

# NABULSI-ABUSHABAN SUBDIVISION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19,  
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
EL PASO COUNTY, COLORADO

## BE IT KNOWN BY THESE PRESENTS:

That NABULSI-ABUSHABAN FAMILY TRUST, being the owner of the following described tract of land to wit:

The East 990 feet of the South 1155 feet of the Southeast Quarter of Section 19 in Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado, EXCEPT the South 30 feet and the East 30 feet thereof;

Containing 24.796 acres, more or less.

## OWNERS CERTIFICATE:

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, public right-of-way additions and easements as shown hereon under the name and subdivision of NABULSI-ABUSHABAN SUBDIVISION. All public improvements, and public right-of-way additions so platted, are hereby dedicated to public use and said owner does hereby covenant and agree that any 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 dedicated 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 of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

NABULSI-ABUSHABAN FAMILY TRUST

By: \_\_\_\_\_  
Taheer Nabulsi, Co-Trustee

By: \_\_\_\_\_  
Rola Abushaban, Co-Trustee

## NOTARIAL:

STATE OF CALIFORNIA }  
COUNTY OF SAN DIEGO } SS

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Taheer Nabulsi and Rola Abushaban, Co-Trustees for NABULSI-ABUSHABAN FAMILY TRUST.

My commission expires \_\_\_\_\_

Witness my hand and seal

Notary Public

## MORTGAGEE/LIENHOLDER:

Dedication acknowledged and consent executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_A.D.

NEW HOME LENDING, its Successors and/or Assigns

\_\_\_\_\_  
Signer

\_\_\_\_\_  
Title

## NOTARIAL:

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

The above and aforementioned was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D. by \_\_\_\_\_ for NEW HOME LENDING, its Successors and/or Assigns.

Witness my hand and seal

My commission expires \_\_\_\_\_

Notary Public

## 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 Commitment for Title Insurance, prepared by FIRST AMERICAN, Commitment No. 5516-4108826 dated October 28, 2023 at 8:00 a.m.
- Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Old Ranch Road 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 Black Forest Fire and Rescue District.
- No driveway shall be established unless an access permit has been granted by El Paso County. Driveway culverts within the indicated Common Private Access Easement must be installed prior to building permit authorization for all lots within the subdivision.
- Each individual property owner is responsible for the construction and operation of a non-evaporative wastewater disposal system approved by the El Paso County Health Department. The Health Department may require a specially designed or "engineered" system prior to permit approval. Engineered systems may cost more to design, install and maintain than systems which are not engineered.
- Basis of Bearings: All bearings are based on the most Southerly line of this "net" tract line, monumented as shown and assumed to bear S89°58'40"W, a distance of 960.09 feet.

## NOTES (CONT.):

- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- All lots will have individual wells. For all individual wells, the augmentation plan/deed will allow for pumping from four (4) individual Dawson aquifer wells on four (4) residential lots. Each of the four (4) wells may withdraw up to 0.57 acre-feet annually (based on a 300-year augmentation plan/aquifer life) for a maximum of 2.28 acre feet being withdrawn by the four (4) wells/lots annually (0.26 acre feet/year/residence, with remaining amounts available for other permitted uses on the lots). Post-pumping depletions will be made by pumping water from the Laramie-Fox Hills aquifer, and all lots must participate in that.
- Permits for such wells must be obtained from the Colorado Division of Water Resources. Ground water rights and an associated augmentation plan associated with the subdivision were decreed in Case No. 22CW3020, Water Division 2 (as consolidated with Case No. 22CW3036, Water Division 1, pursuant to Order of Panel on Multi-District Litigation 22MDL12. Applicant, its successors and assigns at the time of lot sales, shall transfer rights to underlying ground water and well rights to the initial purchaser of each lot in an amount at least sufficient to satisfy the 300 year water supply requirement of El Paso County for each lot. This provision is included only to be consistent with the provisions of the augmentation plan, and does not imply the future approval by El Paso County of further subdivision of either of the four lots. Such conveyance may be accomplished either by separate quit claim deed, by other appropriate deed of the water rights associated with the lot, or by specifically identifying and transferring the water rights in the warranty deed which transfers the real property to the individual lot purchaser.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0530 F, effective date March 17, 1997 indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
- (1581) - 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.
- Fire protection to be provided by the Black Forest Fire and Rescue District.
- Unless otherwise indicated, side, front and rear lot lines are hereby platted on each side with a ten foot Public Utility and Drainage Easement, as shown heron. All exterior subdivision boundaries shall have a twenty foot Public Utility and Drainage Easement, except along road rights-of-way. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- The following reports and/or documentation, to include but not limited to, have been submitted in association with the Final Plat for this subdivision and are on file at the El Paso County Development Services Department: Traffic Impact Study; Drainage Letter; Water Resources Report; Soils and Geology Report; OWTS Report; Wildland Fire and Hazard Mitigation Plan.
- 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.
- 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/or the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species, if applicable.

Please be aware that any additional improvements may interfere with Abert's Squirrel, Black Bear, Elk, Mountain Lion, and Mule Deer habitat (species of concern to the State of Colorado) during and/or following construction. Information regarding wildlife protection measures should be provided to construction personnel and future residents, including fencing requirements, garbage containment, pets, enhancement/maintenance of natural vegetation, weed control and riparian/wetland protection/buffer zones as appropriate. Information can be obtained from the Colorado Division of Wildlife.

- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. 18-4-508.
- All property within this subdivision is subject to Road Impact Fees in accordance with the El Paso County Road Impact Fee Program, at or prior to building permit issuance.
- All property within this subdivision is subject to a Common Private Access Agreement as recorded under Reception No. \_\_\_\_\_ of the records of the El Paso County Clerk and Recorder.

Please replace Note 17 with "The subdivider(s) agree on behalf of him/herself and any developer of 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 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 documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property."

Please add the following note:  
"There shall be no direct lot access to Black Forest Road."

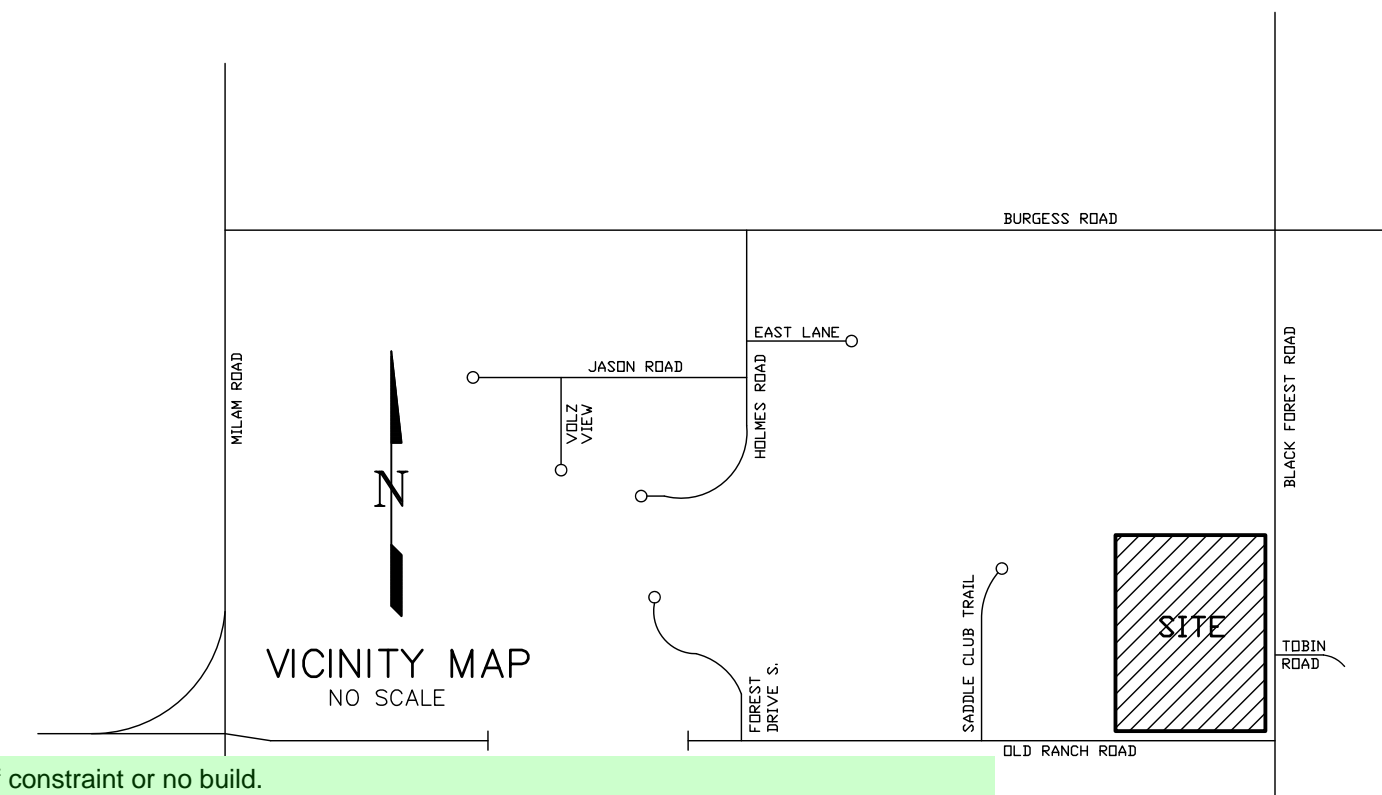
Please add the following note:  
"There shall be no direct lot access to Old Ranch Road."

Please add the following note:  
"The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance."

Please add the following note:  
"The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change."

## FEES:

Park Fee: \_\_\_\_\_ Drainage Fee: \_\_\_\_\_  
School Fee: \_\_\_\_\_ Bridge Fee: \_\_\_\_\_



Please include areas of constraint or no build.

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:  
•Downdlope 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.

I David Hostetler, 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 date of survey, 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.

David V. Hostetler  
Colorado Professional Land Surveyor No. 20681

PRELIMINARY COPY  
SUBJECT TO FINAL  
COUNTY APPROVAL

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for NABULSI-ABUSHABAN 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 streets and easements are accepted, but the public improvements thereon will not become the responsibility of El Paso County until preliminary acceptance of the public improvements with the requirements of the Land Development Code and Engineering Criteria Manual, and Improvements Agreement.

\_\_\_\_\_  
of County Commissioners

\_\_\_\_\_  
Date

\_\_\_\_\_  
S:

\_\_\_\_\_ was approved by the El Paso County Development Services Department this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

\_\_\_\_\_  
Development Services Director

## 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 \_\_\_\_\_, 20\_\_\_\_ A.D., and is duly recorded under Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

Schleiker

Steve Streicker, Recorder

SURCHARGE: \_\_\_\_\_

FEES: \_\_\_\_\_

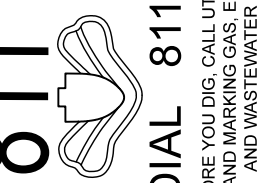
BY: \_\_\_\_\_  
Deputy

MS2211

DSD FILE NO.:

According to Colorado law, legal action based upon any defect in this survey within three years after the first anniversary of the date of recording, may in no event, may any action based upon any defect in this survey more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG . . .



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

No.	REVISIONS	
	Description	Date

H Scale: N/A  
V Scale: N/A  
Designed By: N/A  
Drawn By: DCV  
Checked By: DVH  
Date: 05/17/22

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

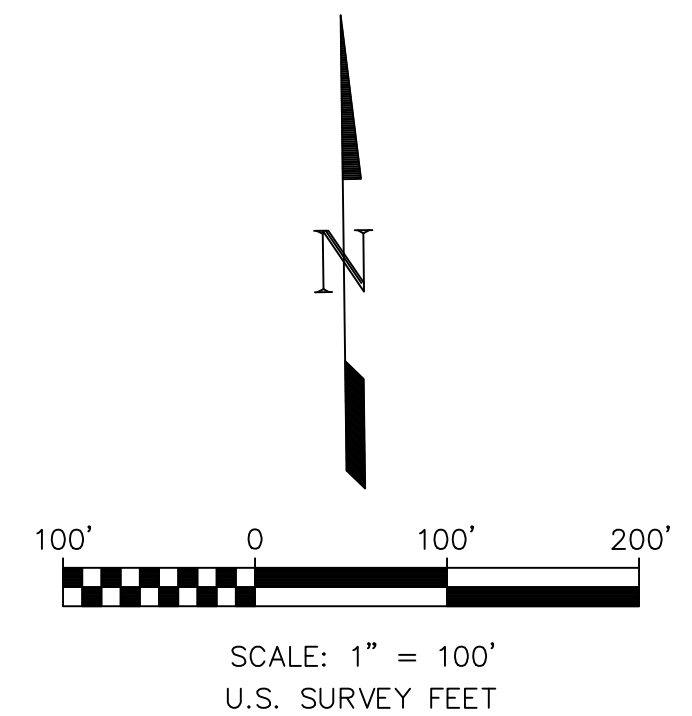
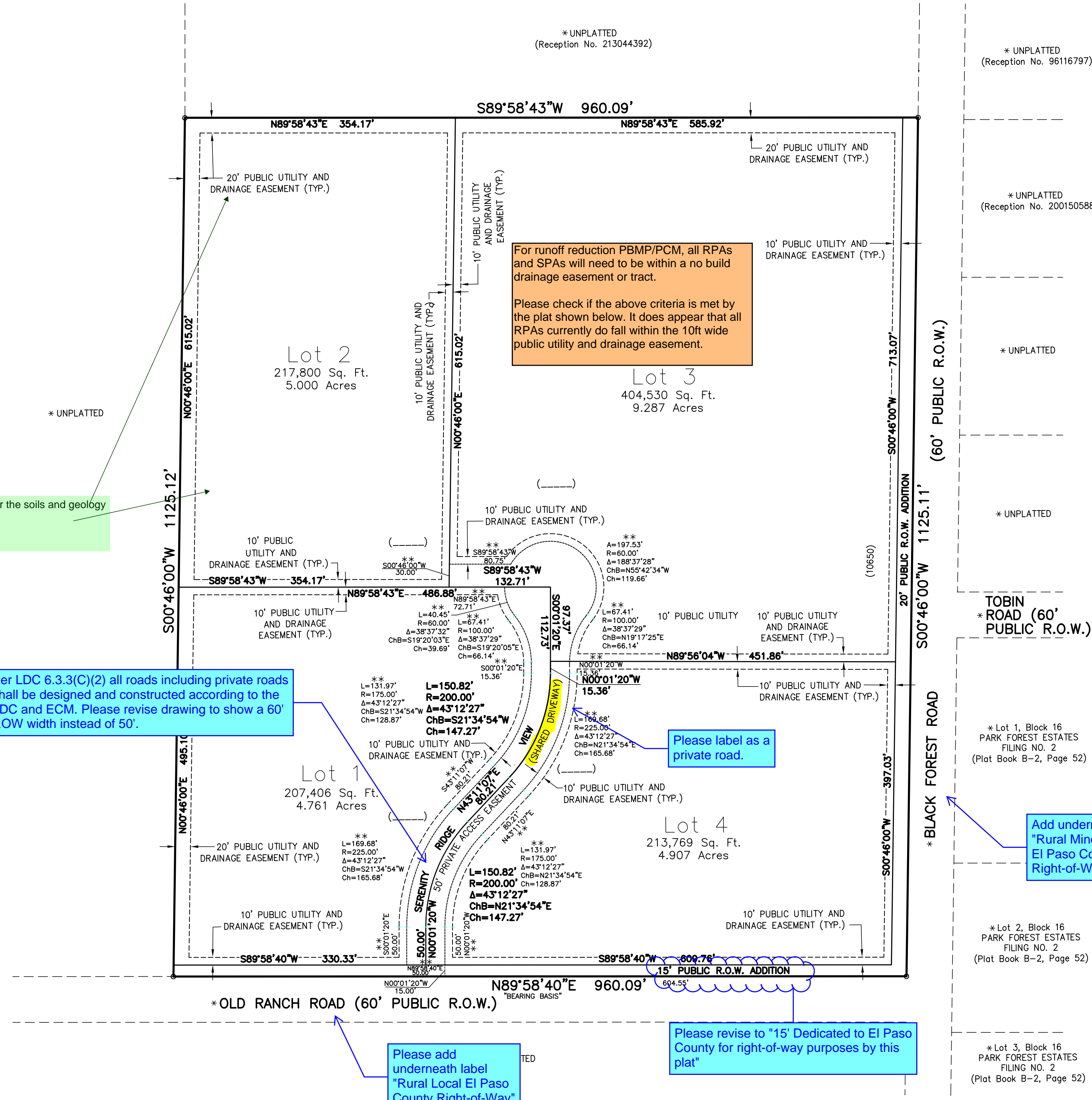
FINAL PLAT  
NABULSI-ABUSHABAN  
SUBDIVISION

Project No.: 22005

Sheet: 1 of 2

# NABULSI-ABUSHABAN SUBDIVISION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19,  
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
EL PASO COUNTY, COLORADO



- LEGEND:**
- Indicates survey monument set with #4 rebar and red plastic cap, PLS No. 20681 flush w/ground, except where noted otherwise
  - Indicates survey monument found as noted
  - Property Line — Lot Line
  - \* — Indicates not a part of this subdivision
  - \*\* — Indicates Private Access Easement (Shared Driveway) data
  - (10650) — Indicates lot address

**OWNER INFORMATION:**  
NABULSI-ABUSHABAN FAMILY TRUST  
14384 Whispering Ridge Road  
San Diego, CA 92131-4268  
Phone: (858) 245-4927

remove

PRELIMINARY COPY  
SUBJECT TO FINAL  
COUNTY APPROVAL

DSD FILE NO.: MS2211

According to Colorado law, you must commence any public utility or drainage easement within three years after you have received notice of the survey in no event, more than one year after the date of the certification shown hereon.

CALL BEFORE YOU DIG ...

811

DIAL 811

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND FIBER

No.	Description	By	Date

H Scale: 1" = 100'  
V Scale: N/A  
Designed By: N/A  
Drawn By: WCS  
Checked By: DVH  
Date: 03/06/23

**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  
NABULSI-ABUSHABAN  
SUBDIVISION

Project No.: 22005  
Sheet: 2 of 2

Please include any and all no build areas and areas of constraints per the soils and geology report.

Per LDC 6.3.3(C)(2) all roads including private roads shall be designed and constructed according to the LDC and ECM. Please revise drawing to show a 60' ROW width instead of 50'.

Please label as a private road.

Add underneath label "Rural Minor Arterial El Paso County Right-of-Way"

Please add underneath label "Rural Local El Paso County Right-of-Way"

Please revise to "15' Dedicated to El Paso County for right-of-way purposes by this plat"