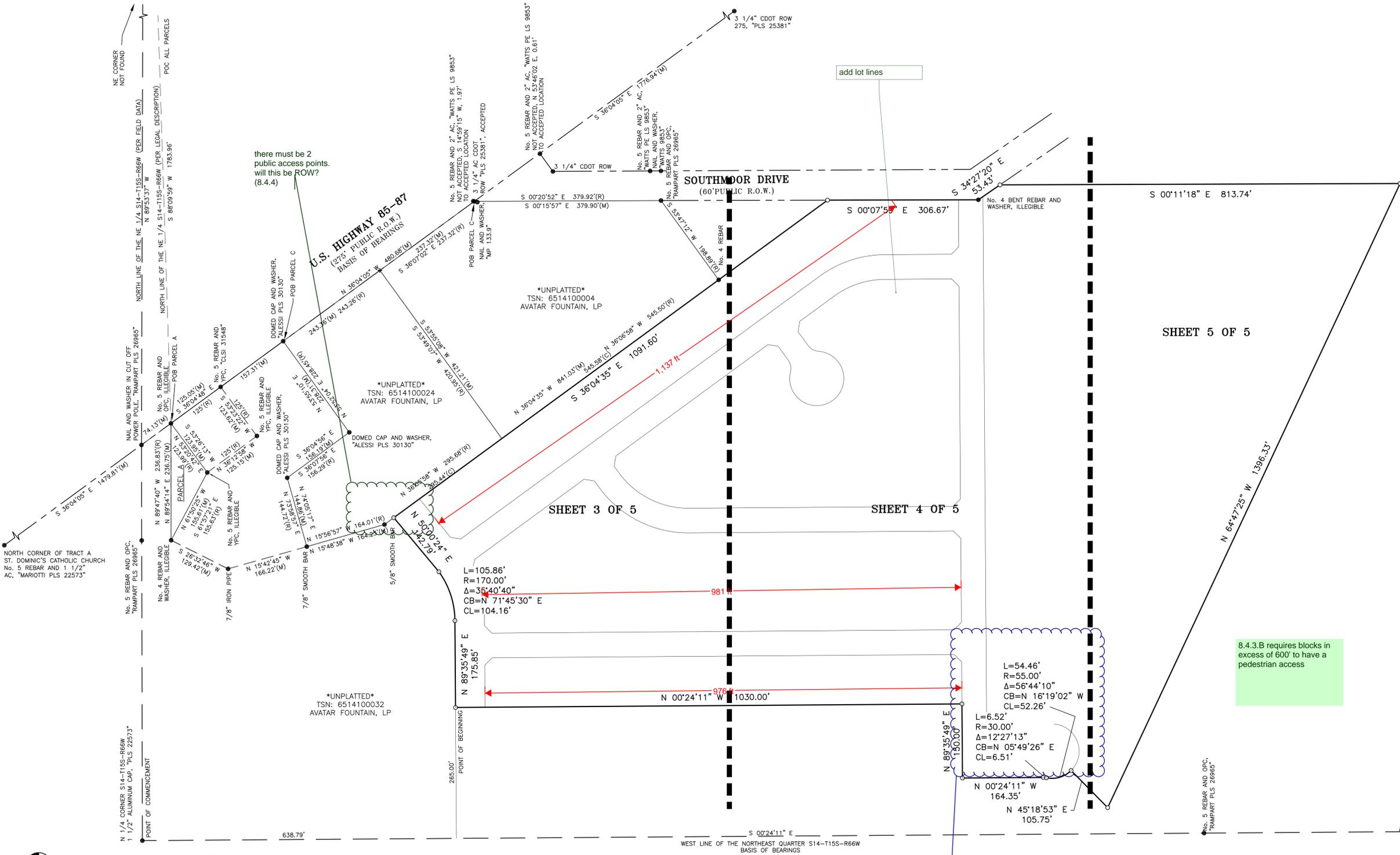
DATE: 08/30/2018		REVISIONS	
No.	Remarks	Date	By

BARRON LAND
BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION
2790 N. Academy Blvd, Suite 311 P: 719.360.6827
Colorado Springs, CO 80917 F: 719.466.6527
www.BARRONLAND.com
PROJECT No.: 17-054 SHEET 1 OF 5

Add PCD File #

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OVERALL PARCEL MAP



- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET No. 5 REBAR AND ORANGE PLASTIC CAP, "PLS 38141"
 - (M) MEASURED DIMENSIONS
 - (R) RECORD DIMENSIONS
 - (C) CALCULATED DIMENSIONS
 - R.O.W. RIGHT OF WAY

SHEET 5 OF 5

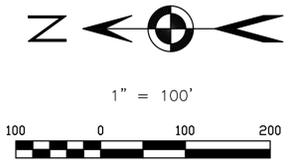
SHEET 3 OF 5

SHEET 4 OF 5

8.4.3.B requires blocks in excess of 600' to have a pedestrian access

Show the shaded Zone X boundary.

Relocate so it's not blocking the cul-de-sac linework.



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PROJECT No.: 17-054 SHEET 2 OF 5

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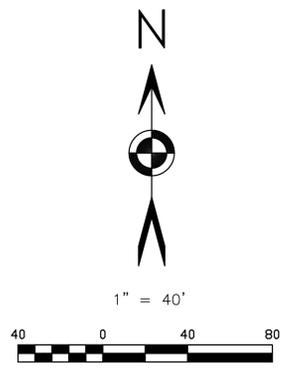
a 5' public improvements easement granted to El Paso County is required along the ROW. See ECM detail SD_2-2 Urban Local Road standard cross section.

add easements to all lot lines.
 Several lots do not meet the minimum frontage of 50' at the lot line. Please add an additional setback where the minimum frontage will not be met at the setback line.

comments apply to all sheets

please add (sheet 3) to indicate the match line.

please redo your match line. several of the lots are not 100% captured on the match line.



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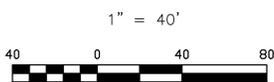
provide matchline reference. Typical all sheets.

provide curve data.



L=6.52'
 R=30.00'
 Δ=12°27'13"
 CB=N 05°49'26" E
 CL=6.51'

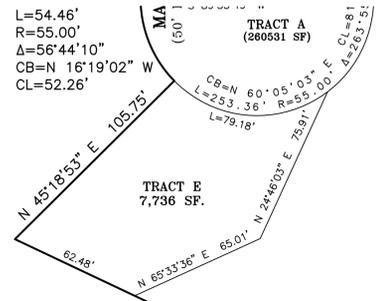
L=54.46'
 R=55.00'
 Δ=56°44'10"
 CB=N 16°19'02" W
 CL=52.26'



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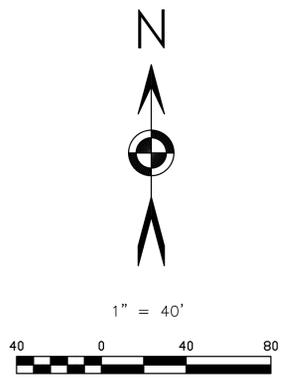


TRACT D
 546,173 SF.

Adjust viewport/matchline to show the entire Tract D

N 64°47'25" W 1396.33'
 UNPLATTED

S 00°11'18" E 813.74'
 UNPLATTED



Per section 8.4.2 of LDC provide floodplain boundaries and FEMA approved base flood elevations.

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