

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: \_\_\_\_\_  
Taher 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 Taher 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:

1. 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.

2. 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.

4. 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.

5. 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.

6. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.

7. 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 wither 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.

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

NOTES (CONT.):

7. (continued . . . ) Alternative renewable water sources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of the permits. Lot 1, 2, 3, and 4 will limit production to the Dawson Aquifer at the interval between 230 and 530 feet below ground surface. Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No. 22CW3018 (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 any deeds of the property 171 acre-feet of Dawson Aquifer and 713 acre feet total of Laramie-Fox Hills Aquifer water as decreed in Case No. 22CW3018 (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. \_\_\_\_\_ of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.

8. 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).

9. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

10. Fire protection to be provided by the Black Forest Fire and Rescue District.

The Land Development Code of El Paso County, Colorado, Section 6.3.3, requires a Fire Protection Report to be submitted for any subdivision application that addresses the fire authority's capabilities, water supply, access roads, and wildfire mitigation. A Fire Protection Report was completed by Jensen Hughes Inc., dated May 22, 2024. As a condition of approval of this plat, the subdivision is limited to residential structures with a maximum size of 5,000 square feet. All future residential structures shall be equipped with an automatic fire sprinkler system in accordance with NFPA 13D. Adjacent exposures are not permitted within 50 feet of the primary structure. All future developments are to be in accordance with the Fire Protection Report and applicable codes and standards, including the International Fire Code, at the time of construction. Any deviations shall require individual fire protection strategies to be approved by Black Forest Fire Rescue. In combination with the Fire Protection Report, a Wildfire Mitigation Plan has been completed by David H. Root, dated May 2023. The plan addresses the current wildfire conditions and risk for the property, the fuels present, the fuel management recommendations, and the home ignition zone. The Wildfire Mitigation Plan shall serve as the guiding framework for all new developments and should be referenced and incorporated, where applicable, to ensure alignment with best practices for wildfire risk reduction. Such work may include, but is not necessarily limited to the following: Forest-wide thinnings, fuel break thinnings, prunings and/or debris disposal.

11. 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.

12. The following reports and/or documentation have been submitted in association with the Final Plat for this subdivision and are on file at the County Planning and Community Development Department, which includes, but not necessarily limited to: Letter of Intent (Dedication Request); Traffic Impact Study; Drainage Letter; Storm Water Management Plan; Detention Maintenance Agreement; Soils and Geology Report; Grading and Erosion Control Plan; PDB/BMP Operations and Maintenance Manual; Fire Protection Report; Water Resources Report; Wastewater Disposal Report; Wildfire Mitigation Plan; Construction Drawings.

13. 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.

The 6" RPA water quality treatment facility is located within the private road easement, of which the maintenance responsibility lies with the owners of record of NABULSI-ABUSHABAN SUBDIVISION. Said RPA's cannot be modified without El Paso County review and approval.

14. 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.

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

16. 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.

17. 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 El Paso County Road Impact Fee Program Resolution (Resolution No. 24-377), 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 n plat notes to ensure that a title search would find the fee obligation before sale of the property.

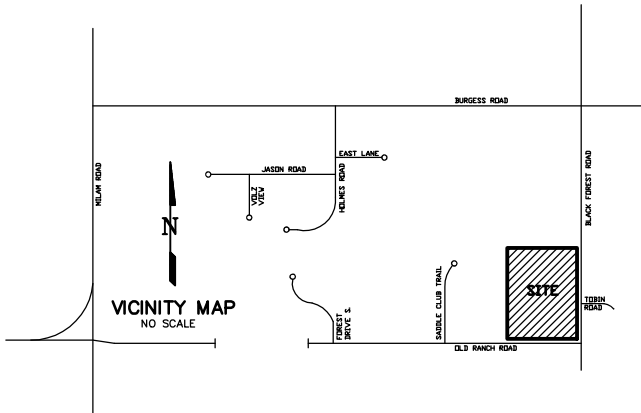
18. All property within this subdivision is subject to a Common Private Access Agreement as recorded under Reception No. \_\_\_\_\_, of the records of the El Paso County Clerk and Recorder.

19. The site has been found to be impacted by the following geologic constraints/hazards: artificial fill, downslope creep (No-Build Area Easement), expansive soils, potentially seasonal wet (No-Build Area Easement), and seasonal shallow groundwater areas (No-Build Area Easement), and shallow bedrock. The geologic constraints/hazards and mitigation measures can be found as mapped in the Soils and Geology Study completed by Entech Engineering, Inc., revised date May 22, 2023, available at the El Paso County Planning and Community Development Department. Downslope Creep: was identified on Lots 2 and 3; Potentially Seasonal and Seasonal high groundwater: were identified on each lot, and should be avoided by planned structures or on-site wastewater treatment systems; Expansive Soils and Bedrock: potential exists for each lot; Shallow Bedrock: potential exists for each lot.

20. The Private Road Easement (Serenity Ridge View) as shown on this Plat will not be maintained by El Paso County until all streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

21. There shall be no direct lot access to Black Forest Road. There shall be no direct lot access to Old Ranch Road, except via Serenity Ridge View Private Road Easement (60' width).

22. Public and Common Subdivision Improvements: No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminary accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number \_\_\_\_\_. In the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provisions for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.



22. (continued . . . ) This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

23. Gas and Electric services for this subdivision is provided by BLACK HILLS ENERGY and MOUNTAIN VIEW ELECTRIC ASSOCIATION, respectively, subject to the Districts' rules, regulations and specifications.

SURVEYOR'S CERTIFICATION:

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.

I attest the above on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

David V. Hostetler  
Colorado Professional Land Surveyor No. 20681

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 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 Director Date

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.

Steve Schleiker, Recorder

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

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

FEES:

Park Fee: \_\_\_\_\_ Drainage Fee: \_\_\_\_\_

School Fee: \_\_\_\_\_ Bridge Fee: \_\_\_\_\_

PCD FILE NO.: MS2211

According to Colorado law, you must commence any legal action based upon this instrument within three years after you first discover such defect. This limitation period is based upon any defect being discovered. Any action based upon any defect in this instrument must be commenced more than ten years from the date of recording of this instrument or within the limitation shown hereon.

CALL BEFORE YOU DIG . . .

811



DIAL 811

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

REVISIONS

No.	Description	By	Date
1	COUNTY COMMENTS	DVH	03/20/24
2	COUNTY COMMENTS	DVH	11/20/24
3	COUNTY COMMENTS	DVH	07/08/25

H Scale: N/A

V Scale: N/A

Designed By: N/A

Drawn By: DGV

Checked By: DVH

Date: 05/31/22



PLANNING • SURVEYING

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FINAL PLAT

NABULSI-ABUSHABAN  
SUBDIVISION

Project No.: 22005

Sheet:

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