FINAL PLAT **HUNSINGER SUBDIVISION**

EL PASO COUNTY, COLORADO

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.

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.

STATE OF COLORADO COUNTY OF EL PASO) Acknowledged before me this _____, 2018 by My commission expires ______ Witness my hand and official seal ______Notary Public

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE:

This plat for HUNSINGER 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 & drainage easements and additional right—of—way, 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.

Previous plat name in entirety is vacated and amended for the areas described by this republic drainage easements as specifically noted on the plat shall subject to all covenants, conditions, and restrictions recorded against and appurtenant to the plat shall subject to all covenants. original plat recorded in the Office of the El Paso County Clerk in Plat Book B-2, Page 2 emaintained by the individual lot owners unless otherwise and Plat Book F-2, Page 18.

Chair, Board of County Commissioners

SURVEYOR'S CERTIFICATION:

I Mark S. Johannes, a duly registered Professional Land Surveyor in the State of Colorado, could impede the flow of runoff shall not be placed in 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



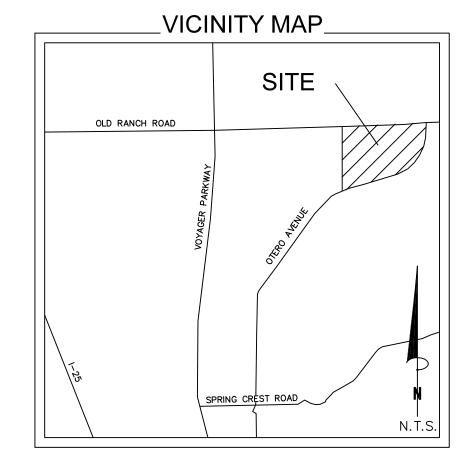
maintained by the individual lot owners unless otherwise ndicated. Structures, fences, materials or landscaping that

dd the following:

ndicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage

Unresolved. The comment above is in addition to the original note. Update note 12 to: "All property owners are responsible for maintaining proper stormwater drainage in and through their property. Public drainage easements as specifically noted on the plat shall be

A VACATION AND 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.,



1) The reason for this vacation and replat is to create 5 lots out of 3 existing lots.

o — Denotes set #5 rebar and plastic cap marked "PLS 32439", unless

SR55056593-2 with an effective date of 03-18-2016 at 05:00:00.

to bear North 0 degrees 08 minutes 30 seconds West, 709.44 feet.

years from the date of the certification shown hereon.

7) The linear units used in this drawing are U.S. Survey feet.

currently registered in the State of Colorado.

3) This survey does not constitute a title search by Compass Surveying & Mapping, LLC to

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.

4) Basis of bearings is the west line of the property, monumented as shown and assumed

5) This property is located within Zone AE special flood hazard areas inundated by 100-year

may any action based upon any defect in this survey be commenced more than ten

8) The approval of this replat vacates all prior plats for the area described by this replat.

9) No driveway shall be established unless an access permit has been aranted by El Paso

11) The following reports have been submitted and are on file at the County Planning

individual lot owners unless otherwise indicated. Structures, fences, materials or

landscaping that could impede the flow of runoff shall not be placed in drainage

13) No lot, or interest therein. shall be sold, conveyed or transferred, whether by deed or by

improvements agreement between the applicant and EL Paso County as recorded at

14) The addresses (1149) exhibited on this plat is for informational purposes only. It is not

improvements have been constructed and completed in accordance with the subdivision

Reception No. ______, or in the alternative, other collateral is provided which is sufficient in the judgment of the Board of County Commissioners, to

contract, nor shall building permits be issued, until and unless the required public

Hazard Report; Natural Features Report: Erosion Control Report.

make provision for the completion of said improvements.

the legal description and is subject to change.

flood, base flood elevations determined and Zone X areas determined to be outside the

500-year floodplain) as established by FEMA per FIRM panel 08041C0506F, effective date,

determine ownership or easements of record. For all information regarding easements,

2) • - Denotes found monument, marked as noted

otherwise noted.

(1149) — Denotes street address.

Address Traffic Impact fees, see email from County Attorney, and check numbering to make sure note numbers are not duplicated

Water Supply: (utilized when the water supply is individual wells) (Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)

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. 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 300 years indicated due to anticipated water level declines.

March 17, 1997. The approximate flood zone boundary is shown hereon by map measure Permits for individual wells must be obtained from the State 6) Notice: According to Colorado law you must commence any legal action based upon any Engineer who by law has the authority to set conditions for the defect in this survey within three years after you first discover such defect. In no event issuance of these permits. Two (2) existing well permits Nos.

> subject to a joint Use Water Well Agreement as recorded under Agreement as recorded under Reception No. _____, which imits production to the _____ Aquifer at an interval between and feet below ground surface. Lot and Block __ and Lots __ through __, Block __ will limit production to the __Aquifer at an interval between ____ and ____ feet

below ground surface. 10) All structural foundations shall be located and designed by a Professional Engineer,

Department: Soils and Geological study; Water Availability study: Drainage Report; Wildfire data regarding water withdrawals from wells. 12 Public drainage easements as specifically noted on the plat shall be maintained by the (Division ___) for use in this augmentation plan.

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.

improvements are included with needs to be removed.

El Paso County

Planning and

Development

Department

Community

See redlines for the signed court decrees and ground water determination, an HOA is required to be created and one of the following notes applied to the plat under section 8.4.7(B)(4)(e)(iii) of

ndividual wells are the responsibility of each property owner.

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 given Denver Basin Aquifer may be less than either the 100 years or Furthermore, the water supply plan should not rely solely upon non-renewable aguifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply. (Utilized when there is a joint well agreement for common use of

and _____ will serve two (2) single family dwellings each. Well permit No. will serve Lots and , Block Reception No. ______ will serve Lot _, Block __ and Lot __, Block __, subject to a Joint Use Water Well

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. _____ (Division ___), and their costs of operating the plan for augmentation and responsibility for metering and collecting RECORDING: Owner shall reserve in any deeds of the property ___ acre-feet of ______Aquifer and _____ acre feet total of STATE OF COLORADO Aguifer water as decreed in Case No. Water withdrawal and wells are subject to limitations, restrictions

If no public application, then this

NOTES (continued):

Meadow Jumping Mouse.

Postal Service regulations.

15) There shall be no direct lot access to Old Ranch Road.

16) Unless otherwise indicated, all side, front and rear lot lines are hereby platted on each

are hereby platted with a 20 foot public utility and drainage easement. The sole

17) Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies

18) Mailboxes shall be installed in accordance with all El Paso County and United States

and assigns shall be required to pay traffic impact fees in accordance with the

20) 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

21) Lots 2 and 3 will access Otero Road via a private shared access easement recorded at

22) All easements that are dedicated hereon for public utility purposes shall be subject to

6.3.3.c.3 due to their length, some of the driveways will need to be specifically approved

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

22) The Road Impact Fee will be paid by a 10-mil PID. The fee is based on the established

title search would find the fee obligation before sale of the property.

by the Donald Prescott Fire Protection District.

Reception No. ______.

shall remain in full force and effect.

rate at the time of building permit.

19) The subdividers agree on behalf of him/herself and any developer or builder successors

countywide transportation improvement fee (Resolution No. 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 sale document's and on plat notes to ensure that a

including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, US Army Corps of Engineers and the US Fish and Wildlife Service regarding

the Endangered Species Act, particularly as it relates to the listed species (e.g. Prebles

responsibility of maintenance is hereby vested in the individual property owners.

side with a 10 foot public utility and drainage easement. All exterior subdivision boundaries

FEES:		
Orainage Fee:	School Fee:	
Bridge Fee:	Park Fee:	

COUNTY OF EL PASO S

and augmentation requirements and responsibilities as found within 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

Deputy SURCHARGE: _____

PCD FILE NO. VR-18-014

RE	EVISIONS:		
1	11/19/18	County comments.	
			PROJECT No. 18029
			May 23, 2018
			SHEET 1 OF 2

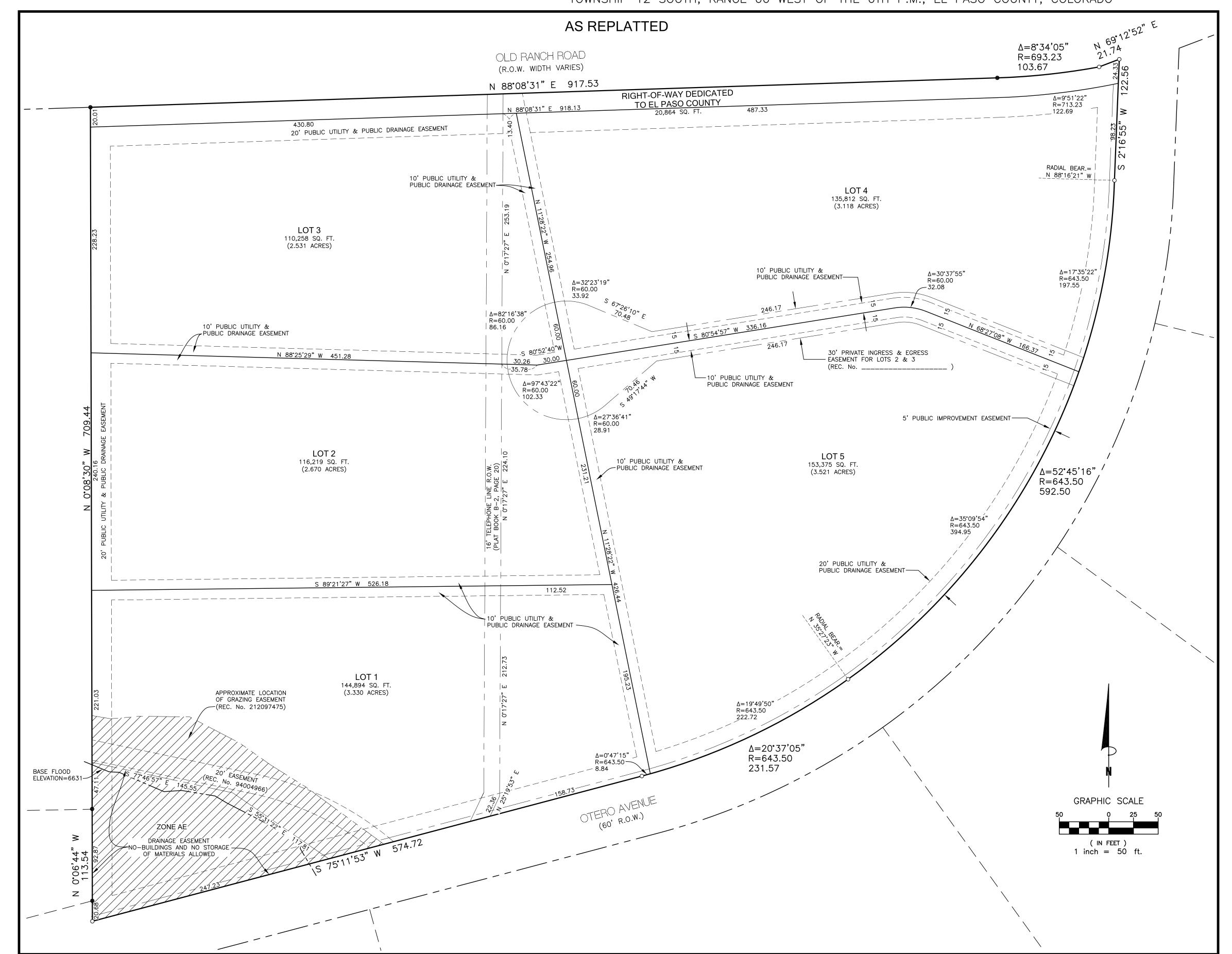
Board of County Commissioners Certificate This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners day of _____, 20__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) 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.

NOTES:

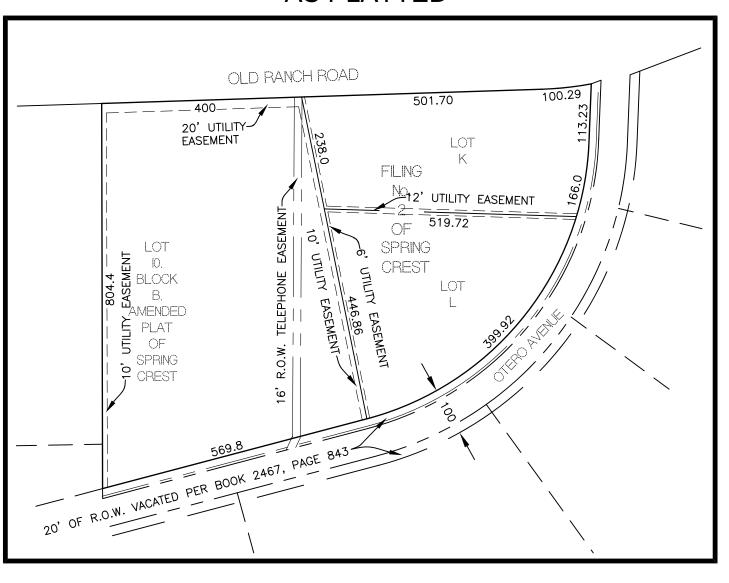
President, Board of County Commissioners	Date	
Executive Director, El Paso County Planning and Community Development Department	Date	

FINAL PLAT HUNSINGER SUBDIVISION

A VACATION AND 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



AS PLATTED



Add scale for the As-Platted

PCD FILE NO. VR-18-014

COMPASS SURVEYING & MAPPING, LLC
721 SOUTH 23RD STREET, SUITE B
COLORADO SPRINGS, CO 80904
719-354-4120
WWW.CSAMLLC.COM

Markup Summary

dsdlaforce (2)



Subject: Callout Page Label: 1 Lock: Locked Author: dsdlaforce

Date: 12/20/2018 12:16:31 PM

Color:

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.

Unresolved. The comment above is in addition to the original note. Update note 12 to: "All property owners are responsible for maintaining proper stormwater 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."

Subject: Text Box Page Label: 2 Lock: Locked Author: dsdlaforce

Date: 12/20/2018 12:16:36 PM

Color:

Add scale for the As-Platted

dsdsevigny (5)



Subject: Callout Page Label: 1 Lock: Locked Author: dsdsevigny

Date: 12/20/2018 12:16:40 PM

Color:

Board of County Commissioners Certificate

This plat for (name of subdivision or plat) 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, tracts, easements: list those applicable) 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.
President, Board of County Commissioners Date

Executive Director, El Paso County Planning Date
and Community Development Department



Subject: Callout

Page Label: 1 Lock: Locked Author: dsdsevigny

Date: 12/20/2018 12:16:43 PM

Color:



Subject: Callout Page Label: 1 Lock: Locked Author: dsdsevigny

Date: 12/20/2018 12:16:44 PM

Color:

If no public improvements are included with application, then this needs to be removed.

El Paso County Planning and Community

Development Department



Subject: Callout Page Label: 1 Lock: Locked Author: dsdsevigny

Date: 12/20/2018 12:16:45 PM

Color:

Address Traffic Impact fees, see email from County Attorney, and check numbering to make

sure note numbers are not duplicated



Subject: Water Suppy

Page Label: 1 Lock: Locked Author: dsdsevigny

Date: 12/20/2018 12:16:45 PM

Color:

See redlines for the signed court decrees and ground water determination, an HOA is required to be created and one of the following notes applied to the plat under section 8.4.7(B)(4)(e)(iii) of the LDC.

Water Supply: (utilized when the water supply is individual wells)

(Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)

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. (Utilized when there is a joint well agreement for common use of wells)

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. Two (2) existing well permits Nos.

will serve to	wo (2) single family dwellings			
each. Well permit No.	will serve Lots			
and, Block subject to a joint Use Water Well				
	ed under Reception No.			
	rmit No will serve			
	Lot, Block, subject to a			
	Agreement as recorded			
	, which limits			
production to the	Aquifer at an			
interval between	and feet below ground			
surface. Lot and	_, Block and Lots			
through, Block	will limit production to the			
Aquife	er at an interval between			
	elow ground surface.			
Owner, its successors	s and assigns shall advise the			
Property Owners Ass	ociation (or Homeowners			
Association) and all fu	iture owners of these lots of			
	nents of the decree entered			
in Case No	(Division), and their			
costs of operating the	plan for augmentation and			
responsibility for meter	ering and collecting data			
regarding water withd	rawals from wells.			
Owner shall reserve in	n any deeds of the property			
acre-feet	of Aquifer and			
acre feet to				
Aquifer water as decre	eed in Case No			
(Division) for use in	n 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.