

WATER SUPPLY INFORMATION SUMMARY

Section 30-28-133(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality and dependability will be available to ensure an adequate supply of water.

1. NAME OF DEVELOPMENT AS PROPOSED MOUNTAIN STATES PIPE AND SUPPLY			
2. LAND USE ACTION MINI STORAGE			
3. NAME OF EXISTING PARCEL AS RECORDED ELY 631.22 FT OF TRACT 5 AKERS ACRES SUB NO 1			
SUBDIVISION		FILING	BLOCK LOT
4. TOTAL ACREAGE 4.48	5. NUMBER OF LOTS PROPOSED 2		PLAT MAP ENCLOSED <input checked="" type="checkbox"/> YES
6. PARCEL HISTORY - Please attach copies of deeds, plats or other evidence or documentation.			
A. Was parcel recorded with county prior to June 1, 1972? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
B. Has the parcel ever been part of a division of land action since June 1, 1972? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
If yes, describe the previous action _____			
7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner.			
NE 1/4 OF SE 1/4 SECTION 32 TOWNSHIP 13 <input type="checkbox"/> N <input checked="" type="checkbox"/> S RANGE 65 <input type="checkbox"/> E <input checked="" type="checkbox"/> W			
PRINCIPAL MERIDIAN: <input checked="" type="checkbox"/> 6TH <input type="checkbox"/> N.M. <input type="checkbox"/> UTE <input type="checkbox"/> COSTILLA			
8. PLAT - Location of all wells on property must be plotted and permit numbers provided. NO WELLS ON PARCEL			
Surveyors plat <input type="checkbox"/> Yes <input type="checkbox"/> No If not, scaled hand drawn sketch <input type="checkbox"/> Yes <input type="checkbox"/> No			
9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Feet per Year		10. WATER SUPPLY SOURCE	
HOUSEHOLD USE # 0 of units _____ GPD _____ AF		<input type="checkbox"/> EXISTING WELLS <input type="checkbox"/> DEVELOPED SPRING	
COMMERCIAL USE # 74,698 of SF. _____ GPD 0.10 AF		WELL PERMIT NUMBERS _____	
IRRIGATION # 1.2 of acres _____ GPD 0.21 AF		<input type="checkbox"/> NEW WELLS - PROPOSED AQUIFERS - (CHECK ONE)	
STOCK WATERING # 0 of head _____ GPD _____ AF		<input type="checkbox"/> ALLUVIAL <input type="checkbox"/> UPPER ARAPAHOE	
OTHER none _____ GPD _____ AF		<input type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE	
TOTAL _____ GPD 0.31 AF		<input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS	
FOR PROPOSED MINI STORAGE ON UNDEVELOPED PORTION OF PARCEL		<input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA	
		<input type="checkbox"/> OTHER _____	
		<input type="checkbox"/> MUNICIPAL <input type="checkbox"/> ASSOCIATION <input type="checkbox"/> COMPANY <input checked="" type="checkbox"/> DISTRICT	
		NAME CHEROKEE	
		LETTER OF COMMITMENT FOR SERVICE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
		WATER COURT DECREE CASE NO.'S	
11. ENGINEER'S WATER SUPPLY REPORT <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.) BY CHEROKEE METRO DISTRICT			
12. TYPE OF SEWAGE DISPOSAL SYSTEM			
<input checked="" type="checkbox"/> SEPTIC TANK/LEACH FIELD		<input type="checkbox"/> CENTRAL SYSTEM - DISTRICT NAME _____	
<input type="checkbox"/> LAGOON		<input type="checkbox"/> VAULT - LOCATION SEWAGE HAULED TO _____	
<input type="checkbox"/> ENGINEERED SYSTEM (Attach a copy of engineering design)		<input type="checkbox"/> OTHER _____	

Based on presumptive use values from Section 8.4.7 of the LDC, commercial usage at 0.1/gallon/square foot/day totals approximately 0.83 acre-feet usage per year. Please Clarify

Irrigation isn't mentioned in Water Resources Report. Please clarify.

KNOW ALL MEN BY THESE PRESENTS:

That BBP-740, LLC, a Colorado limited liability company, being the owner of the following described tract of land to wit:

That portion of the East Half of Lot 5 in Aker's Acres Subdivision No. 1, El Paso County, Colorado described as follows:

Commencing at the southeast corner of said Lot 5; thence North 89 Degrees 37 Minutes 59 Seconds West, along the south line of said Lot 5 a distance of 50.36 feet to the point of beginning at the southwest corner of a parcel of land described in a document recorded at Reception Number 210051876;

- thence North 89 Degrees 37 Minutes 59 Seconds West, continuing along said south line 578.14 feet to the southwest corner of said East Half;
- thence North 0 degrees 22 minutes 01 second East along the west line of said East Half 337.04 feet to the northwest corner thereof;
- thence South 89 degrees 37 minutes 59 seconds East along the north line of said Lot 5 a distance of 551.66 feet to the northwest corner of said parcel described at Reception Number 210051876;
- thence South 29 degrees 41 minutes 39 seconds East along the west line of said parcel 52.26 feet;
- thence South 0 degrees 18 minutes 21 seconds West, continuing along said west line 291.81 feet to the point of beginning.

Containing a calculated area of 194,206 square feet (4.4584 acres), more or less.

OWNERS CERTIFICATION:

The undersigned, being all the owners, mortgages, 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 and easements as shown hereon under the name and subdivision of **MOUNTAIN STATES PIPE AND SUPPLY**. 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 for installation, maintenance, and replacement of utility lines and related facilities.

Elizabeth L. Carroll, Manager of BBP-740, LLC, a Colorado limited liability company Date

STATE OF COLORADO

COUNTY OF EL PASO

Acknowledged before me this ____ day of _____, 2020 by Elizabeth L. Carroll as Manager of BBP-740, LLC }

My commission expires _____

Witness my hand and official seal _____
Notary Public

LIEN HOLDER:

_____, has executed this instrument this ____ day of _____, 2020, A.D.

By: _____, as _____ of _____

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this ____ day of _____,

2020, by _____ as _____ of _____

Witness my hand and seal _____

Address _____

My Commission expires _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for **MOUNTAIN STATES PIPE AND SUPPLY** was approved for filing by the El Paso County Board of County Commissioners on the ____ day of _____, 2020, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of public utility and drainage 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. Aker's Acres Subdivision No. 1 in entirety is vacated and amended for the areas described by this replat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Plat Book H-2, Page 48.

Chair, Board of County Commissioners Date

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

This plat for **MOUNTAIN STATES PIPE AND SUPPLY** 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

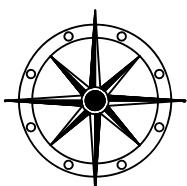
SURVEYOR'S CERTIFICATION:

I, Mark S. Johannes, 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 survey shown hereon, 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.

This certification is neither a warranty nor guarantee, either expressed or implied.

I attest the above on this ____ day of _____, 2020.

Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying and Mapping, LLC

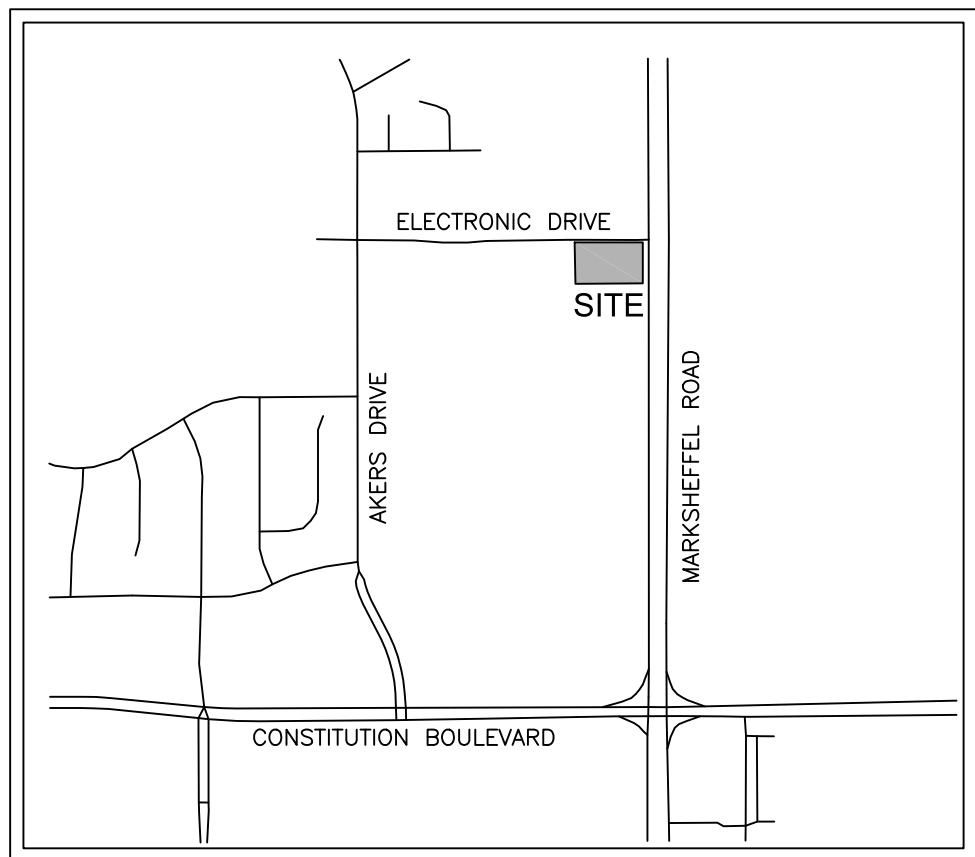


COMPASS SURVEYING & MAPPING, LLC
3249 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLLC.COM

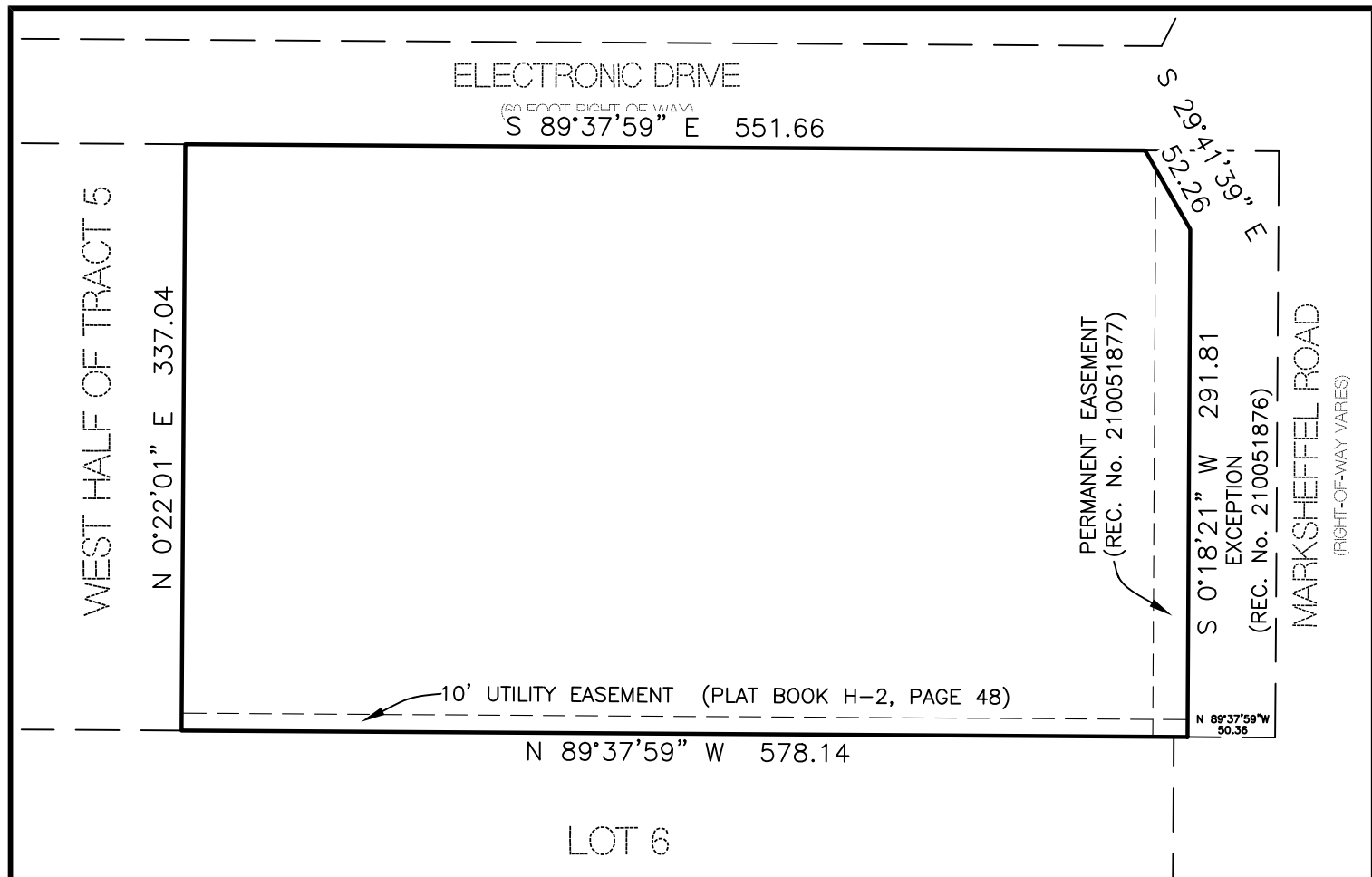
MOUNTAIN STATES PIPE AND SUPPLY

A VACATION AND REPLAT OF A PORTION OF THE EAST HALF OF TRACT 5 IN AKER'S ACRES SUBDIVISION No. 1
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

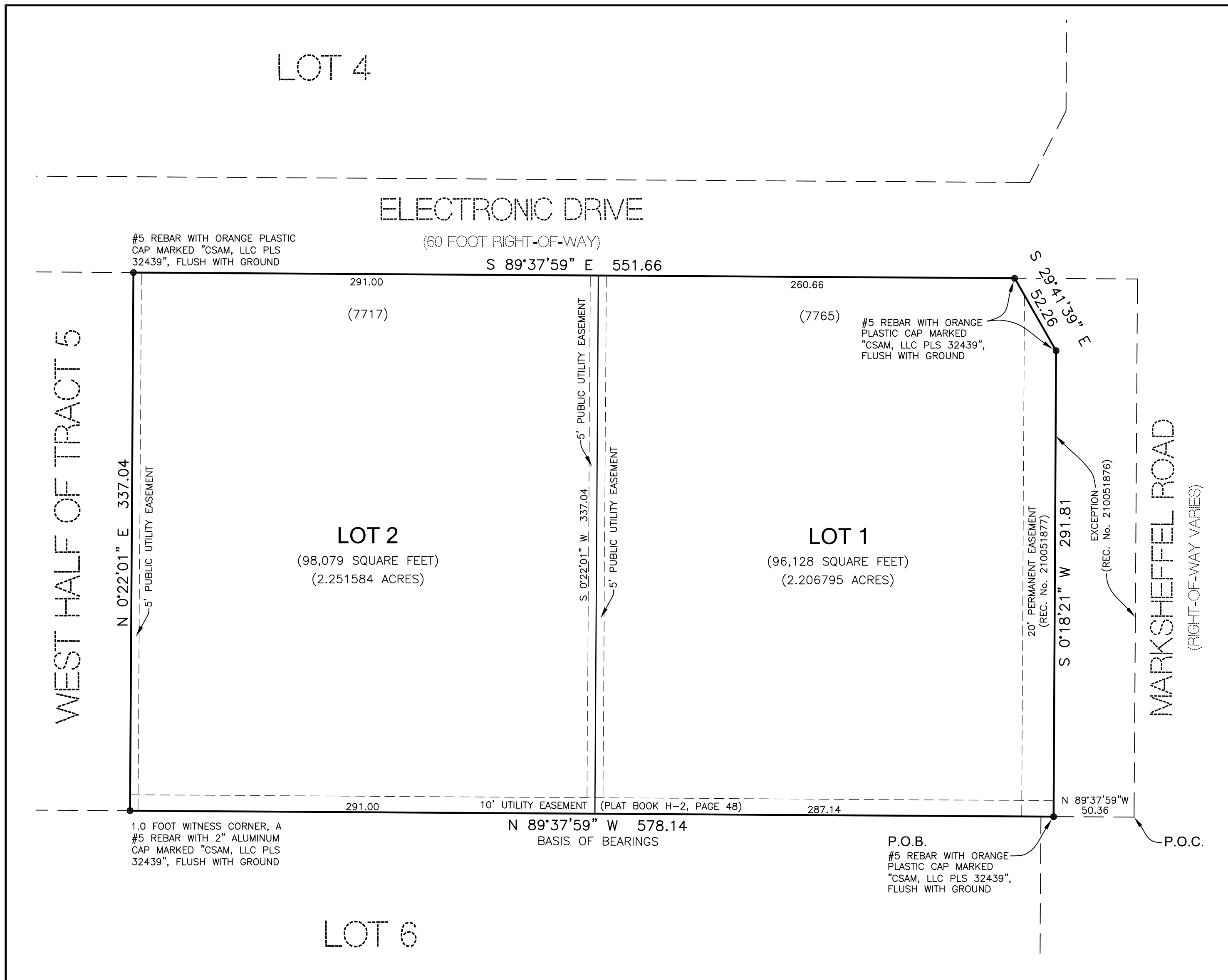
VICINITY MAP



AS PLATTED



AS REPLATTED



NOTES:

- Denotes found monument, marked as noted
 - (R) Denotes record distance.
 - (1263) Denotes street address.
- This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance prepared by Land Title Guarantee Company, Order No. SC55069164-7 with an effective date of 05/19/2018 at 7:30 A.M.
- Basis of bearings is the south line of the property, monumented as shown and assumed to bear North 89 degrees 37 minutes 59 seconds West.
- This property is located within Zone X (areas determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 08041C0756G, effective date, December 7, 2018.
- 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.
- The linear units used in this drawing are U.S. Survey feet.
- Water is to be provided by the Cherokee Metropolitan District.
- Sewage treatment is the responsibility of the property owner. The El Paso County Department of Health and Environment must approve each system and in some areas and in some cases the Department may require an engineer designed system prior to permit approval.
- Unless otherwise indicated, all side, front and rear lot lines are hereby platted with a 10 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owner.
- Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- 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 or runoff shall not be placed in drainage ways.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- The approval of this replat vacates all prior plats for the area described by this replat.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- There shall be no direct access to Marksheffel Road.
- NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations.
- 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. 16-454), 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.
- Easements are shown hereon. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at ____ o'clock

____M., this ____ day of _____, 2020, A.D., and is duly recorded

under Reception No. _____ of the records of El Paso County,

Colorado.

CHUCK BROERMAN, RECORDER

BY: _____
Deputy

SURCHARGE: _____

FEE: _____

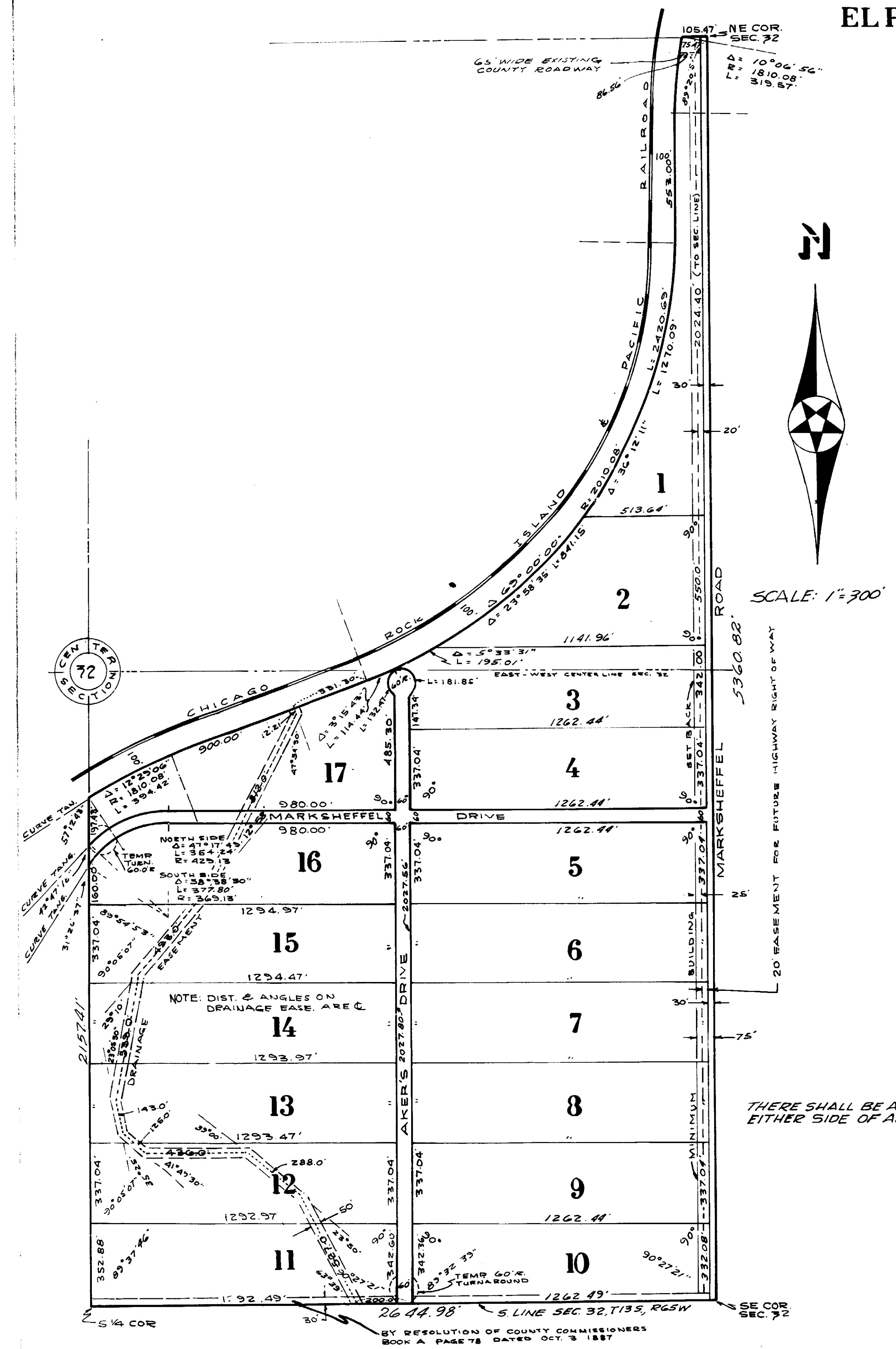
PCD FILE No. VR204

REVISIONS:		
1	9/01/20	County comments.

PROJECT No. 19196
DECEMBER 18, 2019
SHEET 1 OF 1

AKER'S ACRES SUBDIVISION NO. 1

EL PASO COUNTY, COLORADO



KNOW ALL MEN BY THESE PRESENTS:

That Plamann Development Company Inc. a Colorado Corporation, Alfred A. Plamann, President, and Ruth L. Plamann, Secretary, and James C. Akers and Mildred M. Akers, holders of a Deed of Trust, being owners of that portion of the East Half of Section 32, Township 13 South, Range 65 West of the 1st P.M. lying Southeastern 1/4 of and adjacent to the Southeastern right of way line of the Chicago, Rock Island and Colorado Railroad, and the Chicago, Kansas and Nebraska Railroad as now surveyed and recorded in Book 91 of Page 440 and Book 92 of Page 266 and Book 104 of Page 499 all of the records of El Paso County, Colorado. The above described tract containing 171.15 acres more or less.

Subject to the following rights of way and easements of record:
Book 143 of page 126 (rights of way for ditches and canals)
Book 908 of page 68 (rights of way and easements to Colorado Interstate Gas Company)
Book 908 of page 91 (rights of way and easements to Colorado Interstate Gas Company)

Has caused said tract to be surveyed and platted into lots, blocks, streets and easements as shown on the attached plat which plat is drawn to a fixed scale and accurately sets forth the boundary and dimensions of said tract and the locations of said streets and easements and which tract so platted shall be known as **AKER'S ACRES SUBDIVISION NO. 1** El Paso County, Colorado. All streets and easements as platted are hereby dedicated to public use. The undersigned do hereby personally covenant and agree that they will, their heirs, assigns, grantees and grantees of all platted streets and they will provide proper drainage for same all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. It shall be the responsibility of the individual property owners to furnish their own water and sanitation to comply with the requirements of the State of Colorado. **IN WITNESS WHEREOF:** The above mentioned Plamann Development Company Inc. Alfred A. Plamann, President and Ruth L. Plamann, Secretary have hereunto set their hands and affixed the corporate seal on behalf of said Corporation, this 30 day of July, A.D. 1965.

PLAMANN DEVELOPMENT COMPANY INC.

By Alfred A. Plamann
Alfred A. Plamann, President

Attest: Ruth L. Plamann
Ruth L. Plamann, Secretary

STATE OF COLORADO COUNTY OF EL PASO

The above and foregoing statement was acknowledged before me this 30 day of July, A.D. 1965 by Alfred A. Plamann, President and Ruth L. Plamann, Secretary of Plamann Development Company Inc.

Witness my hand and official seal.
My Commission Expires April 14, 1966

Harold L. Mulier
Notary Public

IN WITNESS WHEREOF: The aforementioned Trust Deed Holders, James C. Akers and Mildred M. Akers have hereunto set their hands and seal this 30 day of July, A.D. 1965.

James C. Akers
James C. Akers
Mildred M. Akers
Mildred M. Akers

STATE OF COLORADO COUNTY OF EL PASO

The above and foregoing statement was acknowledged before me this 30 day of July, A.D. 1965 by James C. Akers and Mildred M. Akers, holders of a Deed of Trust.

Witness my hand and official seal.
My Commission Expires August 9, 1965

Ruth L. Plamann
Notary Public

The accompanying plat is approved as to drainage and related matters.

Thomas J. Ford
County Engineer

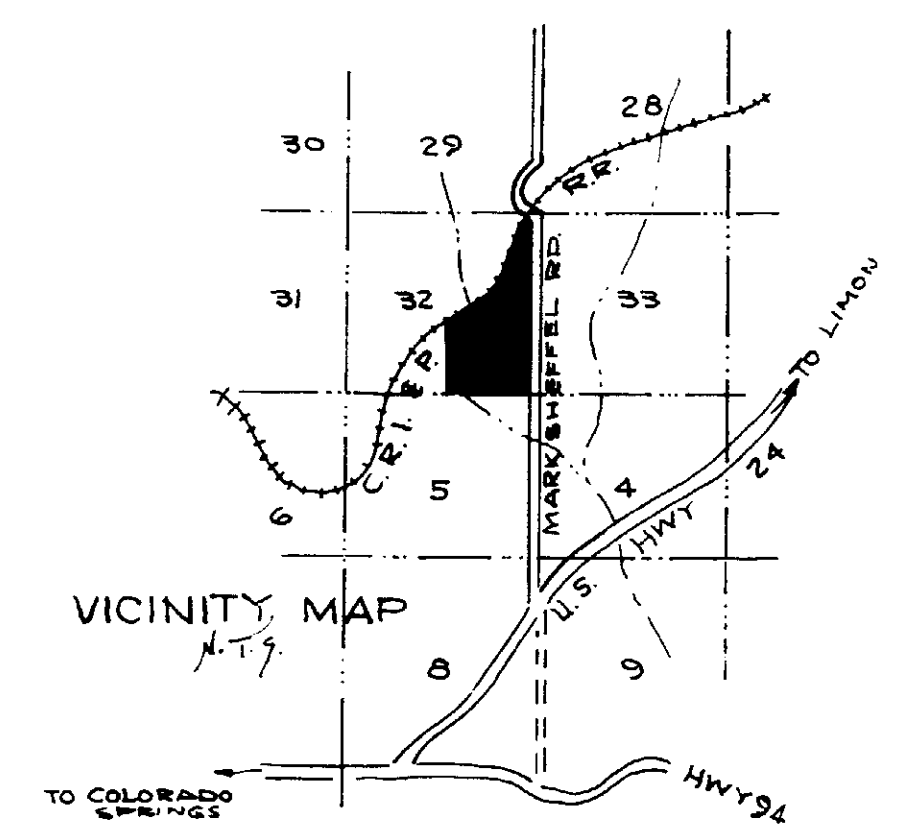
Approved by the El Paso County Planning Commission this 8th day of September, A.D. 1965.

William J. McQuinn
Chairman

Approved by the El Paso County Planning Engineer this 8th day of September, A.D. 1965.

Arnold B. Craig
El Paso County Planning Engineer

THERE SHALL BE A 10 FOOT UTILITY EASEMENT ON EITHER SIDE OF ALL SIDE AND REAR LOT LINES



STATE OF COLORADO COUNTY OF EL PASO

I hereby certify that this plat was filed for record in my office on this 1st day of August, A.D. 1965 and is duly recorded in plat Book H-2 of page 48.

Reception No. 432490
Fee \$10.00

Harriet Beal, Recorder
By Shirley Brown
Deputy

The undersigned Registered Land Surveyor in the State of Colorado hereby certifies that the attached plat was surveyed and drawn under his direct supervision and that said plat shows accurately the described tract of land and the subdivision thereof to the best of his knowledge and belief.



L. L. Dale
Registered Land Surveyor No. 2372

El Paso County - Community: Property Search
Schedule Number: 5332002019

Mountain States Pipe
Vicinity Map



Control panel: [Save / Share](#)**Position:****Decimal Degrees**

Latitude	Longitude
38.88491	-104.71178

Degrees, Minutes & Seconds

Latitude	Longitude
38° 53' 5.6754"	-105° 17' 17.5992"

Enter coordinates:

[Center map](#)

Search:

[Search](#)[Clear](#)**A click on the map will...**

- ☒ Do nothing
☐ Center map
☐ Add a marker
☐ Create a route

[Start](#)[Finish](#)**Your markers:****Your routes:** **Load this map on:****Contact us :**info@onlinetopomaps.net