

Soil and Geology Conditions:
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
 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 (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
 •Downslope Creep: (name lots or location of area)
 •Rockfall Source: (name lots or location of area)
 •Rockfall Runout Zone: (name lots or location of area)
 •Potentially Seasonally High Groundwater: (name lots or location of area)
 •Other Hazard:
 In Areas of High Groundwater:
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Significant revisions needed on notes, signature blocks, etc.

WARNER SUBDIVISION

The Northeast Quarter of the Northwest Quarter of Section 16, Range 65 West of the 6th Principal Meridian, El Paso, State of Colorado
 Sheet 1 of 3

PROPERTY DESCRIPTION

The Northeast Quarter of the Northwest Quarter of Section 23, Township 11 South, Range 65 West of the 6th Principal Meridian, County of El Paso, State of Colorado.

OWNER'S CERTIFICATION and DEDICATION

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 and easements as shown hereon under the name and style of Warner Subdivision. 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 within this subdivision for installation, maintenance and replacement of utility lines and related facilities.

J. Brian Warner _____ Date _____
 State of Colorado _____ } ss
 County of El Paso _____ }
 The foregoing plat was acknowledged before me by J. Brian Warner
 this _____ day of _____, 2019.
 Witness My Hand and Seal _____
 My commission expires _____
 Notary Public _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

This plat of Warner Subdivision was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 2019, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (Public Utility Easements) 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.

Chair, Board of County Commissioners _____ Date _____

PLANNING AND COMMUNITY DEVELOPMENT APPROVAL

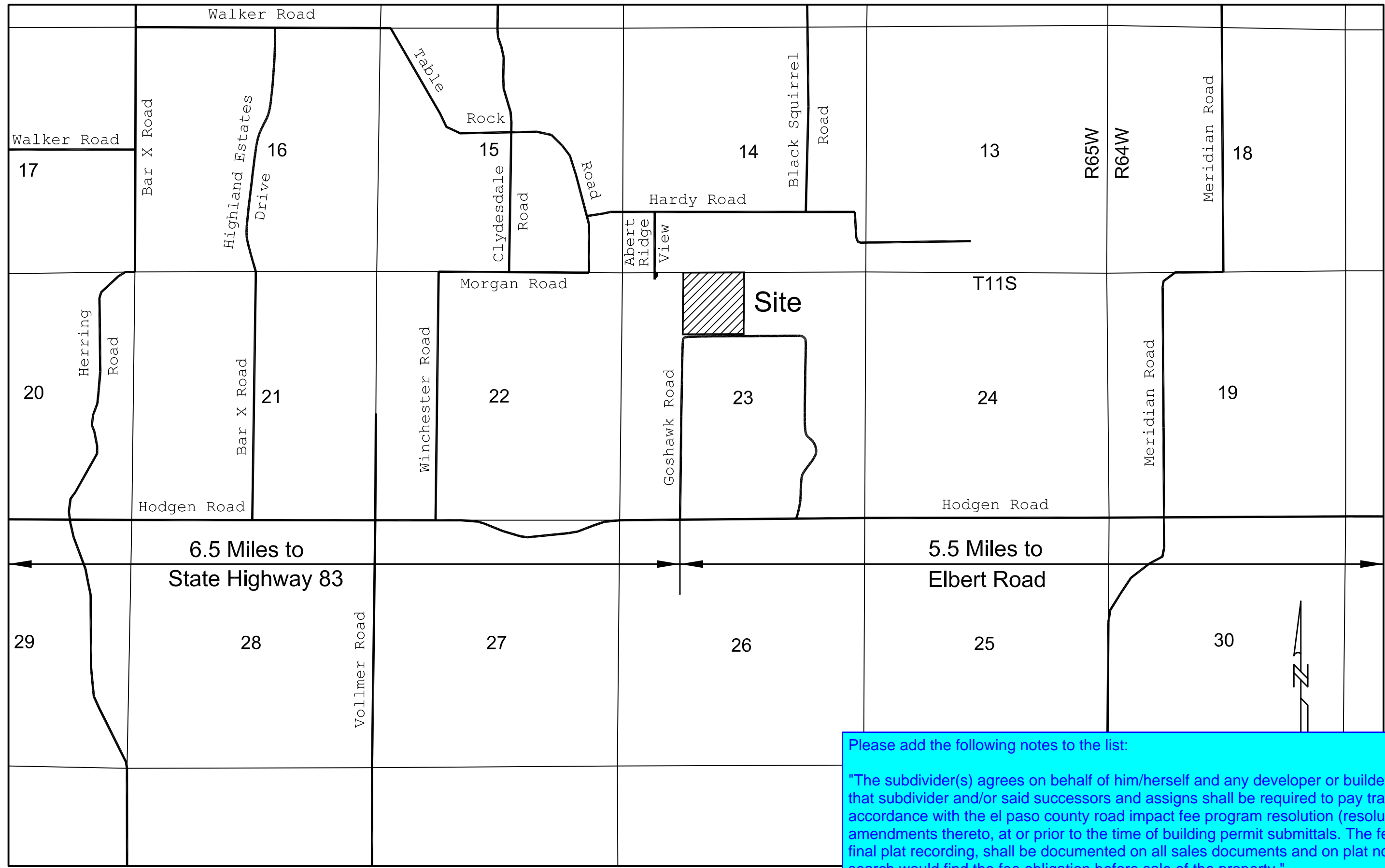
Approval is granted for this plat of Warner Subdivision this _____ day of _____, 2019, A.D.

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

FEES

Drainage Fee: _____
 School Fee: _____
 Road and Bridge Fee: _____
 Park Fee: _____



VICINITY MAP 1" = 2000'

SURVEYOR'S CERTIFICATION

I, Lester J. Ludeman, 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 the date of the survey shown hereon, by me or under my direct supervision and responsible charge, and that all monuments exist as shown hereon and 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.
 This certification is neither a warranty nor guarantee, either expressed or implied.

MONUMENTATION TABLE - LOCAL COORDINATE SYSTEM (See Sheets 2 and 3)

Point ID	Northing	Easting	Description
G1	40000.00	20000.00	North 1/4 Corner. Found 3.25" Aluminum Cap on #6 Rebar stamped PS INC PLS 12103 1994 as shown on monument record filed 1/06/95 and per Land Survey Plat at Reception No. 203900109
G8	38666.54	18682.27	Found 1" old, weathered Pink Plastic Cap on #4 Rebar stamped LDC INC PLS 20681 beside steel post. Fits east line of Abert Ridge Subdivision, set by the same surveyor. Accepted as 1/16 corner
G8			Note: The monument found at G8 fits the Quarter Section, the road and the fence fairly well. Upgraded the found monument with a Set 2.5" Aluminum Cap on #6 Rebar stamped PLS 25636
G9	37356.35	18709.42	West 1/16 Corner. Found 2" Aluminum Cap on #6 Rebar 0.2' below ground stamped Mariotti PLS 22573 2005 (20' Witness Corner) as shown on Land Survey Plat at Reception No. 205900071
G9			Note: The monument found at G9 agrees with Land Survey Plat at Reception No. 215900222 by PLS #30130, but the monument shown on record filed 10/31/16 by PLS #30130 was not found
G10	39973.81	18679.58	West 1/16 Corner, Sections 14 & 23. Found 2" Aluminum Cap on #4 Rebar driven inside a 3/4" Pipe stamped LDC INC PLS 18465 1997 as shown on monument record filed 2/06/98
G11	38703.82	20008.69	Found 13/16" O.D. Galvanized Smooth Iron Pipe flush with ground beside metal T-post on north-south fence line extended southerly
G12	39313.65	18680.95	Southeast Corner, Abert Ridge Subdivision. Found 1" Yellow Plastic Cap on #4 Rebar stamped LDC INC PLS 20681
G13	39706.88	18680.11	Corner of Lots 3 and 4, Abert Ridge Subdivision. Found 1" Yellow Plastic Cap on #4 Rebar. Stamping is illegible
G14	40029.33	18679.46	Corner of Lots 2 and 3, Abert Ridge Subdivision. Found 1" Red Plastic Cap on #4 Rebar stamped LDC INC PLS 20681
G16	38644.68	19344.26	Found 1.5" Aluminum Cap on #5 Rebar stamped LWA PLS 28658 shown as a 20' Witness Corner on Land Survey Plat at Reception No. 98900212
G18	38663.80	20009.14	Found 1" Yellow Plastic Cap on #4 Rebar stamped 24314 as shown on Land Survey Plats at Reception Nos. 203900109 and 96901864 (20' Witness Corner)
G24	38014.51	18658.87	Found 1" Yellow Plastic Cap on #3 Rebar stamped LDC INC PLS 18465 flush with ground as shown on Land Survey Plat at Reception No. 97902298 (Shown as 20' Offset)
R1	38644.93	18659.20	Found 3/4" O.D. Threaded Iron Pipe with mushroomed top 0.4' below ground shown on Land Survey Plats at Reception Nos. 97902298 and 98900212 (Shown as a 1" Iron Pipe 20' Witness Corner)
R1			Note: This Iron Pipe is shown as being 20' west of the 1/16 corner by PLS 24314 in Book 5590, Page 226 (1988). That survey was relied upon by PLS 25955 in 1996 and PLS 28658 in 1998
R1			The easement deed for Goshawk Road (1970) predates the 1988 survey by PLS 24314. The 1988 survey is not tied to the west line of the NW 1/4 of Section 23 and does not fit the road
R2	37355.68	18659.41	Found 1.25" Yellow Plastic Cap on #4 Rebar flush with ground stamped Alessi PLS 30130 as shown on Land Survey Plat at Reception No. 215900222 (30' offset)
R3	37361.56	18660.45	Found 1" Yellow Plastic Cap on #3 Rebar 0.4' below ground bent northeast stamped LDC INC PLS 18465 as shown on Land Survey Plat at Reception No. 97902298 (Shown as 20' Offset)
S1	38683.81	20008.92	Set 2.5" Aluminum Cap on #6 Rebar stamped PLS 25636, 0.5' below gravel road surface

Please add the following notes to the list:

"The subdivider(s) agrees on behalf of him/herself and any developer or builder successor 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. 11-01) amendments thereto, at or prior to the time of building permit submittals. The fee obligation for final plat recording, shall be documented on all sales documents and on plat notes to ensure search would find the fee obligation before sale of the property."

"All property owners are responsible for maintaining proper storm water drainage in and around their property. Public drainage easements as specifically noted on the plat shall be maintained by lot owners unless otherwise indicated. Structures, fences, materials or landscaping that impede or obstruct the flow of runoff shall not be placed in drainage easements."

"No driveway shall be established unless an access permit has been granted by El Paso County Planning and Community Development Department."

"Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations."

"The subdivision has been found to be impacted by geologic constraints. Mitigation measures and explanation of constraints in the area can be found in the report Soils and Geology Report by Groundwater Investigations LLC April 16, 2021 in file PCD File No. MS-214, available at the El Paso County Planning and Community Development Department."

Add note regarding specific lots needing engineered OWTS systems

Add note dedicating no-build areas per geotech report

Add dates and information

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. Soils and Geology conditions on site require that all (or certain lots) On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. (Note: this note used in special cases only when requested by the Health Department or pursuant to a condition of approval) Water and wastewater service for this subdivision is provided by the _____ (District or provider name(s)) subject to the District's _____ (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)

GENERAL NOTES

tute of limitations disclosure required per 13-80-105, C.R.S.:
 According to Colorado law you MUST commence any legal action based upon the effect in this _____ day of _____, 20____. In no event shall the statute of limitations be extended by any act or omission of the County Attorney's Office)

2. Statement of individual wells as 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.

3. The boundary line between 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.

4. Preservation of aquifers. 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. (Utilized when there is a joint well agreement for common use of wells)

5. File Policy Ref. 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. Two (2) existing well permits Nos. _____ and _____ will serve two (2) single family dwellings each. Well permit No. _____ will serve Lots _____ and _____, Block _____, subject to a joint Use Water Well Agreement as recorded under Reception No. _____. Well permit No. _____ will serve Lot _____, Block _____ and Lot _____, Block _____, subject to a Joint Use Water Well Agreement as recorded under Reception No. _____, which limits production to the _____ Aquifer at an interval between _____ and _____ feet below ground surface. Lot _____ and Block _____ will limit production to the _____ Aquifer at an interval between _____ and _____ feet below ground surface.

6. Basis of bearings are based on the quarter of Section 23, said line bearing North 88°51'50" East relative to the Colorado coordinate System of 1983. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

7. Standard of Accuracy: The addresses exhibited on this plat are for _____ coordinates shown are: Order C-21 (1:50 the legal description and are subject to change. "Geometric Accuracy Techniques", printed by the Federal Geodetic Control Committee Aug. 11, 1980.

8. This parcel lies within Zone X, as shown on FEMA FIRM panel no. 08041C0310G, revised December 07, 2018. Zone X is described as "Areas determined to be outside the 0.2% annual chance floodplain".

9. 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)

10. This parcel is currently zoned RR-5. Easements: Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

11. Clerk and Recorder's Certificate: I hereby certify that this instrument was filed for record in my office at _____ on the _____ day of _____, 2019, A.D.

12. Fee: _____

13. Surcharge: _____

14. DSD File No. _____

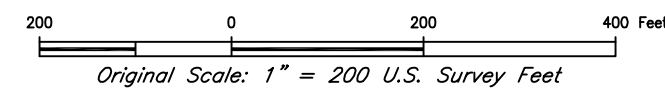
15. Revisions: _____

16. Warner Subdivision Cover Sheet Project No. 2019092 November 09, 2020 Sheet 1 of 3

WARNER SUBDIVISION

The Northeast Township Meridian
 Title doesn't include proposed lots of subdivision. Revise on north of Section 23, each sheet
 3rd Principal Meridian Colorado

Sheet 2 of 3



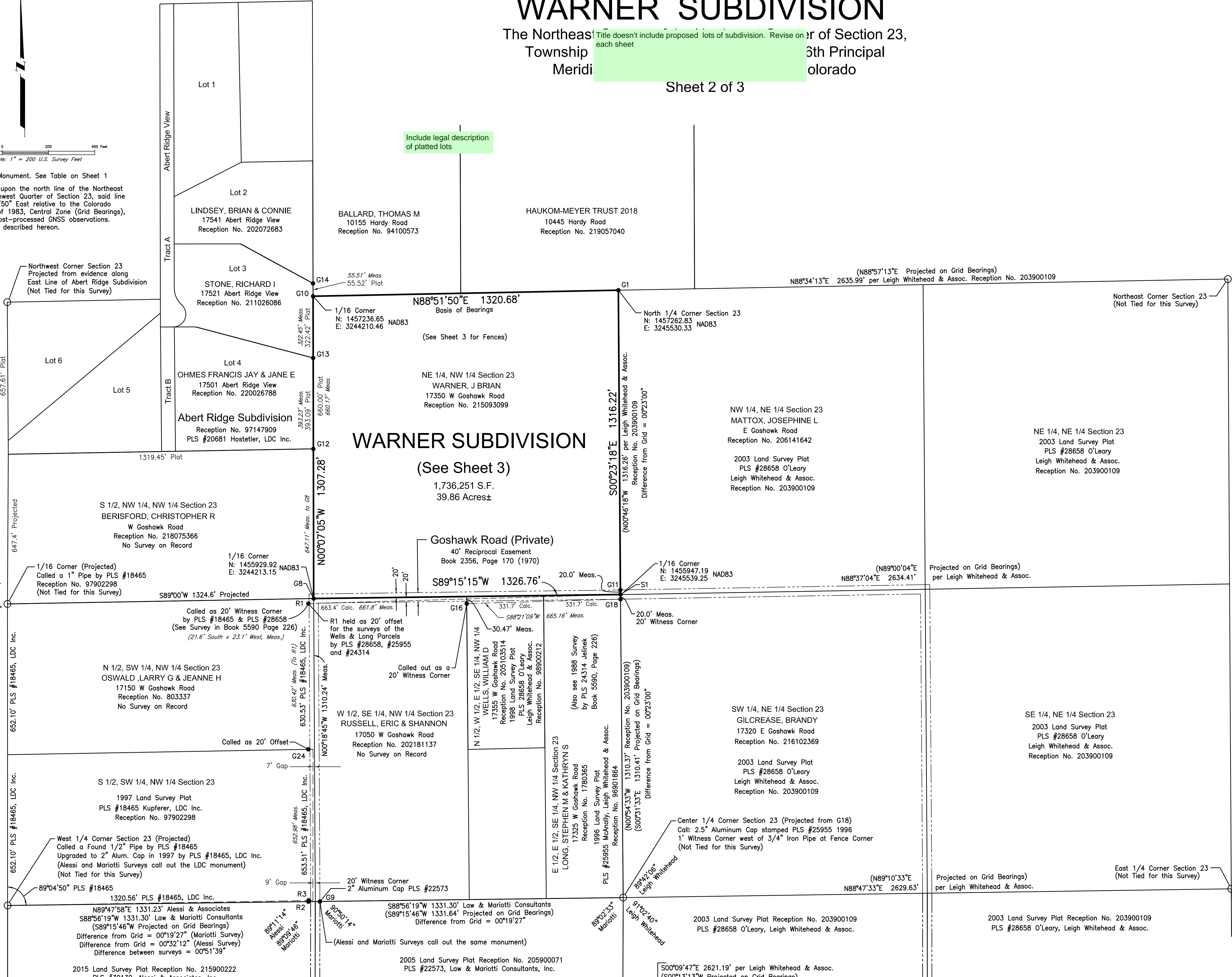
GS = Survey Monument. See Table on Sheet 1

Bearings are based upon the north line of the Northeast Quarter of the Northwest Quarter of Section 23, said line bearing North 88°51'50" East relative to the Colorado Coordinate System of 1983, Central Zone (Grid Bearings), as determined by post-processed GNSS observations. The monuments are described herein.

Include legal description of platted lots

Northwest Corner Section 23
 Projected from evidence along
 East Line of Abert Ridge Subdivision
 (Not Tied for this Survey)

Northeast Corner Section 23
 (Not Tied for this Survey)



500°42'14"E 2636.92'
 2003 Land Survey Plat
 PLS #28658 O'Leary
 Leigh Whitehead & Assoc.
 Reception No. 203900109
 (Based on Record Bearing from Old Plat)

500°19'14"W 2636.96'
 2015 Right-of-Way Survey
 PLS #37971 Hoos
 American West Land Surveying
 Reception No. 215900127
 (State Plane Grid Bearing)
 Bearing Difference from Grid = 00°23'00"
 (Both Surveys describe the same monuments)

Remove.

PRELIMINARY

Revisions	

DSD File No. _____

Warner Subdivision
 Boundary Solution
 Project No. 2019092
 November 09, 2020
 Sheet 2 of 3

500°09'47"E 2621.19' per Leigh Whitehead & Assoc.
 (500°13'13"W Projected on Grid Bearings)
 Difference from Grid = 00°23'00"
 500°06'14"E 2620.91' per Law & Mariotti Consultants
 Difference from Grid = 00°19'27"
 Difference between surveys = 00°03'33"
 (Both Surveys call out the same monuments on this line)

