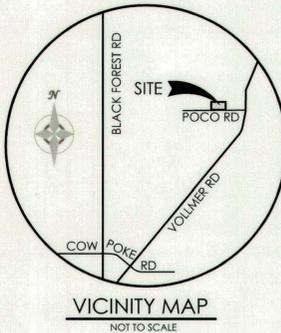
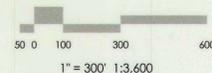
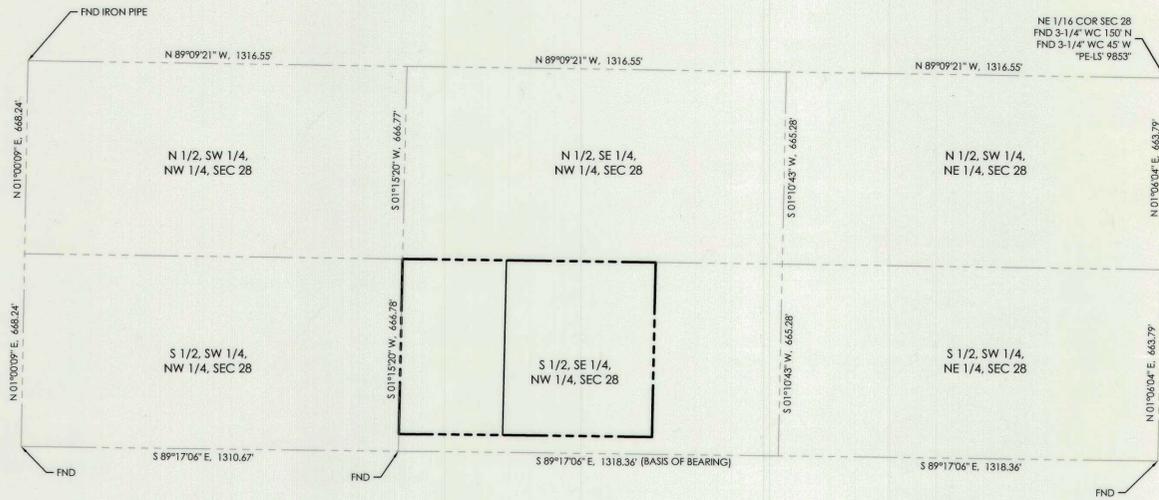


EDGEWOOD SUBDIVISION FILING NO. 1

14604

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



KNOW ALL MEN BY THESE PRESENTS

THAT KAREN L. & JAMES D. MARTENS ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT: THE WEST 2/3 OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 60 FEET CONVEYED TO EL PASO COUNTY FOR ROAD PURPOSES (POCO ROAD) BY DEED RECORDED IN BOOK 2274 AT PAGE 314, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, THENCE N01°15'20"E, 60.00 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE N01°15'20"E, 606.77 FEET TO THE NORTHWEST CORNER OF THE SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE S89°13'14"E, 878.31 FEET ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE S01°12'17"W, 605.78 FEET TO A POINT ON THE NORTH LINE OF SAID POCO ROAD; THENCE N89°17'06"E, 878.85 FEET ALONG THE NORTH LINE OF SAID POCO ROAD TO THE POINT OF BEGINNING. COUNTY OF EL PASO, STATE OF COLORADO CONTAINING 12.228 ACRES MORE OR LESS.

COUNTY GOVERNMENT NOTES

- 1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: FINAL DRAINAGE REPORT; WASTE-WATER DISPOSAL REPORT MEMO; GEOLOGIC & SOILS MEMO; FIRE PROTECTION REPORT; WILDFIRE AND HAZARD REPORT.
2. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT 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.
3. 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 (E.G., PEBBLES MEADOW JUMPING MOUSE).
4. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
7. PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE EL PASO COUNTY TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 18-471) AS AMENDED. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT TIME OF BUILDING PERMIT ISSUANCE.
8. 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 AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS OF 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 ON NON-RENEWABLE AQUIFERS. ALTERNATE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.

WATER SUPPLY NOTE

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 AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS 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. OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DECREE ENTERED IN CASE NO. 19CW3006 (DIVISION 2), AND THEIR COSTS OF OPERATING THE PLAN FOR AUGMENTATION AND RESPONSIBILITY FOR METERING AND COLLECTING DATA REGARDING WATER WITHDRAWALS FROM WELLS. OWNER SHALL RESERVE IN THE DEEDS OF THE PROPERTY FOR LOT 1 368 ACRE-FEET OF DAWSON AQUIFER WATER, 361 ACRE-FEET OF DENVER AQUIFER WATER, 307 ACRE-FEET OF ARAPAHOE AQUIFER WATER AND 202 ACRE-FEET OF LARAMIE FOX HILLS AQUIFER WATER. OWNER SHALL RESERVE IN THE DEEDS OF THE PROPERTY FOR LOT 2 256 ACRE-FEET OF DAWSON AQUIFER WATER, 251 ACRE-FEET OF DENVER AQUIFER WATER, 213 ACRE-FEET OF ARAPAHOE AQUIFER WATER AND 140 ACRE-FEET OF LARAMIE FOX HILLS AQUIFER WATER FOR TOTAL RESERVATION AMOUNTS OF 624 ACRE-FEET OF DAWSON AQUIFER WATER, 612 ACRE-FEET OF DENVER AQUIFER WATER, 500 ACRE-FEET OF ARAPAHOE AQUIFER WATER AND 342 ACRE-FEET OF LARAMIE FOX HILLS AQUIFER WATER AS DECREED IN CASE NO. 19CW3006, DIVISION 2, FOR USE IN THIS AUGMENTATION PLAN. WATER WITHDRAWAL AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE COVENANTS FOR THIS SUBDIVISION RECORDED IN RECEPTION NO. 220163365 OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE TERMS OF THE WATER COURT APPROVED WATER AUGMENTATION PLAN.

NOTES

- 1.] BEARING REFERRED TO HEREIN ARE BASED ON THE SOUTH LINE OF THE OF THE NW 1/4, OF SECTION 28, T12S, R65W, 6TH P.M. AS BEARING S89°17'06"E.
2.] THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M.V.E., INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE, AND OTHER MATTERS OF RECORD, M.V.E., INC. RELIED ON TITLE COMMITMENT FILE NO. F0644054-370-CSP, AS PREPARED BY FIDELITY NATIONAL TITLE COMPANY, JULY 17, 2019.
3.] ALL CORNERS SET WITH NO. 5 REBAR WITH SURVEYOR'S ALUMINUM CAP PLS 27605, UNLESS OTHERWISE NOTED.
4.] ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08041 COSS3 G, DATED DECEMBER 7, 2018 THE PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED FLOOD HAZARD AREA.
5.] 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. [SECTION 13-80-105 C.R.S.]
6.] THIS PROPERTY IS SUBJECT TO THE COVENANTS FOR EDGEWOOD SUBDIVISION RECORDED IN RECEPTION NO. 220163365 OF THE RECORDS OF EL PASO COUNTY COLORADO.
7.] LINEAL UNITS USED FOR THIS SURVEY ARE U.S. SURVEY FEET.

DEDICATION

THE ABOVE OWNERS HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, EASEMENTS, AND ADDITIONAL RIGHT OF WAY AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED HEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID LOTS, EASEMENTS, AND ADDITIONAL RIGHT OF WAY AND WHICH TRACT SO PLATTED SHALL BE KNOWN AS 'EDGEWOOD SUBDIVISION FILING NO. 1', EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF THE AFOREMENTIONED OWNERS HAVE EXECUTED THIS INSTRUMENT THIS 22nd DAY OF SEPTEMBER, 2020 A.D.

KAREN L. MARTENS, OWNER

STATE OF COLORADO)
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF SEPTEMBER, 2020 BY KAREN L. MARTENS AS OWNER

MY COMMISSION EXPIRES 7/20/2023

WITNESS MY HAND AND OFFICIAL SEAL

JAMES D. MARTENS, OWNER

STATE OF COLORADO)
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF SEPTEMBER, 2020 BY JAMES D. MARTENS AS OWNER

MY COMMISSION EXPIRES 7/20/2023

WITNESS MY HAND AND OFFICIAL SEAL

JAMES D. MARTENS, OWNER

SURVEYOR'S STATEMENT

I, RANDALL D. HENCY, 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 10/01/2018, 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, AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS 25th DAY OF SEPTEMBER, 2020.

RANDALL D. HENCY, COLORADO REGISTERED PLS #27605



FOR AND ON BEHALF OF M.V.E., INC.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR 'EDGEWOOD SUBDIVISION FILING NO. 1' WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE 22nd DAY OF SEPTEMBER, 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATION OF LAND TO THE PUBLIC (EASEMENTS) AREA 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

CLERK AND RECORDER

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 9:18 O'CLOCK A.M. THIS 14th DAY OF October, 2020, A.D. AND IS DULY RECORDED AT RECEPTION NO. 220163365 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHARLES B. BROERMAN, RECORDER

BY: Deputy

SCHOOL FEE: ACADEMY #20 - \$612.00

BRIDGE FEE: SAND CREEK - \$4,924.40

PARK FEE: REGION 2 - \$912.00

DRAINAGE FEE: SAND CREEK - \$4,445.34

MINOR SUBDIVISION PLAT EDGEWOOD SUBDIVISION FILING NO. 2. MVE, INC. ENGINEERS SURVEYORS. 1003 Ledyard Street, Suite 900, Colorado Springs, CO 80909. MVE PROJECT: 61127. MVE DRAWING: -PLAT-PS. DATE: MAY 1, 2020. SHEET: 1 OF 1. PCD FILE NO. MS199

LEGEND

- PROPOSED BOUNDARY LINE
PROPOSED LOT LINE
SECTION LINE
SET #5 REBAR W/ ALUMINUM CAP MARKED 'POLARIS, PLS 27605' FLUSH WITH THE GROUND
ADDRESS

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 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.

