

# MOUNTAIN'S EDGE

THE NORTH HALF OF THE NORTH HALF  
OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 12 SOUTH,  
RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

## 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 Title Report for Title Insurance, prepared by COMMONWEALTH LAND TITLE INSURANCE COMPANY, Title Report No. H0540225-710-CTO-SSC dated July 14, 2018 at 6:00 P.M.
- Basis of Bearings: All bearings are based upon the North line of the Southwest Quarter of Section 13, Township 12 South, Range 63 West of the 6th P.M., monumented as shown and assumed to bear S87°49'24"E, a distance of 2602.49 feet.
- 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 unless otherwise indicated. 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.
- 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.
- 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.

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 Aquifer is evaluated 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 or 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.

- Geologic Hazard Note-Final Plat:** The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the revised report "Soil, Geology and Geologic Hazard Evaluation Mountains Edge Subdivision" by Entech Engineering, Inc. dated March 19, 2021 in PCD file S201 available at the El Paso County Planning and Community Development Department:
  - Flooding, Bank Erosion and Sedimentation: Portions of Lot No.s 2 and 3.
  - Accelerated Erosion: Portions of Lot 3.
  - Seasonal Shallow Groundwater areas: Lots No.s 2 and 3.
  - Man Made Fill: Northern portion of lot 2. (Previously mentioned fill on lots 4 and 5 are no longer part of these lots and are within the drainage easement east of these lots.)
  - Shallow Bedrock: Lot 1 and the western portion of Lot 2.
  - Lot specific soil testing is needed to provide proper construction, foundation, and on-site wastewater recommendations.
  - Lot 1 will require an engineered owt, and the remaining lots will likely be suitable for conventional systems provided shallow bedrock, restrictive clay soils, or groundwater are not encountered in the soil treatment areas.

- Due to the potential for shallow groundwater in the area, all below grade construction such as basements and crawl spaces should be provided with an underdrain system. Requirements for a foundation underdrain system should be determined based on site-specific geotechnical engineering studies performed for the individual structures once the building location has been selected.
- Seasonally shallow groundwater may be present in areas of this site. Appropriate subsurface drainage should be established for utility lines and subsurface construction expected within 5 feet of the seasonally high groundwater table.

- 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 (SF201): Transportation Impact Letter; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Natural Features Report.
- 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.
- There shall be no direct lot access to McClelland Road.
- Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Farmhouse Court 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 Peyton Fire Protection District.
- 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, particularly as it relates to the listed species.
- (19339) - Indicates property address. 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.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- No structures are permitted within designated "No-Build" AREA(S). NO-BUILD AREAS are defined in the Soils and Geology report described in Note 6, above.

## SURVEYOR'S CERTIFICATION:

I Daniel L. Kupferer, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat correctly represents the results of a survey made on date of survey, by me or under my direct supervision and accurately shows the subdivision thereof 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 provisions of the El Paso County Land Development Code, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973 have been met to the best of my professional knowledge, belief and opinion.

Daniel L. Kupferer  
Colorado Professional Land Surveyor No. 18465  
For and on behalf of LDC, Inc

## NOTES(continued):

- Federal Emergency Management Agency, Flood Insurance Rate Map Number 08041C0585 G, effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
- At the time of approval of this project, this property is located within the Peyton Fire Protection District, which has adopted codes requiring fire mitigation requirements depending upon the level of fire risk associated with the property and structures.

The Peyton Fire Protection District Cistern Easement is for the District's use in operating and maintaining fire fighting facilities (30,000 gallon cistern). The Cistern shall be installed per the District's specifications. The easement and facilities shall be maintained by the District.

The Developer shall install a 30,000 gallon cistern in the Peyton Fire Protection District Cistern Easement shown hereon in Lot 1 in accordance with Peyton Fire Protection District specifications. The Developer shall be responsible for filling the cistern the first time. Once inspected and accepted the Cistern shall be kept filled, owned and maintained by the Fire District.

- 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.
- A design-level subsurface geotechnical investigation should be conducted at each building site prior to building. Foundation and septic designs may require mitigation based on the findings of this investigation.
- A site-specific investigation should be conducted prior to building to determine design criteria, including depth to seasonal groundwater and percolation rates. Engineered septic systems will be required for lot 1. Engineered foundation design will be required for lots 1, 2 & 3.
- 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 preliminarily 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 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 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 Development Services Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso County 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.
- Water wells will be supplied from the Arapahoe Aquifer, and must be constructed with the Determination of Water Rights No., 1484-BD. Each well owner shall submit annual diversion records to the UBS District.
- Well spacing within the subdivision must comply with UBS District rule/regulation 14.
- The existing Denver Aquifer well will be abandoned, and the UBS District copied on the abandonment report.
- Onsite Wastewater Systems (OWS)/Individual septic systems shall be designed and utilized consisting of membrane and evaporative drain field technology as required by the Upper Black Squirrel Groundwater Management District, constructed with an impermeable liner to prevent sewage effluent from entering underlying soils and groundwater. Evapotranspiration fields shall be located in an area of unobstructed sunshine. Monitoring and maintenance of OWS must be per manufacturer/designer recommendation, with records submitted to the UBS District.
- Additional chemical analysis shall be required at time of individual well drilling meeting all EPCH standards.

## APPROVALS:

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat of MOUNTAIN'S EDGE 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 for 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.

Chair, Board of County Commissioners \_\_\_\_\_ Date \_\_\_\_\_

Executive Director, El Paso County Planning and Community Development Department \_\_\_\_\_ Date \_\_\_\_\_

## RECORDING:

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed in my office on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and was recorded at Reception Number \_\_\_\_\_ of the records of El Paso County, Colorado

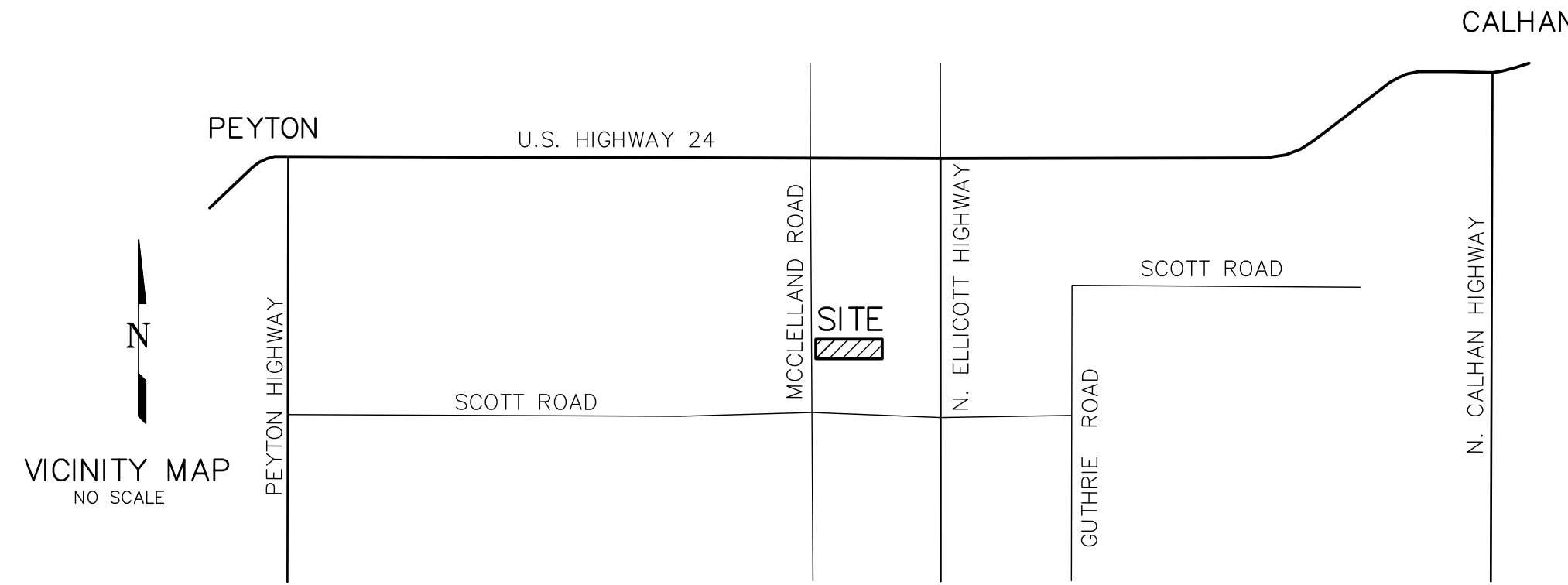
CHUCK BROERMAN  
CLERK AND RECORDER

By: \_\_\_\_\_  
Deputy

## FEES:

Park Fee: \_\_\_\_\_ Drainage Fee: \_\_\_\_\_  
School Fee: \_\_\_\_\_ Bridge Fee: \_\_\_\_\_

PCD File No. SF201



## KNOW ALL MEN BY THESE PRESENTS:

That OGC RE2, LLC, a Colorado Limited Liability Company, being the owner of the following described tract of land to wit:

A part of the North Half of the North Half of the Southwest Quarter (N1/2 N1/2 SW1/4) of Section 13, Township 12 South, Range 63 West of the 6th P.M., situate in El Paso County, Colorado, more particularly described as follows:

Beginning at the West Quarter Corner of said Section 13;  
thence S87°49'24"E along the North line of said N1/2 N1/2 SW1/4, 1868.48 feet;  
thence S17°31'18"E, 104.90 feet;  
thence S20°22'39"E, 138.52 feet;  
thence S36°14'11"E, 202.46 feet;  
thence S33°20'14"E, 179.89 feet;  
thence S21°49'13"E, 136.76 feet to a point on the South line of said N1/2 N1/2 SW1/4;  
thence N87°48'59"W along the South line of said N1/2 N1/2 SW1/4, 2179.90 feet to the Southwest corner of said N1/2 N1/2 SW1/4;  
thence N00°15'44"W along the West line of said N1/2 N1/2 SW1/4, 656.91 feet to the Point of Beginning;

Containing 30.613 acres, more or less.

## OWNER CERTIFICATION:

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, road rights-of-way and easements as shown hereon under the name and subdivision of MOUNTAIN'S EDGE. The road rights-of-way are hereby dedicated to El Paso County for public use. All public improvements easements 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 constructed 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 to use said easements for ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

## IN WITNESS WHEREOF:

The aforementioned, OGC RE2, LLC, a Colorado Limited Liability Company, has executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_A.D.

OGC RE2, LLC, a Colorado Limited Liability Company

By: \_\_\_\_\_  
\_\_\_\_\_, Manager

## NOTARIAL:

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.,

by \_\_\_\_\_, Manager of OGC RE2, LLC, a Colorado Limited Liability Company.

Witness my hand and seal \_\_\_\_\_

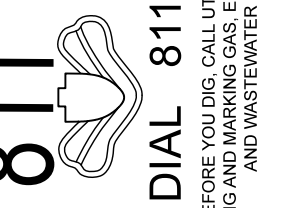
My commission expires \_\_\_\_\_

## TRAFFIC IMPACT FEE NOTE:

The subdivider agrees on behalf of himself and any development or builder successors and assigns, shall be required to pay traffic impact fees in accordance with the countywide transportation improvement fee resolution (Resolution 19-471), as amended, at or prior to building permit submittals. The fee obligation, if not paid at final plat recordation, 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 road impact fee is based on the established rate at the time of building permit application and will be paid by the applicant at that time. No Public Improvement District (PID) is requested.

CALL BEFORE YOU DIG . . .



DIAL 811  
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER.

No.	Date	By	Description
1	06/24/10	RDG	COUNTY COMMENTS
2	08/03/10	RDG	COUNTY COMMENTS
3	08/26/10	JAR	COUNTY COMMENTS
4	09/29/10	DLK	COUNTY COMMENTS NOTE REVISIONS
5	07/31/18	DLK	REVISED OWNERS NAME
6	06/17/21	DLK	COUNTY COMMENTS
7	01-11-2022	DLK	COUNTY COMMENTS

H Scale: 1" = 100'  
V Scale: N/A  
Designed By: N/A  
Drawn By: KLWRDGG  
Checked By:  
Date: 01/09/09

**Land Development Consultants, Inc.**  
PLANNING · SURVEYING  
www ldc inc com · TEL: (719) 528-6133 · FAX: (719) 528-8548  
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

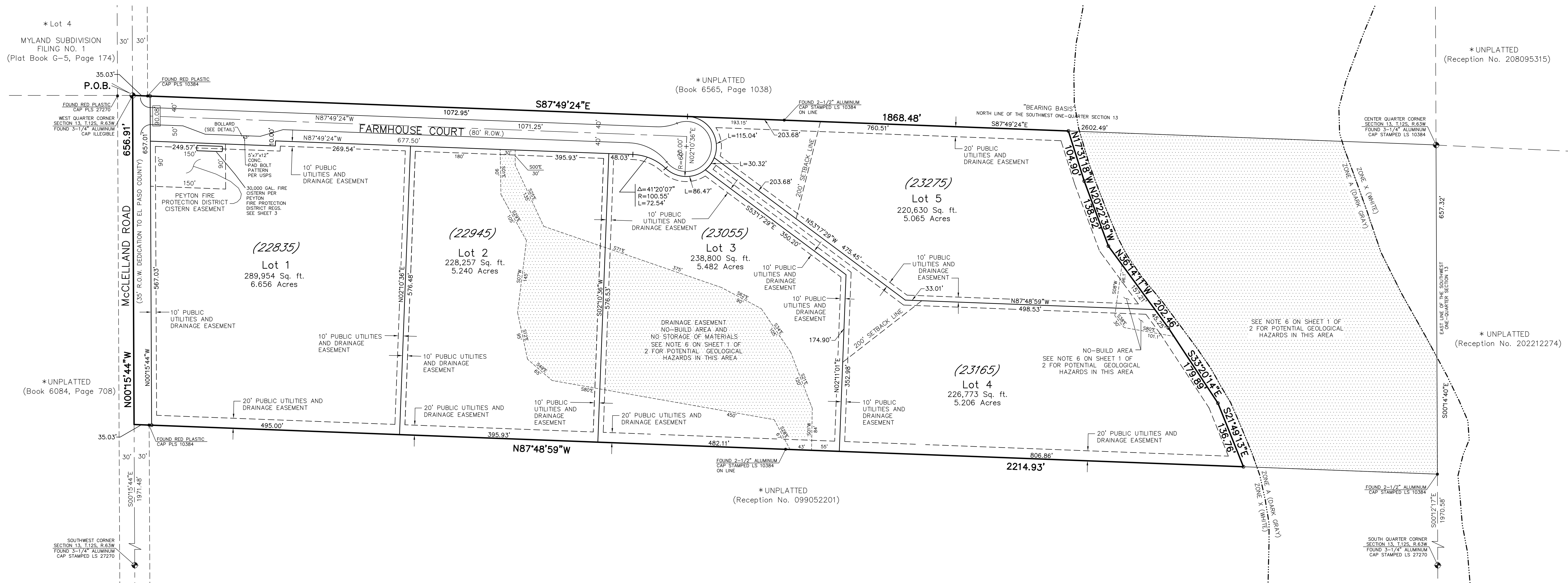
FINAL PLAT  
MOUNTAIN'S EDGE

Project No.: 08019

Sheet: 1 of 2

# MOUNTAIN'S EDGE

THE NORTH HALF OF THE NORTH HALF  
OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 12 SOUTH,  
RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



\*Lot 4  
MYLAND SUBDIVISION  
FILING NO. 1  
(Plat Book G-5, Page 174)

\*UNPLATTED  
(Book 6084, Page 708)

\*UNPLATTED  
(Book 6565, Page 1038)

\*UNPLATTED  
(Reception No. 208095315)

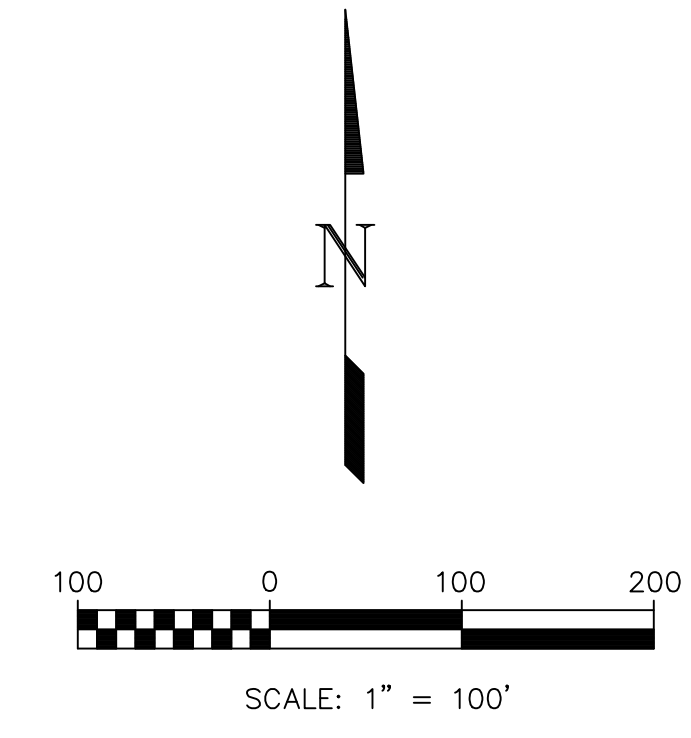
\*UNPLATTED  
(Reception No. 202212274)

\*UNPLATTED  
(Reception No. 099052201)

**LEGEND:**

- - Indicates survey monument set with a #4 rebar with Surveyor's Cap, PLS #20681.
- - Indicates recovered survey monument as noted.
- \* - Indicates not a part of this subdivision.
- - Indicates FEMA flood hazard delineation line
- ▨ - Indicates NO-BUILD area
- - Indicates STREET ADDRESS

	GROSS AREA	NO BUILD AREA	FLAG STEM AREA	NET AREA
LOT 1	6.656 AC			6.656 AC
LOT 2	5.240 AC	1.220 AC		4.020 AC
LOT 3	5.482 AC	2.265 AC		3.217 AC
LOT 4	5.446 AC		0.240 AC	5.206 AC
LOT 5	5.065 AC			5.065 AC



CALL BEFORE YOU DIG . . .

**811**

DIAL 811

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND FIBER

No.	Date	By	Description
1	06/03/10	RJD	COUNTY COMMENTS
2	8/26/10	JAR	COUNTY COMMENTS
3	6/12/19	DLK	REV. EBBY AND LOTS
4	3/10/21	TLC	COUNTY COMMENTS

H Scale: 1" = 100'  
V Scale: N/A  
Designed By: N/A  
Drawn By: KLWRD  
Checked By: DLK  
Date: 01/09/09

**Land Development Consultants, Inc.**

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**FINAL PLAT**  
**MOUNTAIN'S EDGE**

Project No.: **08019**  
Sheet: **2 of 2**

PCD File No. SF201

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