

**LEGAL DESCRIPTION:**

KNOW ALL MEN BY THESE PRESENTS: THAT DAVID LARGENT, 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.

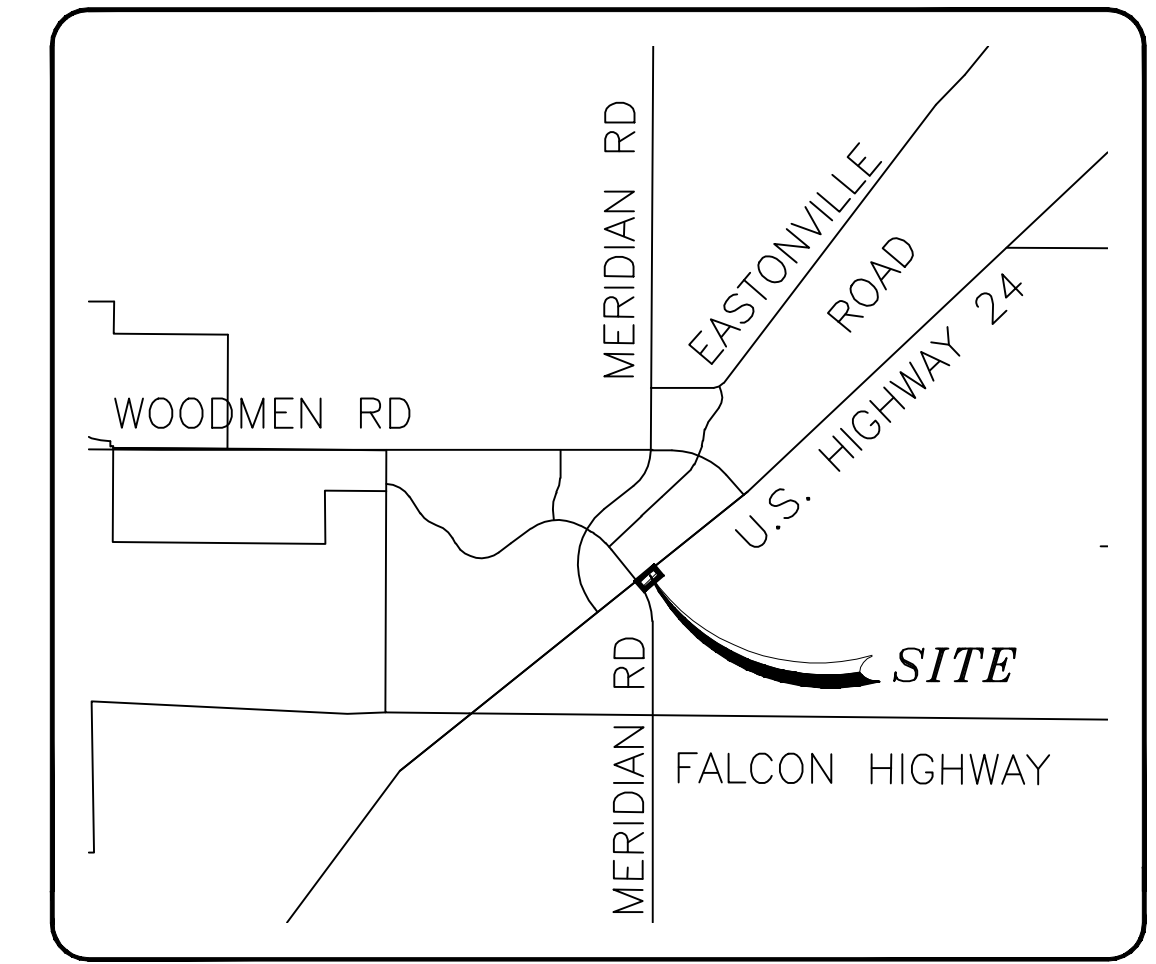
PARCEL CONTAINS 53,305 SQUARE FEET OR 1.224 ACRES.

Vacation of lots X, in the subdivision

# LARGENT SUBDIVISION

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



VICINITY MAP  
n.t.s.

**COUNTY CERTIFICATION:**

THIS PLAT REQUEST HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE BOARD RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_ APPROVING THE PLAT, AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR, DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_  
STEVE SCHLEIKER, COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO HEREBY STATES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN TO NORMAL STANDARDS AND CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO. THE SURVEY WAS PERFORMED AND PLAT PREPARED UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF.

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

**CLERK AND RECORDER CERTIFICATION:**

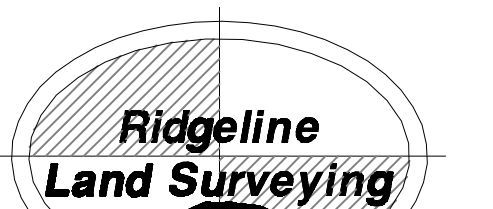
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017, AT \_\_\_\_\_ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.

CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_ DEPUTY \_\_\_\_\_ FEE: \_\_\_\_\_

**FEES:**

RECEIPT NO: \_\_\_\_\_  
PLAT FEE: \_\_\_\_\_  
SURCHARGE: \_\_\_\_\_  
SCHOOL: \_\_\_\_\_  
PARK: \_\_\_\_\_  
BRIDGE: \_\_\_\_\_  
DRAINAGE: \_\_\_\_\_



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

PCD File No SF-18-003

DSD# \_\_\_\_\_

**DEDICATION:**

THE ABOVE OWNER HAVING CAUSED SAID PARCEL OF LAND TO BE PLATTED INTO ONE LOT AS SHOWN ON THE PLAT, WHICH SUBDIVISION SHALL BE ENTITLED "LARGENT SUBDIVISION", A SUBDIVISION IN EL PASO COUNTY, COLORADO. ALL STREETS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED AND PROPER DRAINAGE PROVIDED AT THE OWNER'S EXPENSE AND ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY.

IN WITNESS WHEREOF: DAVID LARGENT HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017, BY DAVID LARGENT.

BY: DAVID LARGENT

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017, BY DAVID LARGENT

NOTARY PUBLIC \_\_\_\_\_ ADDRESS \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**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. 205136963. 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) SEWAGE TREATMENT IS THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE A SPECIALLY DESIGNED SYSTEM TO PERMIT APPROVAL.
- 3) INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER. PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF PERMITS.
- 4) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING DEPARTMENT: SOILS AND GEOLOGICAL REPORT.
- 5) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- 6) A DRIVEWAY PERMIT MUST BE ISSUED BY EL PASO COUNTY DEVELOPMENT SERVICES PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 7) EASEMENTS AND RIGHT-OF-WAYS WERE BASED ON TITLE COMMITMENT NO. 5223BUTC, PROVIDED BY UNIFIED TITLE COMPANY LLC, DATED JULY 29, 2017
- 8) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
- 9) 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. 0804100575 F, DATED EFFECTIVE MARCH 17, 1997, MAP REVISION MAY 14, 2002.
- 10) THERE WILL BE NO DIRECT ACCESS TO U.S. HIGHWAY 24.
- 11) ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND ARE EXPRESSED IN TERM, 2002, U.S. SURVEY FEET
- 12) LOTS 1 TOTAL ACREAGE: 1.224 ACRES

**Add the following note:**

1. 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.

2. The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that 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.

ROUND DIMENSION AS SHOWN

● SET NO.4 REBAR WITH 1" PLASTIC CAP PLS 34583, FLUSH WITH GROUND

(D) DEED DIMENSION

(M) MEASURED DIMENSION

(12345) ADDRESS

Identify whether or not the developer is electing to be within a Public Improvement District (PID).

Are you platting streets?

Identify all utility providers Identify the easements to be platted as requested by providers

There is a commitment from Woodmen Hills for central water. The well would need to be closed.

Utilize the standard notes. Please provide surveyor email and I will email him the notes in Word.

You have a commitment letter for central sewer.

Natural features Report, water and waste water reports

Final Drainage Report, and Traffic Impact Study.

replace with "No driveway shall be established unless an access permit has been granted by El Paso County Planning and Community Development Department.

revise to "... and as amended by the FEMA approved Letter of Map Revision (LOMR) case number 01-08-226P dated May 14,

Show all the existing easements.

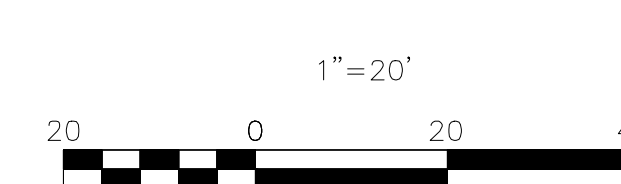
POB  
FND NO.5 REBAR WITH YELLOW PLASTIC CAP PLS 30130 6" BELOW AT GRADE

U.S. HIGHWAY 24 (ROW VARIES)

BASIS OF BEARINGS N50°04'00"E 235.27'

LOT 1 1.227 ACRES

NORTH MERIDIAN RD (60 FEET WIDE)



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.

ADDRESS  
6985 MERIDIAN ROAD NORTH  
PEYTON, CO 80831

DATE OF PREPARATION  
OCTOBER 25, 2017

area does not match

FND 1" PIPE WITH CAP (ILLEGIBLE) AT GRADE

SCHEDULE NO: 4307209004 GERHARD C & DORIANNE L MALINOWSKI (NOT A PART)

Planning and Community Development Department

Only necessary if you're going into the PID

SET NO.4 REBAR WITH YELLOW PLASTIC CAP PLS 34583 AT GRADE

FND NO.5 REBAR WITH RED PLASTIC CAP PLS 324359 AT GRADE

SET NO.4 REBAR WITH YELLOW PLASTIC CAP PLS 34583 AT GRADE

SCHEDULE NO: 43073030007 JIB S ENTERPRISES L L C (NOT A PART)

FND NO.5 REBAR WITH YELLOW PLASTIC CAP PLS 30130 6" BELOW AT GRADE

357.75'

550°05'49"W

217.23'

N05°43'50"W

217.23'

FND NO.5 REBAR WITH YELLOW PLASTIC CAP PLS 30130 6" BELOW AT GRADE

357.75'

SCHEDULE NO: 43073030007 JIB S ENTERPRISES L L C (NOT A PART)

357.75'



# Markup Summary

dsdlaforce (10)

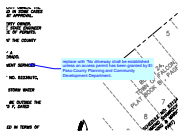


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Add the following note:

1. 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.

2. 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.



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replace with "No driveway shall be established unless an access permit has been granted by El Paso County Planning and Community Development Department.



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revise to "... and as amended by the FEMA approved Letter of Map Revision (LOMR) case number 01-08-226P dated May 14, 2002."



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Final Drainage Report, and Traffic Impact Study.

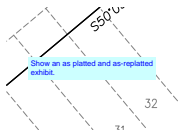



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Identify whether or not the developer is electing to be within a Public Improvement District (PID).

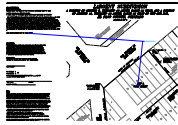
3 TITLE COMPANY LLC, DATED JULY 29, 2017  
OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER  
ROUGH THEIR PROPERTY.  
ZONING ZONE IS WHICH IS AN AREA DETERMINED  
PER FLOOD INSURANCE RATE MAP NO. 0804  
1, 1997, MAP REVISION DATE: 08/2002  
NO DIRECT ACCESS TO U.S. HIGHWAY 24.  
DIMENSIONS SHOWN HEREON ARE MEASURED AND ARE EX-  
ACT


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Show an as platted and as-replatted exhibit.



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area does not mach



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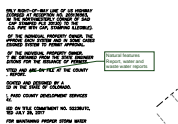
Show all the existing easements.




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PCD File No SF-18-003

## dsdparsons (11)



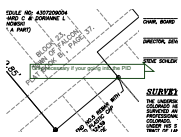
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Natural features Report, water and waste water reports



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Are you platting streets?



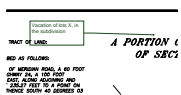
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Only necessary if your going into the PID



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This can be a small inset as it was done prior to subdivision regs in 1888. Any existing easement as described in title work should be vacated with this if they are no longer valid.



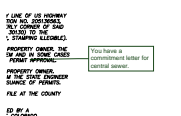
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Vacation of lots X, in the subdivision



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Utilize the standard notes. Please provide surveyor email and I will email him the notes in Word.



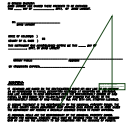
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You have a commitment letter for central sewer.



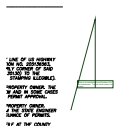
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Planning and Community Development  
 Department



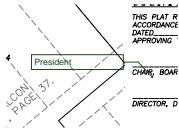
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Identify all utility providers  
 Identify the easements to be platted as requested  
 by providers



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There is a commitment from Woodmen Hills for  
 central water. The well would need to be closed.



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President