

LARGENT SUBDIVISION

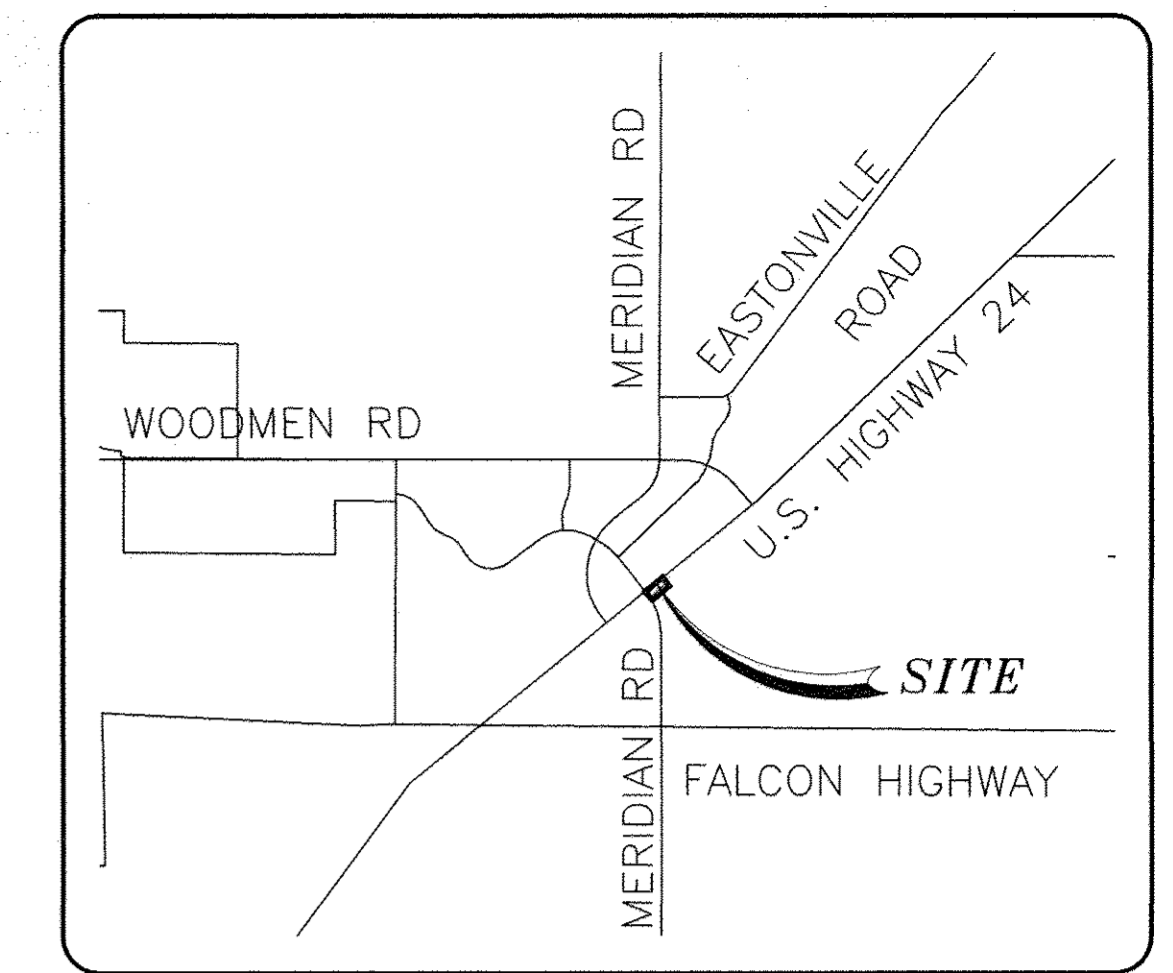
14234

A VACATION AND REPLAT OF A PORTION OF BLOCKS 23 AND 24, TOWN OF FALCON PLAT LOCATED IN A PORTION OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST, AND A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

SHEET 1 OF 1

LEGEND

- FOUND MONUMENT AS SHOWN
- SET NO.4 REBAR WITH 1" PLASTIC CAP PLS 34583, FLUSH WITH GROUND
- (D) DEED DIMENSION
- (M) MEASURED DIMENSION
- (12345) ADDRESS



VICINITY MAP
n.t.s.

THIS PLAT FOR "LARGENT SUBDIVISION" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE 31 DAY OF July 2018, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC TRACTS 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.

THE TOWN OF FALCON PLAT IN ENTIRETY IS VACATED AND AMENDED FOR THE AREAS DESCRIBED BY THIS REPLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, PLAT BOOK B PAGE 37.

James F. Lenz
PRESIDENT, BOARD OF COUNTY COMMISSIONERS
DATE: 10/25/18

Chuck Broerman
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR
DATE:

SURVEYOR'S CERTIFICATION:

I, JAMES F. LENZ, 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 5th DAY OF September 2018.

JAMES F. LENZ
PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, PLS NO. 34583
FOR AND ON BEHALF OF
RIDGELINE LAND SURVEYING LLC.



ADDRESS

6985 MERIDIAN ROAD NORTH
PEYTON, CO 80831

DATE OF PREPARATION

OCTOBER 25, 2017
APRIL 20, 2018

CLERK AND RECORDER CERTIFICATION:

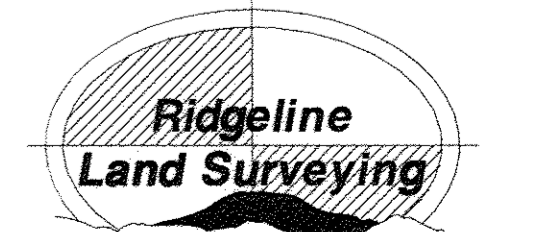
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 30th DAY OF October 2018, AT 3:17 O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER 218714234 OF THE RECORDS OF EL PASO COUNTY.

CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

By: *Chuck Broerman*
DEPUTY
FEE: \$10-
SC. \$3-

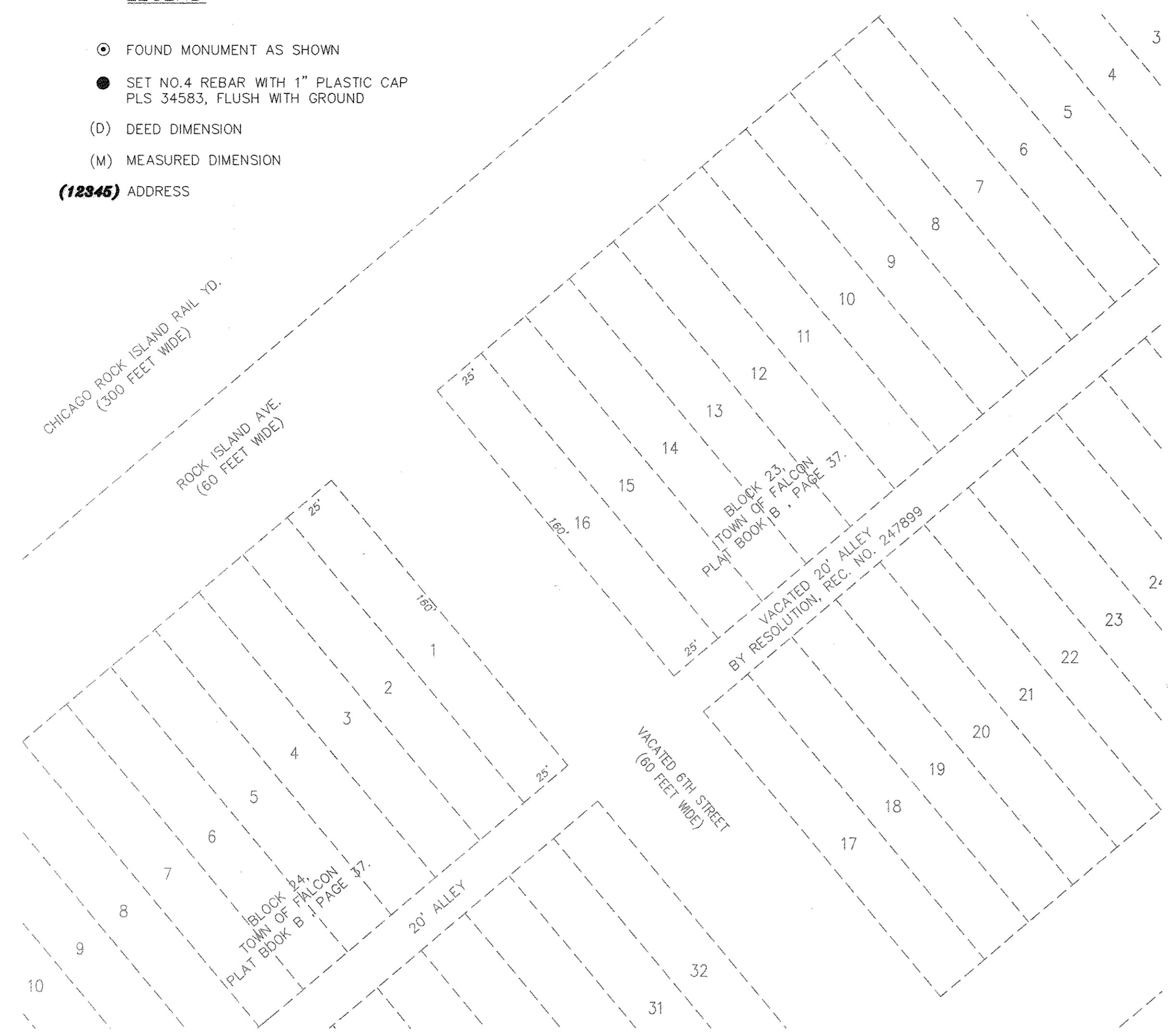
FEES:

BRIDGE: 3173.25
DRAINAGE: 0-

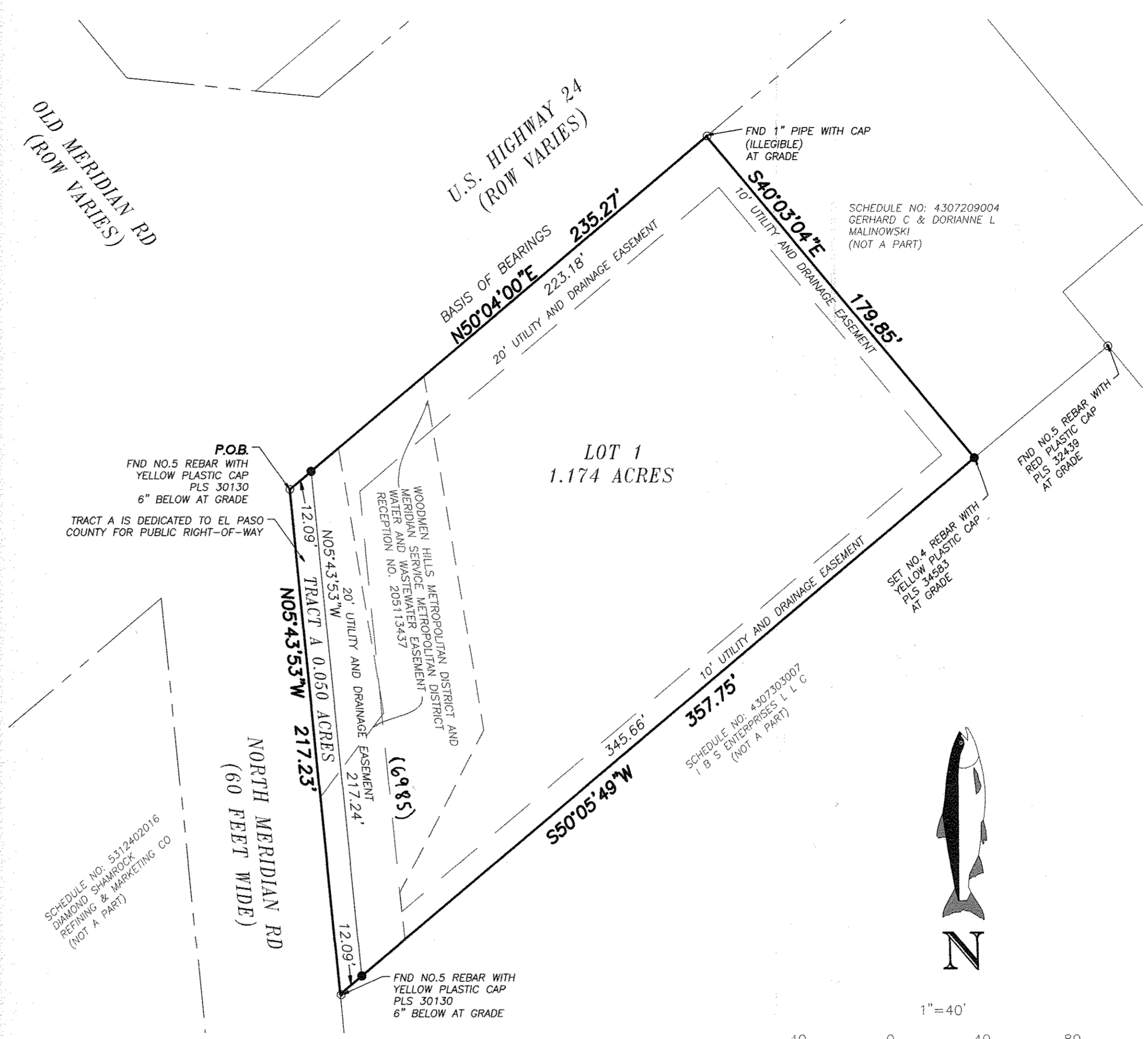


31 E. PLATTE AVE., SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917

PCD FILE NO. VR-18-010



AS-PLATTED



AS-REPLATTED

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS: THAT D & D MANAGEMENT LLC, A COLORADO LIMITED LIABILITY COMPANY; BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF BLOCK 23 AND 24, TOWN OF FALCON, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

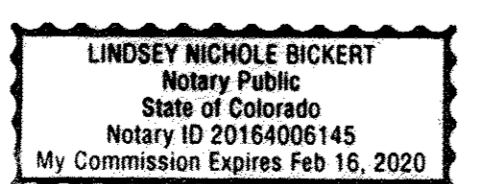
BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF MERIDIAN ROAD, A 60 FOOT RIGHT-OF-WAY AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 24, A 100 FOOT RIGHT-OF-WAY; THENCE NORTH 50 DEGREES 04 MINUTES 00 SECONDS EAST, ALONG ADJOINING AND ADJACENT TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 235.27 FEET TO A POINT ON THE EASTERLY LINE OF LOT 10 OF SAID BLOCK 23, TOWN OF FALCON; THENCE SOUTH 40 DEGREES 03 MINUTES 04 SECONDS EAST, ALONG SAID EASTERLY LINE AND SAID EASTERLY LINE EXTENDED SOUTHERLY, A DISTANCE OF 179.85 FEET; THENCE SOUTH 50 DEGREES 05 MINUTES 49 SECONDS WEST, A DISTANCE OF 357.75 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MERIDIAN ROAD; THENCE NORTH 05 DEGREES 43 MINUTES 53 SECONDS WEST, ALONG ADJOINING AND ADJACENT TO SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 217.23 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL CONTAINS 53,305 SQUARE FEET OR 1.224 ACRES.

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 LANDS INTO A LOT, A TRACT, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF LARGENT'S SUBDIVISION. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNERS' 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.

BY: *David Largent*
BY: DAVID LARGENT
TITLE: MANAGER, D & D MANAGEMENT LLC, A COLORADO LIMITED LIABILITY COMPANY



SECRETARY/TREASURER

STATE OF COLORADO)
) SS.
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS 25th DAY OF SEPTEMBER 2018 BY DAVID LARGENT, MANAGER, D & D MANAGEMENT LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES February 16 2020

WITNESS MY HAND AND OFFICIAL SEAL *Lindsey N. Bickert*

NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 24 AS REFERENCED IN PARCEL DESCRIPTION RECORDED AT RECEPTION NO. 205136563. SAID LINE ASSUMED TO BEAR N50°04'00"E FROM THE NORTHWESTERLY CORNER OF SAID PARCEL (A NO.5 REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 30130) TO THE NORTHEASTERLY CORNER OF SAID PARCEL (1" O.D. PIPE WITH CAP, STAMPING ILLEGIBLE).
- 2) WATER AND SEWER SERVICES SHALL BE PROVIDED BY WOODMEN HILLS METROPOLITAN DISTRICT, ELECTRIC SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, NATURAL GAS PROVIDED BY COLORADO SPRINGS UTILITIES.
- 3) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING DEPARTMENT: WATER AND WASTEWATER REPORTS, NATURAL FEATURES REPORT, SOILS AND GEOLOGICAL REPORT, FINAL DRAINAGE REPORT AND TRAFFIC IMPACT STUDY.
- 4) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- 5) NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- 6) EASEMENTS AND RIGHT-OF-WAYS WERE BASED ON TITLE COMMITMENT NO. 5223BUTC, PROVIDED BY UNIFIED TITLE COMPANY LLC, AMENDMENT NO.3, DATED FEBRUARY 28, 2018
- 7) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
- 8) TRACT OF LAND LIES IN ZONE X, WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YR. FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 08041C0575 F, DATED EFFECTIVE MARCH 17, 1997 AND AS AMENDED BY FEMA APPROVED LETTER OF MAP REVISION (LOMR) CASE NUMBER 01-08-226P DATED MAY 14, 2002.
- 9) 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.
- 10) 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).
- 11) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 12) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE. ADD THE FOLLOWING NOTE: (UNRESOLVED)
- 13) THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS HAT SUBDIVIDER AND/OR SAID 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 IN FULL AT FINAL PLAT RECORDING, SHALL BE ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- 14) THERE WILL BE NO DIRECT ACCESS TO U.S. HIGHWAY 24.
- 15) ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND ARE EXPRESSED IN TERMS OF U.S. SURVEY FEET
- 16) EASEMENTS: UTILITY AND DRAINAGE EASEMENTS ARE AS SHOWN.
- 17) TRACT A IS HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC RIGHT-OF-WAY.

18) LOT 1	1.174 ACRES
TRACT A	0.050 ACRES
TOTAL ACREAGE:	1.224 ACRES

RBD ✓

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 CERTIFICATION, SHOWN HEREON.