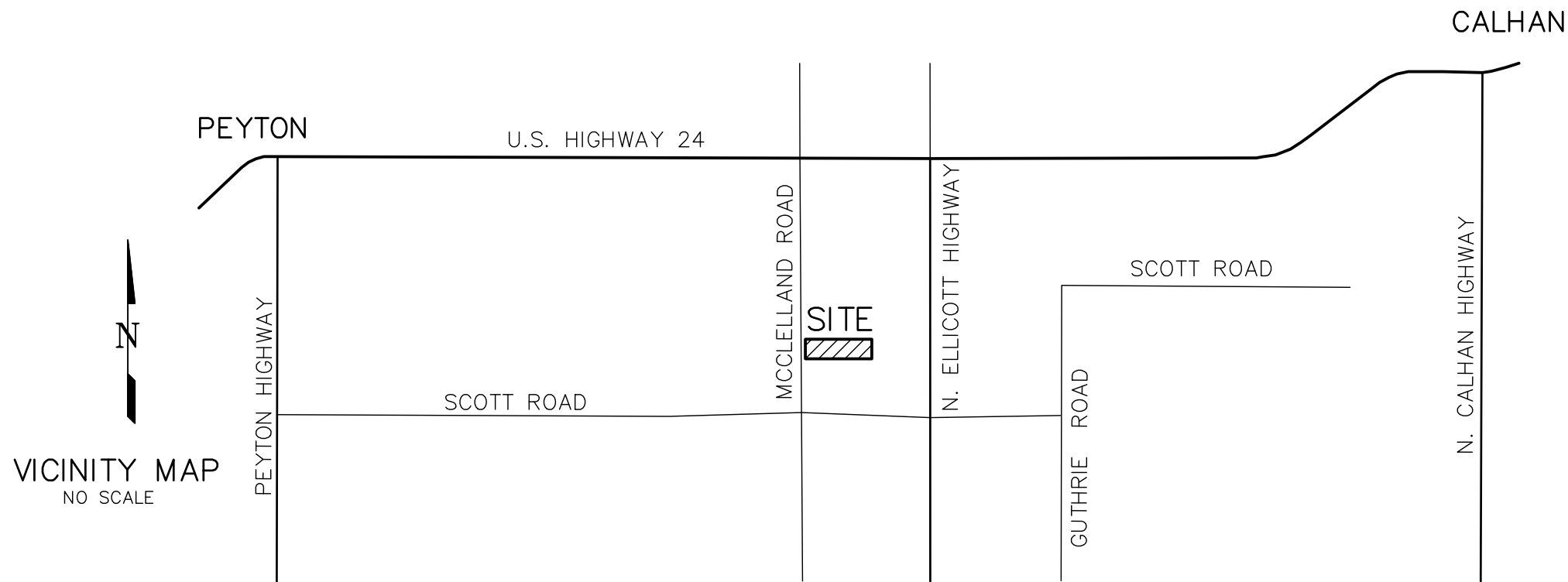


MOUNTAIN'S EDGE

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



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:

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, 1833.46 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, 657.01 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.

Add the following note:

- The subdivider agree on behalf of him/herself 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.

[Modify the second note if the applicant is requesting the subdivision be included within a PID]

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 _____

FEES:

Park Fee: _____ Drainage Fee: _____

School Fee: _____ Bridge Fee: _____

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 report "Geology and Soils Report, Mountains Edge Development, El Paso County, Colorado" by Kumar & Associates, Inc. dated November 14, 2008 in file SP-10-002 available at the El Paso County Development Services Department:

- Flooding, Bank Erosion and Sedimentation: Portions of Lots 2 and 3.
- Accelerated Erosion: Portions of Lot 3.
- Potentially Seasonally Shallow Groundwater: Portions of Lots 2 and 3.
- Man Made Fill: Portions of Lots 4 and 5.
- Shallow Bedrock: More prevalent on Lot 1 and the west portion of Lot 2.

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.

- The following reports have been submitted in association with the Preliminary Plat or Final Plat for this subdivision and are on file at the County Development Services Department (SF-10-002): 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).

Add a floodplain statement.

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):

- 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 Developer and all future owners agree to Sprinkler all new homes in accordance with NFPA 13D

All cost and maintenance thereof will be the responsibility of the owner thereafter

- 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 may be required for some lots.

- 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.

- 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 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 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 evaprotive 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 EPCHE standards.

APPROVALS:

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 _____, 20____, 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

Executive Director, El Paso County Planning and Community Development Department

Date

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO }

I hereby certify that this instrument was filed in my office on this _____ day of _____, 20____,

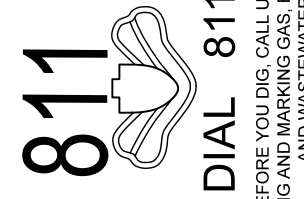
and was recorded at Reception Number _____ of the records of El Paso County, Colorado

CHUCK BROERMAN
CLERK AND RECORDER

Add "PCD File No. SF201"

By: _____
Deputy

CALL BEFORE YOU DIG ...



REVISIONS		Date
No.	Description	By
1	COUNTY COMMENTS	RDG 06/24/10
2	COUNTY COMMENTS	RDG 08/03/10
3	COUNTY COMMENTS	JAR 8/26/10
4	COUNTY COMMENTS NOTE REVISIONS	DLK 06/29/10
5	REVISED OWNER'S NAME	07/31/18

H Scale: 1" = 100'	V Scale: N/A	Designed By: N/A	Drawn By: KLR/DRG	Checked By:	Date: 01/09/09
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Land Development Consultants, Inc.
PLANNING · SURVEYING
www ldc-inc com · TEL: (719) 528-6133 · FAX: (719) 528-6648
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

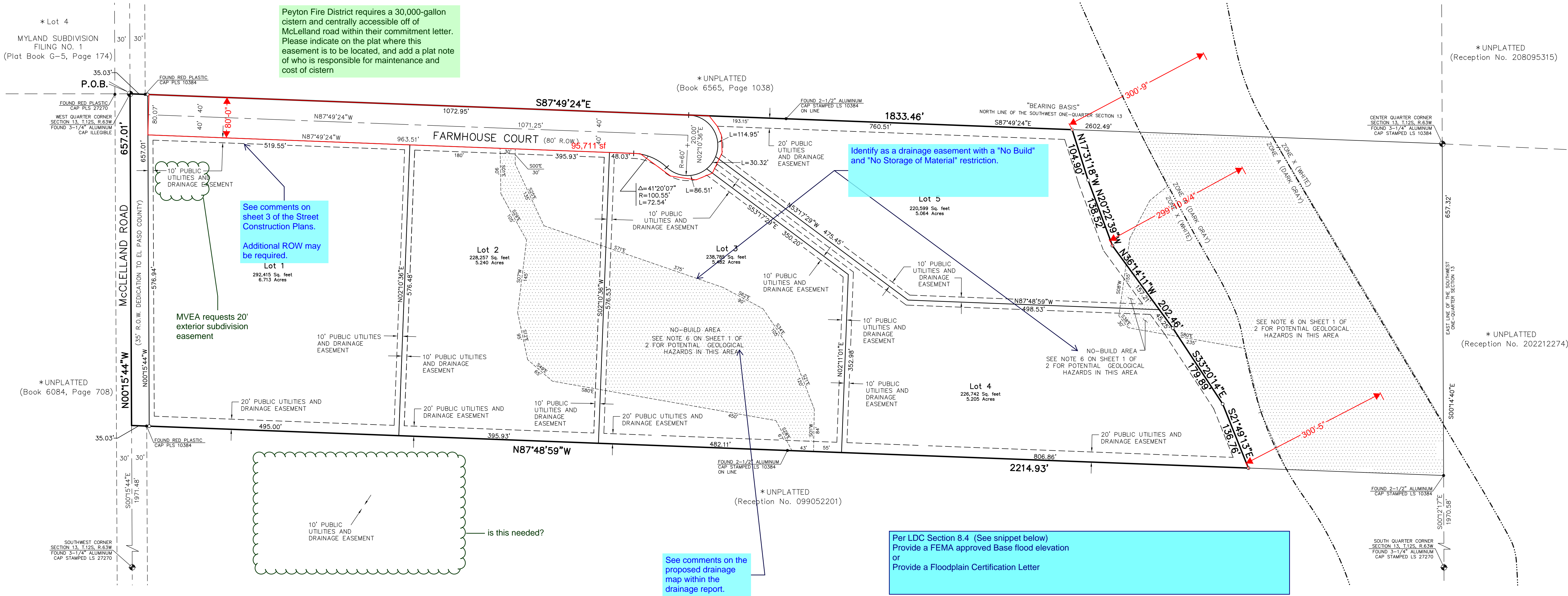
FINAL PLAT
MOUNTAIN'S EDGE

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



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
- NO-BUILD - Indicates NO-BUILD area

(e) Base Flood Elevations and Floodplain Boundaries.

(i) Floodplain Boundaries to be Shown on Plat. Base flood elevation data approved by the jurisdictional floodplain authority and 100 year floodplain boundaries shall be shown on the plat.

(ii) Located within 300 Feet of a Zone A Floodplain. If any portion of a division of land is located within 300 feet of a Zone A Floodplain, FEMA-approved base flood elevations and boundaries are required to be determined and shown on the plat, or the applicant may provide a Floodplain Certification Letter by a professional engineer or architect stating that "To the best of the engineer's knowledge and based on field verified characteristics of the land being divided, the property is reasonably safe from flooding and, if studied, the 100-year floodplain would not be shown to enter the property in question."



SCALE: 1" = 100'

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

No.	Description	By	Date
1	COUNTY COMMENTS	JAR	08/03/10
2	COUNTY COMMENTS	JAR	8/26/10
3	REV. BDRY AND LOTS	DLK	6/12/19

H Scale:	1" = 100'
V Scale:	N/A
Designed By:	N/A
Drawn By:	KUWRDG
Checked By:	DLK
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: 2 of 2

Final Plat_V1.pdf Markup Summary

Area Measurement (1)



Subject: Area Measurement
Page Label: 2
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Author: dsdnijkamp
Date: 3/2/2020 10:46:18 AM
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95,711 sf

BoCC Signature Block (1)



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Author: dsdseigny
Date: 3/2/2020 10:46:40 AM
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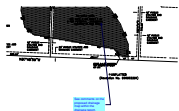
Board of County Commissioners Certificate

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President, Board of County Commissioners
Date

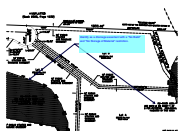
Executive Director, El Paso County Planning
Date
and Community Development Department

Callout (4)



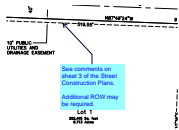
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Author: dsdlaforce
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See comments on the proposed drainage map within the drainage report.



Subject: Callout
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Author: dsdlaforce
Date: 3/2/2020 10:46:20 AM
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Space:

Identify as a drainage easement with a "No Build" and "No Storage of Material" restriction.



Subject: Callout
Page Label: 2
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Date: 3/2/2020 10:46:25 AM
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See comments on sheet 3 of the Street Construction Plans.

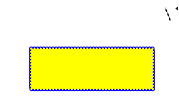
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Add "PCD File No. SF201"

Cloud (1)



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Cloud+ (3)



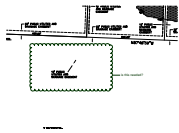
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Planning and Community Development Department, and update project number



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Date: 3/2/2020 10:46:35 AM
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MVEA requests 20' exterior subdivision easement



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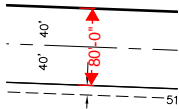
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Image (1)



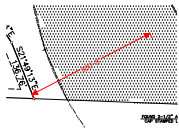
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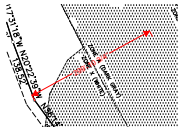
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Date: 3/2/2020 10:46:23 AM
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Color: ■
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Space:

300'-5"



Subject: Length Measurement
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Author: dsdlaforce
Date: 3/2/2020 10:46:24 AM
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Space:

299'-10 3/4"



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300'-9"

Text Box (3)



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Per LDC Section 8.4 (See snippet below)
Provide a FEMA approved Base flood elevation
or
Provide a Floodplain Certification Letter



Subject: Text Box
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Author: dsdlaforce
Date: 3/2/2020 10:46:26 AM
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Add a floodplain statement.



Subject: Text Box
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Date: 3/2/2020 10:46:27 AM
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Add the following note:

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- 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.

[Modify the second note if the applicant is requesting the subdivision be included within a PID]

Final Plat_V1.pdf Markup Summary

Area Measurement (1)



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Author: dsdnijkamp
Date: 3/2/2020 10:46:18 AM
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95,711 sf

BoCC Signature Block (1)



Subject: BoCC Signature Block
Page Label: 1
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Author: dsdseigny
Date: 3/2/2020 10:46:40 AM
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Board of County Commissioners Certificate

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President, Board of County Commissioners
Date

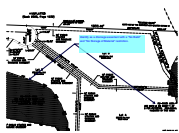
Executive Director, El Paso County Planning
Date
and Community Development Department

Callout (4)



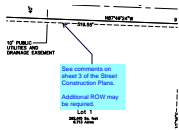
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See comments on the proposed drainage map within the drainage report.



Subject: Callout
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Date: 3/2/2020 10:46:20 AM
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Identify as a drainage easement with a "No Build" and "No Storage of Material" restriction.



Subject: Callout
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See comments on sheet 3 of the Street Construction Plans.

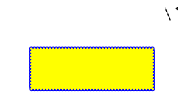
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Add "PCD File No. SF201"

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Cloud+ (3)



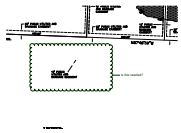
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Planning and Community Development Department, and update project number



Subject: Cloud+
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MVEA requests 20' exterior subdivision easement



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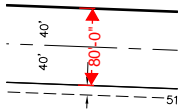
is this needed?

Image (1)



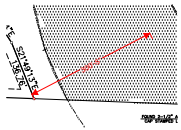
Subject: Image
Page Label: 2
Lock: Locked
Author: dsdlaforce
Date: 3/2/2020 10:46:20 AM
Status:
Color: ■
Layer:
Space:

Length Measurement (4)



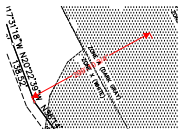
Subject: Length Measurement
Page Label: 2
Lock: Locked
Author: dsdnijkamp
Date: 3/2/2020 10:46:17 AM
Status:
Color: ■
Layer:
Space:

80'-0"



Subject: Length Measurement
Page Label: 2
Lock: Locked
Author: dsdlaforce
Date: 3/2/2020 10:46:23 AM
Status:
Color: ■
Layer:
Space:

300'-5"



Subject: Length Measurement
Page Label: 2
Lock: Locked
Author: dsdlaforce
Date: 3/2/2020 10:46:24 AM
Status:
Color: ■
Layer:
Space:

299'-10 3/4"



Subject: Length Measurement
Page Label: 2
Lock: Locked
Author: dsdlaforce
Date: 3/2/2020 10:46:24 AM
Status:
Color: ■
Layer:
Space:

300'-9"

Text Box (4)



Subject: Text Box
Page Label: 2
Lock: Locked
Author: dsdlaforce
Date: 3/2/2020 10:46:22 AM
Status:
Color: ■
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Space:

Per LDC Section 8.4 (See snippet below)
Provide a FEMA approved Base flood elevation
or
Provide a Floodplain Certification Letter



Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 3/2/2020 10:46:26 AM
Status:
Color: ■
Layer:
Space:

Add a floodplain statement.



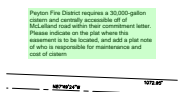
Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 3/2/2020 10:46:27 AM
Status:
Color: ■
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Space:

Add the following note:

- The subdivider agree on behalf of him/herself 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.

[Modify the second note if the applicant is requesting the subdivision be included within a PID]



Subject: Text Box
Page Label: 2
Lock: Locked
Author: dsdseigny
Date: 3/2/2020 10:55:55 AM
Status:
Color: ■
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Space:

Peyton Fire District requires a 30,000-gallon cistern and centrally accessible off of McLelland road within their commitment letter. Please indicate on the plat where this easement is to be located, and add a plat note of who is responsible for maintenance and cost of cistern