

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.

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 } SS
COUNTY OF EL PASO }

Acknowledged before me this _____ day of _____, 2019 by

My commission expires _____

Witness my hand and official seal _____
Notary Public

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for HUNSINGER SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 2019, 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 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 and Community Development Department Date

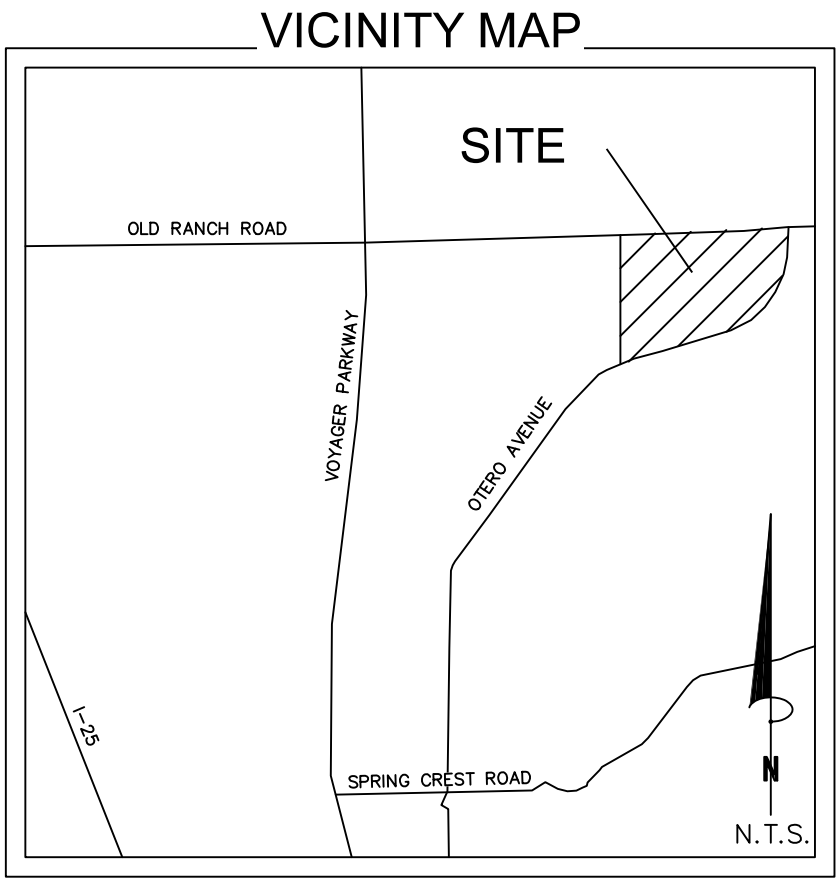
SURVEYOR'S CERTIFICATION:

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

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



NOTES:

- The reason for this vacation and replat is to create 5 lots out of 3 existing lots.
- Denotes found monument, marked as noted
 - o — Denotes set #5 rebar and plastic cap marked "PLS 32439", unless otherwise noted.
 - (1149) — 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, File No. SR55056593-2 with an effective date of 03-18-2016 at 05:00:00.
- 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.
- 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 08041C0506 G, effective date, December 7, 2018. The approximate flood zone boundary is shown hereon by map measure only.
- 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.
- 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 Planning and Community Development Department.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- 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.
- 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.
- The addresses (1149) exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

NOTES (continued):

- There shall be no direct lot access to Old Ranch Road.
- Unless otherwise indicated, all side, front and rear lot lines are hereby platted on each side with a 10 foot public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility of maintenance is hereby vested in the individual property owners.
- 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, 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 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 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 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 Prescott Fire Protection District.
- Lots 2 and 3 will access Otero Road via a private shared access easement recorded at Reception No. _____.
- 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.
- Lots 4 and 5 are subject to a Road Impact Fee that will be paid by at or prior to time of building permit submittals. The fee is based on the established rate at the time of building permit.
- 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 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.
- Owner, its successors and assigns shall advise the Homeowners Association and all future owners of these lots of all applicable requirements of the decree entered in Case No. 16CW3088, Water Court, Water Division No. 2, and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells. Owner shall convey 92.0 acre feet of water in the Denver aquifer to each of the initial purchasers of Lot 1 and Lot 4 and 104.4 acre feet of water in the Arapahoe aquifer to each of the initial purchasers of Lot 2, Lot 3, and Lot 5. Owner shall reserve in any deeds of the property and convey to the Homeowners' Association 449.0 acre feet of water rights in the Laramie- Fox Hills aquifer for use in the augmentation plan approved in Case No. 16CW3088, unless and until the obligation is terminated as provided by Case No. 16CW3088. Water withdrawals and wells are subject to limitations, restrictions, and augmentation requirements and responsibilities found within the Declaration of Restrictive Covenants for this subdivision recorded at Reception No. _____ of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.

FEES:

Drainage Fee: _____ School Fee: _____

Bridge Fee: _____ Park Fee: _____

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 _____, 2019, A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

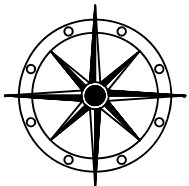
CHUCK BROERMAN, RECORDER

BY: _____
Deputy

SURCHARGE: _____

FEE: _____

PCD FILE NO. VR-18-014



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

REVISIONS:	
1 11/19/18	County comments.
2 3/12/19	County comments.

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

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

OLD RANCH ROAD
(R.O.W. WIDTH VARIES)

RIGHT-OF-WAY DEDICATED
TO EL PASO COUNTY
20,864 SQ. FT.

LOT 1
144,894 SQ. FT.
(3.330 ACRES)

7.23

N 69°12'52" E
21.74

RADIAL
N 88°16'

33

11

11

///

50

OLD RANCH ROAD

400

20' UTILITY EASEMENT

501.70

100.29

113.23

FILING NO. 2 OF LOT K

286.0

12' UTILITY EASEMENT

519.72

166.0

LOT 10, BLOCK B, AMENDED PLAT OF SPRING CREST

SPRING CREST

LOT L

804.4

10' UTILITY EASEMENT

16' R.O.W. TELEPHONE EASEMENT

10' UTILITY EASEMENT

6' UTILITY EASEMENT

446.88

569.8

20' OF R.O.W. VACATED PER BOOK 2467, PAGE 843

OTERO AVENUE

289.82

100

OLD RANCH ROAD

446
EAS
CHPDT

[illegible]

1

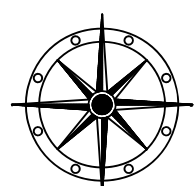
comments.

comments

PCD FILE NO. VR-18-014

REVISIONS:		
1	11/19/18	County comments.
2	3/12/19	County comments.

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



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