

WARNER 4 LOT SUBDIVISION

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
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 4 Lot 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)
County of El Paso) ss

The foregoing plat was acknowledged before me by J. Brian Warner

this _____ day of _____, 20____.

Witness My Hand and Seal _____

My commission expires _____

Notary Public _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

This plat of Warner 4 Lot Subdivision 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 (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

This plat for WARNER 4 LOT SUBDIVISION 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: _____

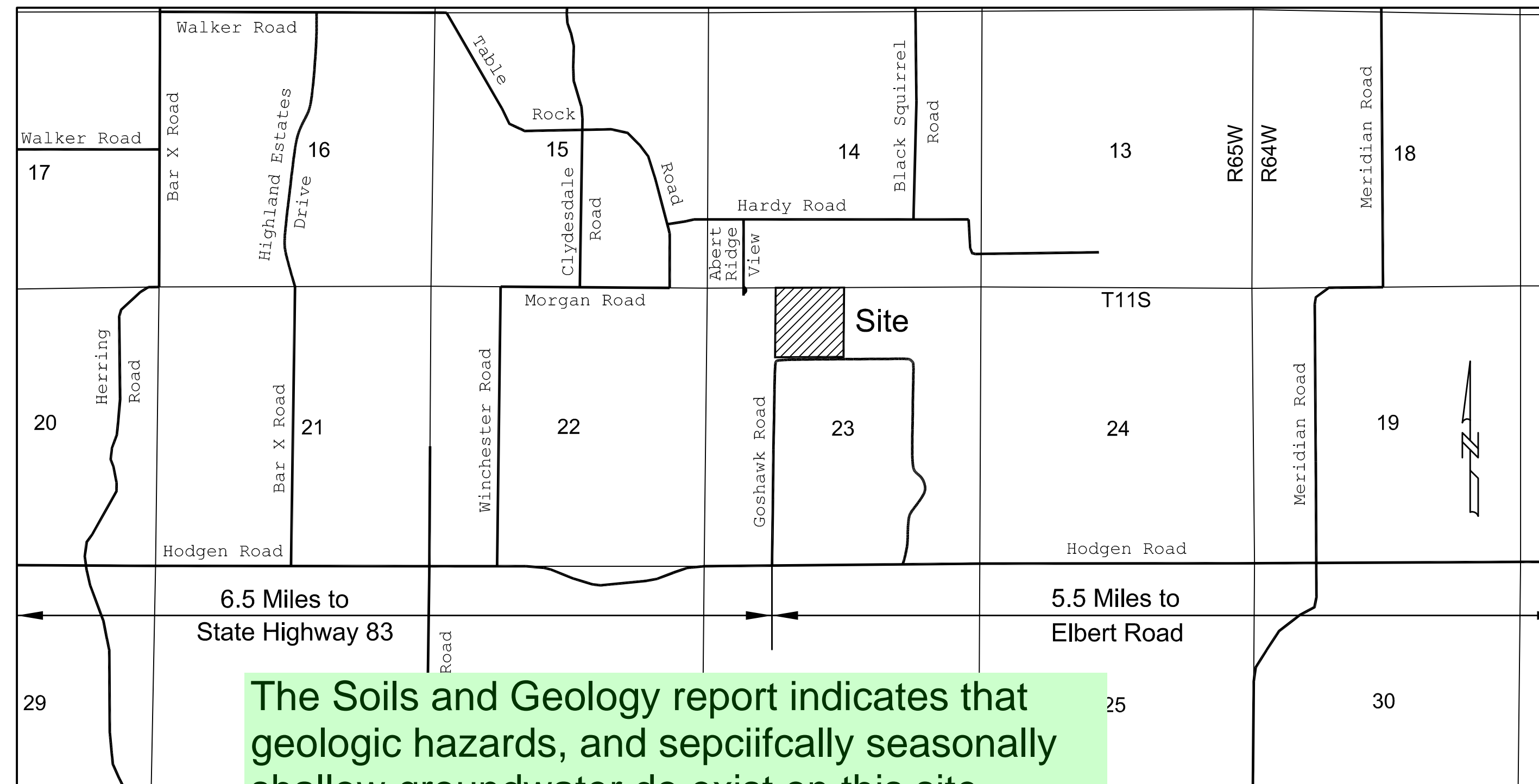
Park Fee: _____

This is not correct and the language must be updated.

- 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.19-471), 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.
- 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.
- 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.
- Geologic Hazard Note-Final Plat: No geologic hazards have been identified for the property.
- Water Supply: 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. 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. _____ of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.
- 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.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- 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.
- 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: Drainage Report; Water Resources Report; Fire Protection Report; Wildfire Hazard Report; Geology and Soils Report; Wastewater Study.

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.

Use this standard note



The Soils and Geology report indicates that geologic hazards, and sepciiically seasonally shallow groundwater do exist on this site. Those areas either need to be shown on the plat and dedicated as no-build, or restrictions showing mitigation of those issues (such as underdrains) need to be included as a plat note. Neither of those items has occurred. Please revise accordingly.

GENERAL NOTES

1. Statute of limitations disclosure required per 13-80-105, C.R.S.:
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.

2. Statement of lineal units required per 38-51-106(1)(l), C.R.S.: Lineal unit of measure used in this survey is U.S. Survey Foot.

3. The boundary lines shown on this survey represent a professional opinion by this surveyor as to where the boundary lines hereby retraced were originally laid out on the ground and relied upon by subsequent land owners. The discovery of additional evidence may result in a different opinion.

4. Preservation of Boundary Monumentation: Any person who knowingly removes, alters or defaces ANY public land survey monument (defined by 38-53-103(18) C.R.S. as any land boundary monument established on the ground by a cadastral survey of the United States government and any mineral survey monument established by a United States mineral surveyor and made a part of the United States public land records) or ANY land survey corner (defined by 38-53-103(6) C.R.S. as any land survey corner the position of which controls the location of the boundaries of a tract or parcel of land), or a restoration of any such monument, even if said person has title to the land on which said monument is located, commits a class 2 misdemeanor punishable by a fine of up to \$1,000 and/or 1 year in jail unless, prior to such removal, said person has caused a Colorado professional land surveyor to establish at least two witness corners or reference marks for each such monument removed and has filed or caused to be filed a monument record pursuant to article 53 of title 38, C.R.S. (18-4-508, C.R.S.)

5. Title Policy Reference: For all information regarding right to title and easements, rights-of-way or other title burdens affecting such right to title to this property, this survey relied upon title commitment issued by Fidelity National Title Insurance Company, order number F0523295-370-BBB, with an effective date of August 26, 2015. All users of this survey are hereby notified that this survey in no way constitutes a title search by Foresight West Surveying Inc. for determination of (a)right to title, (b)chain of title/abstract, (c)the historical compatibility of all descriptions of this property with all descriptions of adjoining properties, and (d)easements, rights-of-way and other instruments of record that may impact title to this property. Additionally, unwritten rights to this property may exist which are unknown to this firm. A reasonable effort was made to research the records for this property and the adjoining properties in accordance with the usual and customary standard of care for land surveyors practicing in Colorado.

6. Basis of bearings statement required per 38-51-106(1)(e), C.R.S.:
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 hereon.

7. State Plane coordinates shown hereon were determined with a post-processed GNSS control network based on an NGS OPUS solution on point G10 and checked against OPUS solutions on points G1 and G9.

8. Standard of Accuracy Statement required per 38-52-106, C.R.S.:
Standard of accuracy maintained in developing the State Plane coordinates shown hereon: Order C 2-I (1:50,000), as specified in "Geometric Geodetic Accuracy Standards and Specifications for Using GPS Relative Positioning Techniques", printed by the Federal Geodetic Control Committee Aug. 1, 1989.

9. 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".

10. This parcel is currently zoned RR-5.

11. Date of survey: August 06 through 20, 2019.

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; 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.

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 _____,

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

El Paso County Clerk and Recorder _____

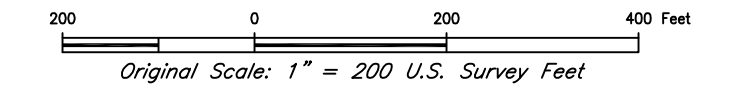
PCD File No. MS-21-004

Revisions	

Warner Subdivision
Cover Sheet
Project No. 2019092
December 17, 2021
Sheet 1 of 3

WARNER 4 LOT SUBDIVISION

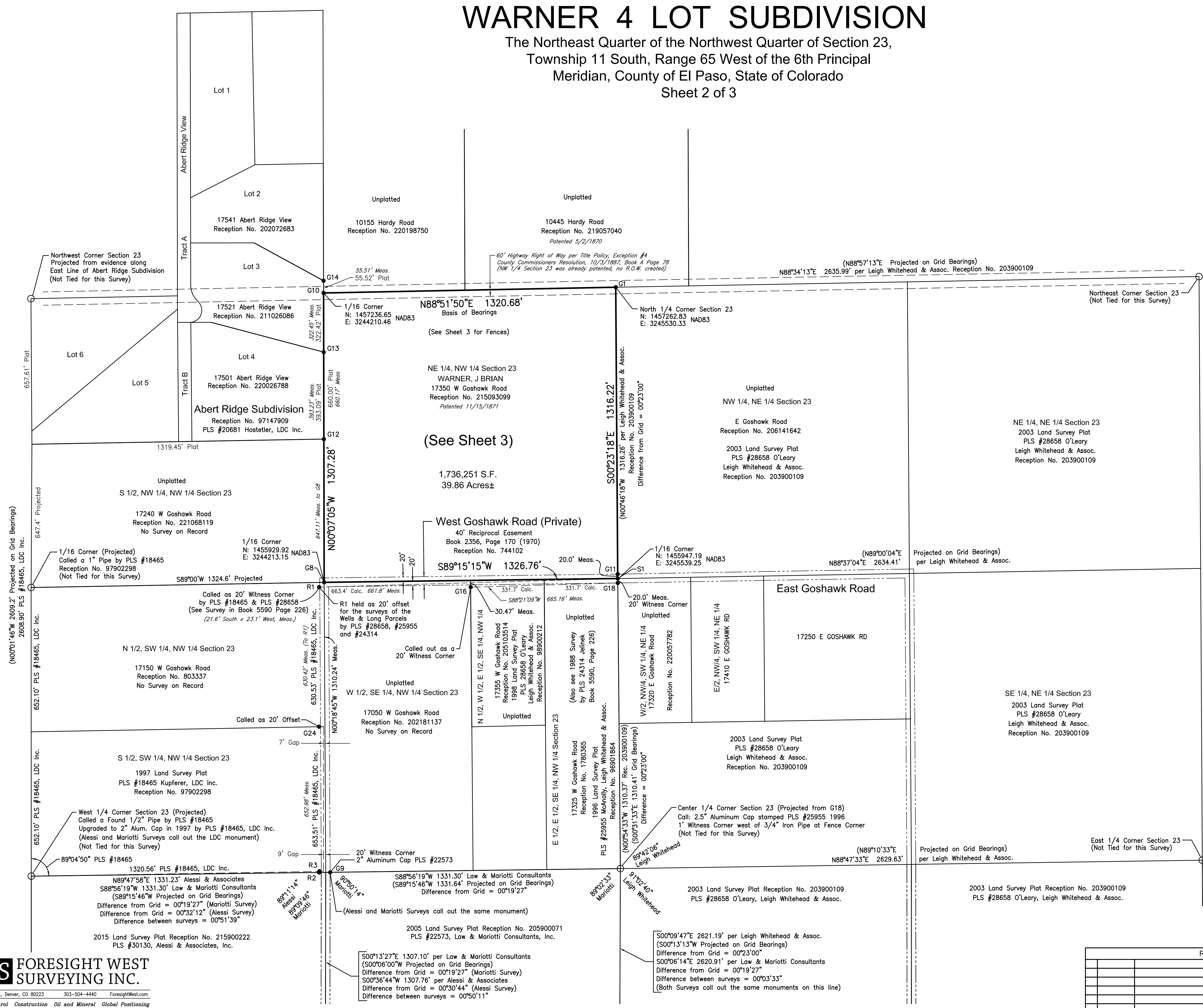
The Northeast Quarter of the Northwest Quarter of Section 23,
Township 11 South, Range 65 West of the 6th Principal
Meridian, County of El Paso, State of Colorado
Sheet 2 of 3



GB = Survey Monument. See Table on Sheet 3
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.

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)

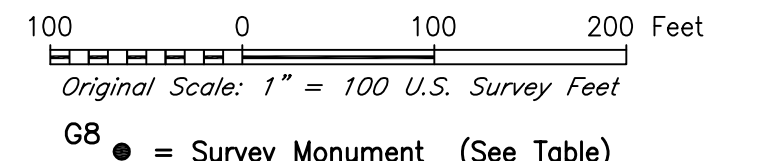
Bearing Difference from Grid = 00°23'00"
(Both Surveys describe the same monuments)

PCD File No. MS-21-004

Revisions	

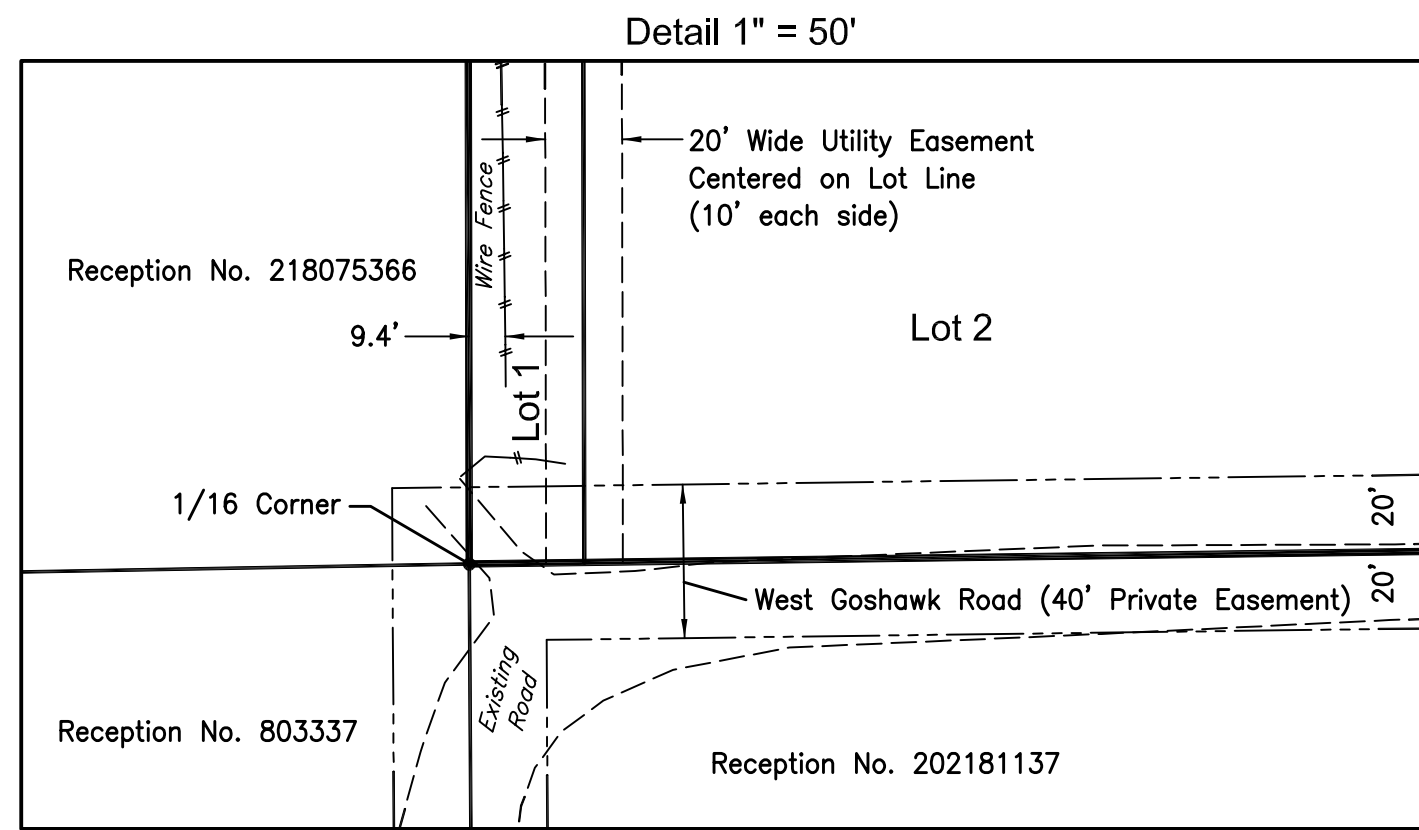
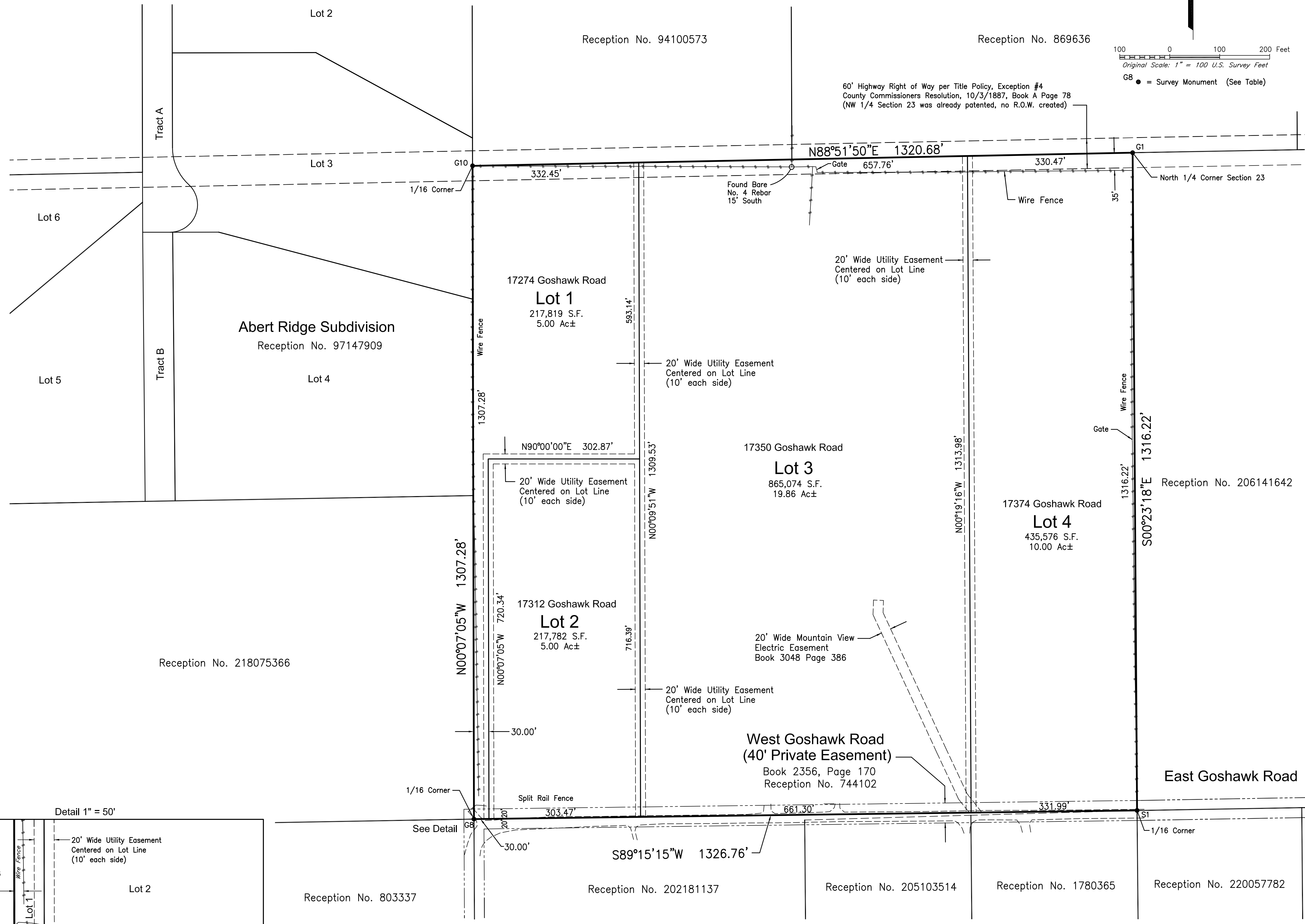
WARNER 4 LOT SUBDIVISION

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
Sheet 3 of 3



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

Point ID	Northing	Eastings	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 Marotti 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
G24	38014.51	18658.87	Found 1" Yellow Plastic Cap on #4 Rebar stamped 24314 as shown on Land Survey Plat at Reception Nos. 203900109 and 96901864 (20' Witness Corner)
R1	38644.93	18659.20	Found 3/4" O.D. Threaded Iron Pipe with mushroomed top 0.4' below ground shown on Land Survey Plat at Reception No. 97902298 (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 5990, Page 226 (1988). That survey was relied upon by PLS 25965 in 1996 and PLS 28658 in 1998
R2	37355.68	18659.41	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
R3	37361.56	18660.45	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)
S1	38683.81	20008.92	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			Set 2.5" Aluminum Cap on #6 Rebar stamped PLS 25636, 0.5' below gravel road surface



Revisions	

PCD File No. MS-21-004

Warner Subdivision
Lots and Easements
Project No. 2019092
December 17, 2021
Sheet 3 of 3