

# FINAL PLAT HUNSINGER SUBDIVISION

**KNOW ALL MEN BY THESE PRESENTS:**

That The Glenn W. Hunsinger and Mary V. Hunsinger Traust, dated August 14, 1997, being the owner of the following described tracts of land to wit:

Parcel A:

Lot 10, Block B, Amended Filing of Spring Crest, County of El Paso, State of Colorado. Together with that portion of vacated Otero Avenue adjoining subject property according to Resolution recorded February 15, 1972 in Book 2467 at Page 843.

Parcel B:

Lot K, Block B, Filing No. 2 of Spring Crest, County of El Paso, State of Colorado. Together with that portion of vacated Otero Avenue adjoining subject property according to Resolution recorded February 15, 1972 in Book 2467 at Page 843.

Parcel C:

Lot L, Block B, Filing No. 2 of Spring Crest, County of El Paso, State of Colorado. Together with that portion of vacated Otero Avenue adjoining subject property according to Resolution recorded February 15, 1972 in Book 2467 at Page 843.

Containing a calculated area of 681,415 square feet (15.643136 acres), more or less.

A REPLAT OF LOT 10, BLOCK B, AMENDED PLAT OF SPRING CREST AND OF LOTS L AND K, BLOCK B, FILING No. 2 OF SPRING CREST LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

A Vacation and Replat of...

Note 1 needs to be the reason for the Vacation and Replat

**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 a lot and easements as shown hereon under the name and subdivision of HUNSINGER 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 for installation, maintenance, and replacement of utility lines and related facilities.

\_\_\_\_\_ Date

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by \_\_\_\_\_

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

Witness my hand and official seal \_\_\_\_\_  
Notary Public

2018

**DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE:**

This plat for HUNSINGER SUBDIVISION was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, subject to any notes or conditions specified hereon.

Director Of Planning and Community Development \_\_\_\_\_ Date

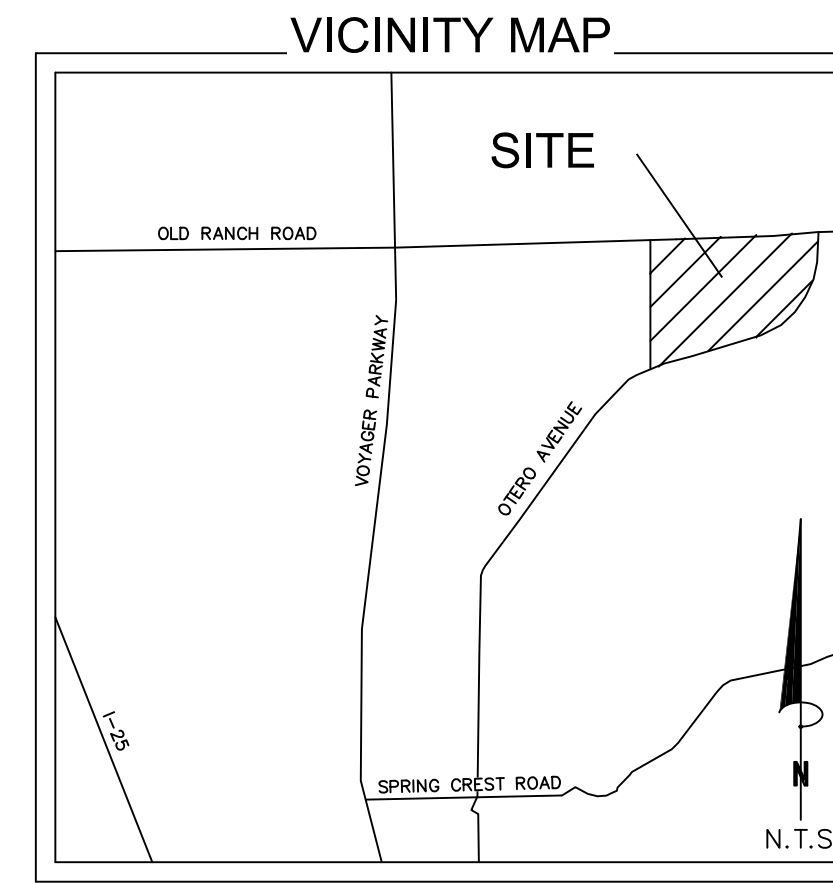
**SURVEYOR'S CERTIFICATION:**

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.

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

This is a creation of lots and requires BoCC approval, please provide correct signature block



Revise note to the following: No driveway shall be established unless an access permit has been granted by El Paso County

Add the following: 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.

Revise note to the following: 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.

Add the following notes:  
•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 the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

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

•The subdividers agree on behalf of him/herself and any developer or builder successors and assigns shall be required to pay traffic impact fees in accordance with the countywide transportation improvement fee resolution (Resolution 16-454), as amended 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.

•Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Otero 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 Donald Wescott Fire Protection District.

Add a note identifying how the road impact fee will be paid: PID 1, PID 2 or pay the road impact fee in full. Include the following in the note: "The fee is based on the established rate at the time of building permit application"

Full fee legend required for drainage based, bridge, school, and park fees

**NOTES:**

- 1) • - Denotes found monument, marked as noted  
○ - Denotes set #5 rebar and plastic cap marked "PLS 32439", unless otherwise noted.  
(1149) - Denotes street address.
- 2) 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, File No. SR55056593-2 with an effective date of 03-18-2016 at 05:00:00.
- 3) Basis of bearings is the west line of the property, monumented as shown and assumed to bear North 0 degrees 08 minutes 30 seconds West, 709.44 feet.
- 4) This property is located within Zone AE (Special flood hazard areas inundated by 100-year flood, base flood elevations determined) and Zone X (areas determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 08041C0951 F, effective date, March 17, 1997. The approximate flood zone boundary is shown hereon by map measure only.
- 5) 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.
- 6) The linear units used in this drawing are U.S. Survey feet.
- 7) The approval of this replat vacates all prior plats for the area described by this replat.
- 10) The El Paso County Department of Transportation must be contacted prior to the establishment of any driveway.
- 11) All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- 12) The following reports have been submitted and are on file at the County Planning Department: Soils and Geological study; Water Availability study; Drainage Report; Wildfire Hazard Report; Natural Features Report; Erosion Control Report.
- 17) All property owners are responsible for maintaining proper storm water drainage in and through their property.
- 18) 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 the required public improvements have been constructed and completed in accordance with the subdivision improvements agreement between the applicant and El Paso County as recorded at Reception No. \_\_\_\_\_ or in the alternative, other collateral is provided which is sufficient in the judgment of the Board of County Commissioners, to make provision for the completion of said improvements.
- 20) The addresses (1149) exhibited on this plat is for informational purposes only. It is not the legal description and is subject to change.
- 21) This plat is regulated by a P.U.D. Development Plan as recorded under Reception No. \_\_\_\_\_.
- 22) There shall be no direct lot access to Old Ranch Road.
- 23) Easements are as shown, with the sole responsibility for maintenance vested with the adjacent property owners.

FIRM panel 08041C0506F

Add a note identify the shared access easement for Lots 2 and 3. Provide a reference to the Reception number for the shared access maintenance agreement.

This is not applicable. Please remove.

**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 \_\_\_\_\_, 2018, A.D., and is duly recorded under Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

CHUCK BROERMAN, RECORDER

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

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

FEE: \_\_\_\_\_

Add PCD File No. VR-18-014

REVISIONS:	DATE	DESCRIPTION

PROJECT No. 18029  
MAY 23, 2018  
SHEET 1 OF 2

# FINAL PLAT HUNSINGER SUBDIVISION

A REPLAT OF LOT 10, BLOCK B, AMENDED PLAT OF SPRING CREST AND OF  
LOTS L AND K, BLOCK B, FILING No. 2 OF SPRING CREST  
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
EL PASO COUNTY, COLORADO

A vacation and Replat

revise to  
"Right-of-way  
dedicated to El Paso  
County"

Where the required driveway is  
greater than 300 ft., it shall be  
provided with turnouts or  
turnarounds at locations  
approved by the Fire Marshall  
per LDC 6.3.3.C.3. Private  
ingress/egress easement might  
require revision based on their  
input.

Also show acreage in  
parenthesis

A maintenance agreement is required  
for the shared driveway. Provide a  
copy of the recorded agreement and  
reference the reception number.

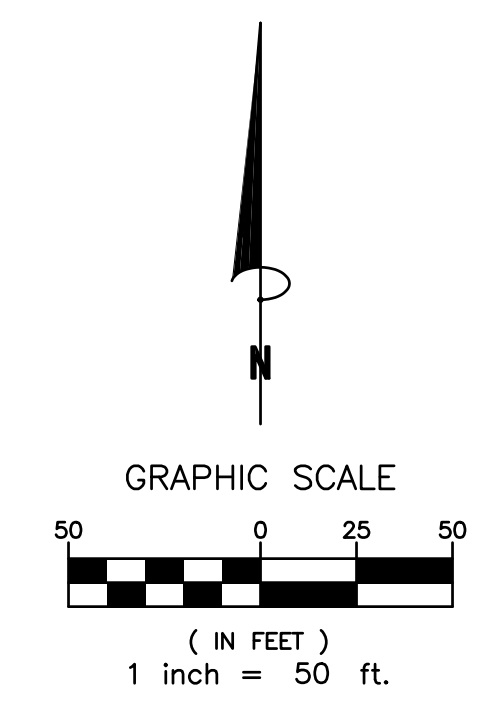
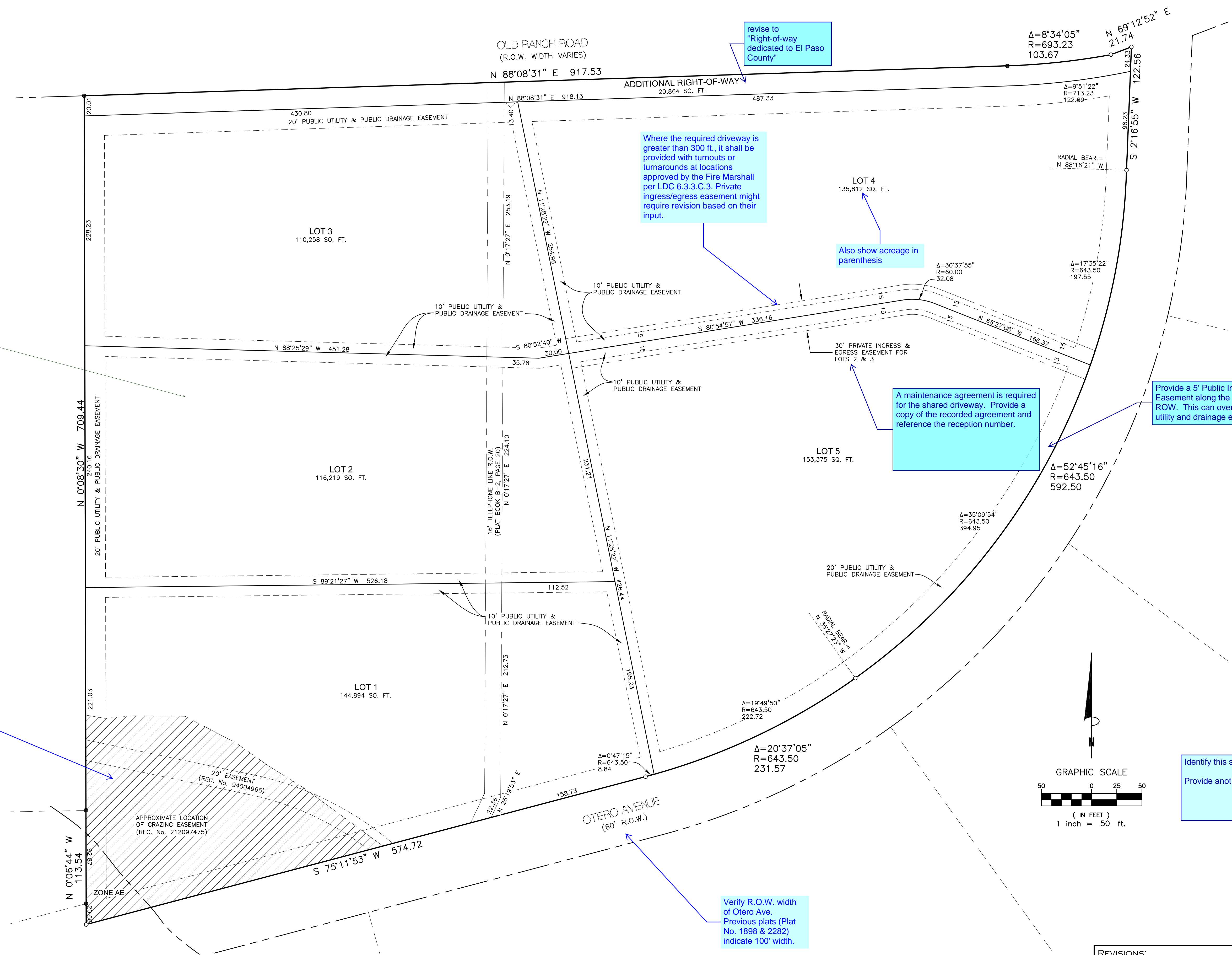
Provide a 5' Public Improvement  
Easement along the Otero Rd  
ROW. This can overlap the 20'  
utility and drainage easement.

Identify this sheet as "As-Replatted"  
Provide another exhibit showing the "As-platted"

This lot will require a  
waiver request in  
writing from the  
applicant for road  
frontage Section 8.4.3  
of the LDC

1. Label FEMA  
floodplain  
2. Provide a drainage  
easement with a  
"No-Build" and "No  
Storage of Material"  
restriction. Easement  
to include the bearing  
and distances.  
3. Show the base  
flood elevations.

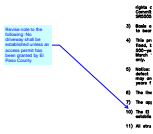
Verify R.O.W. width  
of Otero Ave.  
Previous plats (Plat  
No. 1898 & 2282)  
indicate 100' width.



REVISIONS:	

# Markup Summary

Daniel Torres (14)



**Subject:** Callout  
**Page Label:** 1  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 10/5/2018 10:21:13 AM  
**Color:** ■

Revise note to the following: No driveway shall be established unless an access permit has been granted by El Paso County

10) The est

**Subject:** Highlight  
**Page Label:** 1  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 10/5/2018 10:21:14 AM  
**Color:** ■



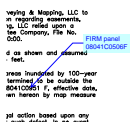
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**Author:** Daniel Torres  
**Date:** 10/5/2018 10:21:15 AM  
**Color:** ■

Add the following notes:  
•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 the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

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

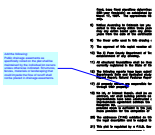
•The subdividers agree on behalf of him/herself and any developer or builder successors and assigns shall be required to pay traffic impact fees in accordance with the countywide transportation improvement fee resolution (Resolution 16-454), as amended at or prior to the time of building permit submittals. 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.

•Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Otero 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 Donald Wescott Fire Protection District.



**Subject:** Callout  
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**Author:** Daniel Torres  
**Date:** 10/5/2018 10:21:22 AM  
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FIRM panel 08041C0506F



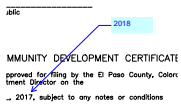
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**Author:** Daniel Torres  
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Add the following:  
 Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.



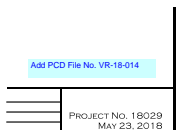
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Revise note to the following: Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are 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.



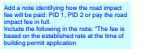
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2018



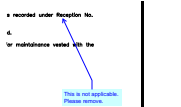
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Add PCD File No. VR-18-014



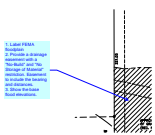
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**Color:** ■

Add a note identifying how the road impact fee will be paid: PID 1, PID 2 or pay the road impact fee in full.  
 Include the following in the note: "The fee is based on the established rate at the time of building permit application"



**Subject:** Callout  
**Page Label:** 1  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 10/5/2018 10:21:33 AM  
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This is not applicable. Please remove.



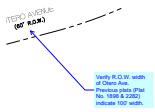
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**Author:** Daniel Torres  
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1. Label FEMA floodplain
2. Provide a drainage easement with a "No-Build" and "No Storage of Material" restriction. Easement to include the bearing and distances.
3. Show the base flood elevations.



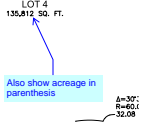
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Where the required driveway is greater than 300 ft., it shall be provided with turnouts or turnarounds at locations approved by the Fire Marshall per LDC 6.3.3.C.3. Private ingress/egress easement might require revision based on their input.



**Subject:** Callout  
**Page Label:** 2  
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**Author:** Daniel Torres  
**Date:** 10/5/2018 10:21:42 AM  
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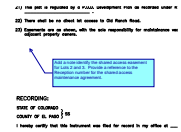
Verify R.O.W. width of Otero Ave. Previous plats (Plat No. 1898 & 2282) indicate 100' width.



**Subject:** Callout  
**Page Label:** 2  
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**Author:** Daniel Torres  
**Date:** 10/5/2018 10:21:42 AM  
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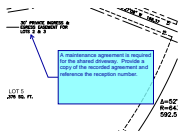
Also show acreage in parenthesis

**dsdlaforce (5)**



**Subject:** Callout  
**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdlaforce  
**Date:** 10/5/2018 10:21:03 AM  
**Color:** ■

Add a note identify the shared access easement for Lots 2 and 3. Provide a reference to the Reception number for the shared access maintenance agreement.



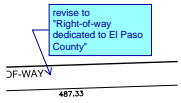
**Subject:** Callout  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdlaforce  
**Date:** 10/5/2018 10:21:05 AM  
**Color:** ■

A maintenance agreement is required for the shared driveway. Provide a copy of the recorded agreement and reference the reception number.



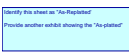
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**Author:** dsdlaforce  
**Date:** 10/5/2018 10:21:05 AM  
**Color:** ■

Provide a 5' Public Improvement Easement along the Otero Rd ROW. This can overlap the 20' utility and drainage easement.



**Subject:** Callout  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdlaforce  
**Date:** 10/5/2018 10:21:06 AM  
**Color:** ■

revise to "Right-of-way dedicated to El Paso County"



**Subject:** Text Box  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdlaforce  
**Date:** 10/5/2018 10:21:07 AM  
**Color:** ■

Identify this sheet as "As-Replatted"

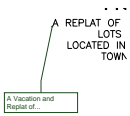
Provide another exhibit showing the "As-platted"

**dsdsevigny (6)**



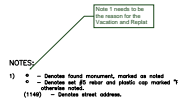
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**Date:** 10/5/2018 10:21:08 AM  
**Color:** ■

This is a creation of lots and requires BoCC approval, please provide correct signature block



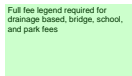
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A Vacation and Replat of...



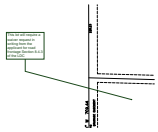
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Note 1 needs to be the reason for the Vacation and Replat



**Subject:** Text Box  
**Page Label:** 1  
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**Author:** dsdseigny  
**Date:** 10/5/2018 10:21:11 AM  
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Full fee legend required for drainage based, bridge, school, and park fees



**Subject:** Callout  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdseigny  
**Date:** 10/5/2018 10:21:20 AM  
**Color:** ■

This lot will require a waiver request in writing from the applicant for road frontage Section 8.4.3 of the LDC



**Subject:** Callout  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdseigny  
**Date:** 10/5/2018 10:21:21 AM  
**Color:** ■

A vacation and Replat