

NEW BREED RANCH FILING THREE

A Final Plat for a 7 Lot Subdivision in Section 10, Township 12 South, Range 66 West, 6th Principal Meridian, El Paso County, Colorado.

NOTES:

- BASIS OF BEARINGS: BEARINGS ARE BASED ON THAT PORTION OF THE EAST LINE OF ABERT ESTATES FROM THE NORTHWEST CORNER OF SECTION 15, MONUMENTED WITH A NO. 6 REBAR HAVING A 2 1/2" ALUMINUM CAP PLS 22573 TO THE NORTHEASTERLY CORNER OF LOT 21 MONUMENTED WITH A 1/2" IRON PIPE AND ASSUMED TO BEAR N 00°49'55" W ACCORDING TO THE RECORDED PLAT OF SAID ABERT ESTATES FILED FOR RECORD ON OCTOBER 16, 1995 IN PLAT BOOK H-5 AT PAGE 111 UNDER RECEPTION NO. 95111065 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, TRAFFIC IMPACT STUDY, SOILS AND GEOLOGY REPORT, WILDLAND FIRE & HAZARD MITIGATION PLAN, NATURAL FEATURES REPORT AND ONSITE WASTEWATER TREATMENT SYSTEM REPORT.
- INDIVIDUAL LOT 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.
- 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. 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.
- 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 PREBLE'S MEADOW JUMPING MOUSE AS A LISTED SPECIES.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD OR TRANSFERRED, WHETHER BY DEED OR CONTRACT; NOR SHALL BUILDING PERMITS BE ISSUED UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENTS HAVE BEEN CONSTRUCTED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE OWNER AND EL PASO COUNTY, COLORADO AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER; OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS, OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- THERE SHALL BE NO DIRECT LOT ACCESS TO MEADOW RUN CIRCLE.
- THE SUBDIVIDER AGREES ON BEHALF OF HIMSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM, RESOLUTION 19-471 OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTAL. 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 OWNERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM OLD ARENA WAY PER THE LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DEPENDING ON THEIR LENGTH, SOME MAY NEED TO BE SPECIFICALLY APPROVED BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
- NATURAL GAS IS PROVIDED BY BLACK HILLS ENERGY. ELECTRICITY IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, BOTH IN ACCORDANCE WITH THEIR RULES, REGULATIONS AND SPECIFICATIONS. BOTH WILL BE EXTENDED TO EACH LOT BY THE DEVELOPER.
- THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF THE RAIN GARDEN SHOWN IN THE FINAL DRAINAGE REPORT. THE RAIN GARDEN EASEMENT IS DEDICATED TO THE HOMEOWNERS ASSOCIATION WHO HAS CONTINUING MAINTENANCE RESPONSIBILITY THEREFOR. THE RAIN GARDEN SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO RELEASE OF THE FINANCIAL ASSURANCES PROVIDED THEREFOR.
- THE SOIL AND GEOLOGY STUDY DONE BY RMG ENGINEERS / ARCHITECTS AND DATED 5-23-23 INDICATES NO GEOLOGICAL HAZARDS ARE MAPPED. POTENTIAL GEOLOGIC CONSTRAINTS, INCLUDING EXPANSIVE SOILS AND BEDROCK, SEASONAL SURFACE AND SUBSURFACE WATER, FAULTS AND SEISMICITY AND RADON ARE NOTED TO POSSIBLY OCCUR ON ANY LOT. PERIMETER FOUNDATION DRAINS ARE RECOMMENDED.
- 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 THE 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. WATER WITHDRAWAL AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS WITHIN THE COVENANTS FOR THIS SUBDIVISION. FOR THIS SUBDIVISION, AS RECORDED AT RECEPTION NUMBER 202089108, IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE TERMS OF THE WATER COURT APPROVED WATER AUGMENTATION PLAN AT RECEPTION NUMBER 099178510.
- DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED IN PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.

Per CSG: CGS agrees with RMG that seasonally wet areas (drainageway in eastern portion of site) should be avoided by structures and OWTS. -CGS

Those areas contain constraints for structure and OWTS placement.

PROPERTY DESCRIPTION:

A PARCEL OF LAND IN THE SOUTH ONE HALF OF SECTION 10, TOWNSHIP 12 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, NEW BREED RANCH FILING ONE, RECORDED IN THE EL PASO COUNTY, CLERK AND RECORDER'S OFFICE ON JUNE 3, 2002 UNDER RECEPTION NUMBER 202089110 AND CONSIDERING THE EAST LINE OF ABERT ESTATES FROM THE NORTHWEST CORNER OF SECTION 15 TO THE NORTHEASTERLY CORNER OF LOT 21 AS MONUMENTED AND DESCRIBED ON SAID FILING ONE TO BEAR NORTH 00° 49' 55" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE EASTERLY ALONG THE NORTH RIGHT OF WAY LINE OF MEADOW RUN CIRCLE AND ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 203.27 FEET TO A POINT OF TANGENT, SAID CURVE HAS A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 20° 25' 56";

THENCE NORTH 78° 49' 00" EAST ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG SAID TANGENT A DISTANCE OF 201.09 FEET TO THE NORTHEAST CORNER OF MEADOW RUN CIRCLE AS PLATTED IN SAID FILING ONE;

THENCE CONTINUING NORTH 78° 49' 00" EAST ALONG SAID RIGHT OF WAY LINE AND SAID TANGENT NOW IN NEW BREED RANCH FILING TWO, RECORDED JUNE 6TH 2013 UNDER RECEPTION NUMBER 213713330, A DISTANCE OF 344.97 FEET TO A POINT OF CURVE;

THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 217.21 FEET, SAID CURVE HAS A RADIUS OF 630.00 FEET AND A CENTRAL ANGLE OF 19° 45' 14" TO A POINT OF REVERSE CURVE;

THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 204.27 FEET, SAID CURVE HAS A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 20° 31' 58" TO THE SOUTHERLY CORNER OF LOT 11, SAID FILING TWO;

THENCE LEAVING SAID RIGHT OF WAY LINE AND ALONG THE WEST LINE OF FILING TWO THE FOLLOWING 4 COURSES:

THENCE NORTH 11° 57' 44" WEST A DISTANCE OF 431.17 FEET;

THENCE NORTH 55° 16' 25" EAST A DISTANCE OF 369.76 FEET;

THENCE NORTH 35° 15' 41" WEST A DISTANCE OF 188.74 FEET;

THENCE NORTH 35° 28' 30" EAST A DISTANCE OF 342.73 FEET TO THE NORTHWEST CORNER OF LOT 10;

THENCE NORTH 61° 41' 56" WEST, LEAVING SAID FILING TWO A DISTANCE OF 1043.78 FEET TO A POINT ON THE EAST LINE OF LOT 8, NEW BREED RANCH FILING ONE THAT IS 153.32 FEET SOUTHWEST OF THE NORTHEAST CORNER OF SAID LOT 8;

THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID FILING ONE THE FOLLOWING FOUR COURSES:

THENCE SOUTH 28° 18' 04" WEST A DISTANCE OF 561.87 FEET;

THENCE SOUTH 15° 46' 29" WEST A DISTANCE OF 386.12 FEET;

THENCE SOUTH 11° 51' 54" WEST A DISTANCE OF 418.88 FEET;

THENCE SOUTH 11° 51' 54" WEST A DISTANCE OF 413.40 FEET TO THE POINT OF BEGINNING. CONTAINING 34.70 ACRES, MORE OR LESS.

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 LOTS, A STREET AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF NEW BREED RANCH FILING THREE. 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 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. MAINTENANCE OF THE RAIN GARDEN EASEMENT ON LOT 1 AND THE DRAINAGE EASEMENT ON LOTS 5, 6 AND 7 IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO WHOM ACCESS IS HEREBY GRANTED AS NECESSARY.

NEW BREED RANCH, INC. A COLORADO CORPORATION:

BY: JAMES R. SCOTT, PRESIDENT

ATTEST: SECRETARY

NOTARY CERTIFICATE:

STATE OF COLORADO }
COUNTY OF _____ } SS

SIGNED BEFORE ME ON _____, 2024, BY JAMES SCOTT, PRESIDENT AND BY _____, SECRETARY OF NEW BREED RANCH, INC. A COLORADO CORPORATION.

NOTARY: _____ DATE: _____

MY COMMISSION EXPIRES: _____

NOTES:

- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL AND MAINTAIN.
- THIS PLAT IS REGULATED BY A PLANNED UNIT DEVELOPMENT (P.U.D.) PLAN AS RECORDED UNDER RECEPTION NUMBER 201029127 OF THE RECORDS OF EL PASO COUNTY. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NUMBER 202089108 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- PER THE COUNTY ENGINEERING CRITERIA MANUAL SECTION 1.7.1.B.5, THE LOT IMPERVIOUS AREA MAY NOT EXCEED 10 % UNLESS A STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS LAID OUT IN THE ABOVE EGM SECTION AND THE IMPERVIOUS AREA MAY NOT EXCEED 20%. THIS IMPERVIOUS AREA FOR EACH LOT MUST INCLUDE THE PROPOSED DRIVEWAY.
- ANY INDIVIDUAL SEWAGE DISPOSAL SYSTEM ON LOT 1 MUST HAVE SEPARATION DISTANCES FROM THE PERMANENT WATER QUALITY FEATURE (RAIN GARDEN) IN CONFORMANCE WITH SECTION 1.7.6 OF THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

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.

PCD DIRECTOR CERTIFICATE:

THIS PLAT OF NEW BREED RANCH FILING THREE WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2024, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREIN.

Please remove this, but keep the PCD Director Signature block.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT OF NEW BREED RANCH FILING THREE WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2024, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREET 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.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

SURVEYOR'S CERTIFICATE:

I, JEROME W. HANNIGAN, A DULY LICENSED 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 _____ 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 _____ DAY OF _____, 2024:

JEROME W. HANNIGAN
COLORADO PLS No. 25629

CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2024, AND WAS RECORDED AT RECEPTION NUMBER _____ IN THE RECORDS OF EL PASO COUNTY.

PARK FEES: _____
SCHOOL FEES: _____
ROAD & BRIDGE FEES: _____
DRAINAGE FEES: _____

Please add plat note and submit DMA will be recorded and the Rec # added to this plat note.

Please include the following statement to the note: Lot ___ of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The _____ HOA is responsible for maintenance of the subject drainage facilities.

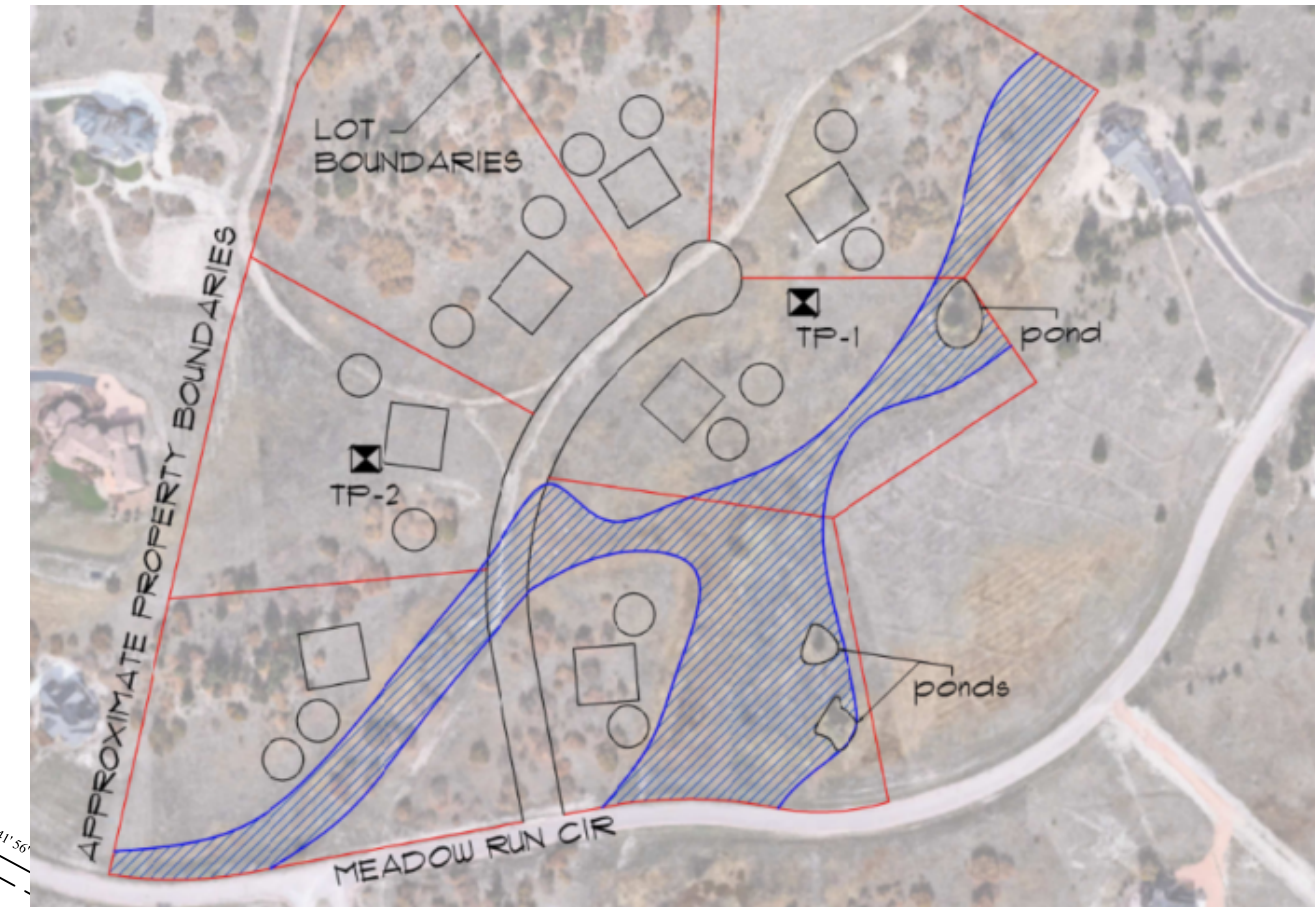
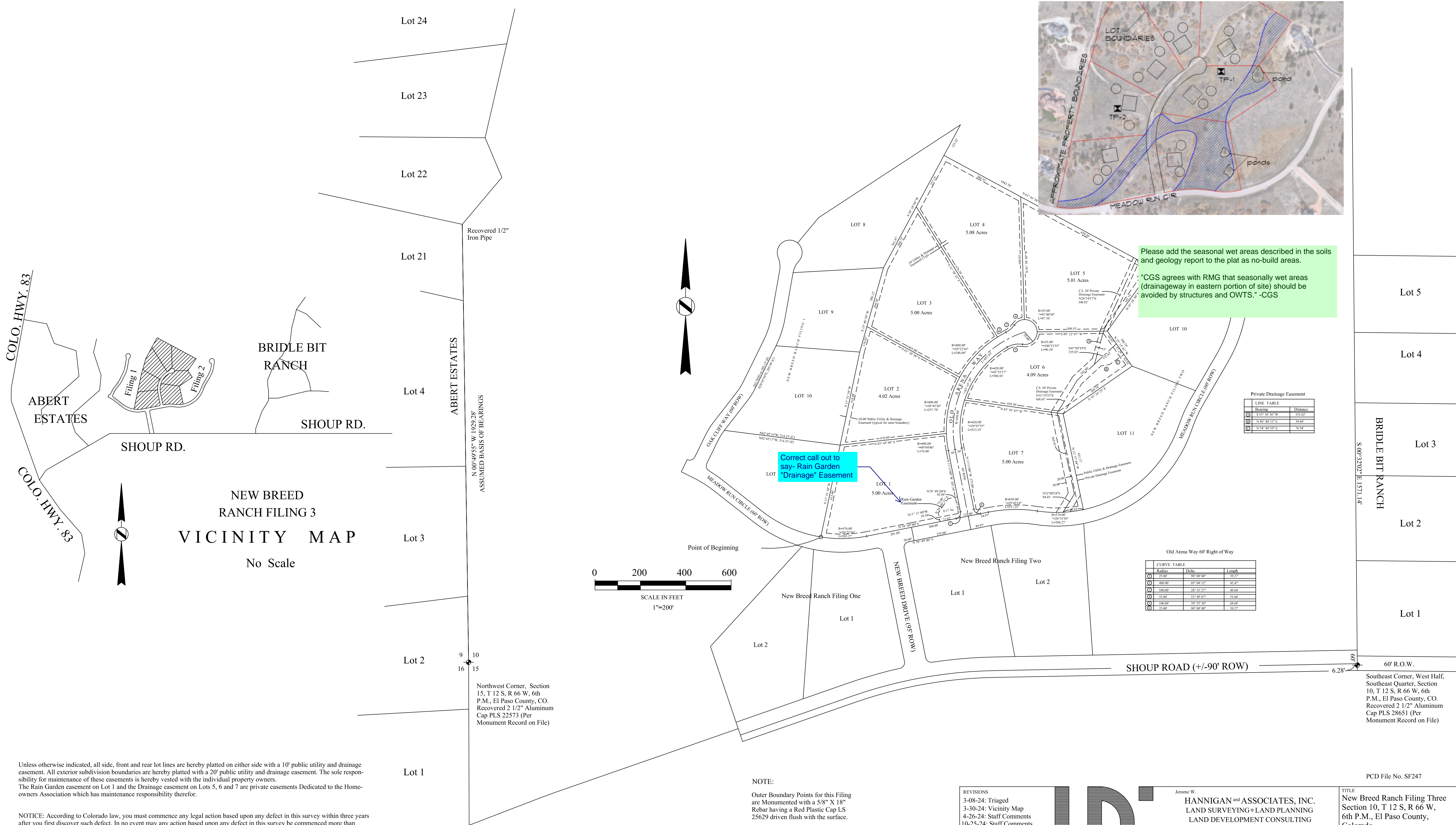
Unresolved - dotschoenhelt
12/03/2024 5:31:36 PM

| | | |
|---|--|---|
| REVISIONS 03-08-24: Triaged 03-30-24: New Notes 04-26-24: Staff Comments 10-25-24: Staff Comments | Jerome W. HANNIGAN ^{msd} ASSOCIATES, INC. LAND SURVEYING • LAND PLANNING LAND DEVELOPMENT CONSULTING 19360 SPRING VALLEY ROAD MONUMENT, COLORADO 80132-9613 719-481-8292 • FAX: 719-481-9071 | TITLE New Breed Ranch Filing Three Section 10, T 12 S, R 66 W, 6TH P.M., El Paso County, Colorado. CLIENT New Breed Ranch, Inc. SHEET <u>1</u> of <u>2</u> |
| SCALE 1"=200' | DATE 09/26/21 | DRAWN BY jwh |
| | | JOB NUMBER 21-014 |

PCD File No. SF247

NEW BREED RANCH FILING THREE

A Final Plat for a 7 Lot Subdivision in Section 10, Township 12 South, Range 66 West, 6th Principal Meridian, El Paso County, Colorado.



Please add the seasonal wet areas described in the soils and geology report to the plat as no-build areas.
 CGS agrees with RMG that seasonally wet areas (drainageway in eastern portion of site) should be avoided by structures and OWTS. -CGS

Correct call out to say Rain Garden Drainage Easement

NEW BREED RANCH FILING 3
VICINITY MAP
No Scale

Private Drainage Easement

| LINE TABLE | Bearing | Distance |
|------------|-----------------|----------|
| 10 | S 85° 00' 00" W | 131.02' |
| 10 | N 80° 40' 12" E | 10.04' |
| 10 | S 74° 40' 12" E | 65.54' |

Old Arena Way 60' Right of Way

| CURVE TABLE | Radius | Delta | Length |
|-------------|---------|--------------|---------|
| 10 | 100.00' | 90° 00' 00" | 157.08' |
| 10 | 480.00' | 157° 04' 12" | 42.47' |
| 10 | 100.00' | 26° 33' 21" | 28.64' |
| 10 | 50.00' | 53° 00' 00" | 51.68' |
| 10 | 100.00' | 90° 00' 00" | 157.08' |

Unless otherwise indicated, all side, front and rear lot lines are hereby platted on either side with a 10' public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a 20' public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners. The Rain Garden easement on Lot 1 and the Drainage easement on Lots 5, 6 and 7 are private easements Dedicated to the Homeowners Association which has maintenance responsibility therefor.

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.

NOTE:
 Outer Boundary Points for this Filing are Monumented with a 5/8" X 18" Rebar having a Red Plastic Cap LS 25629 driven flush with the surface.
 ● = Found Pin & Cap LS xxxxx
 (3605) = Street Address per Enumerations

REVISIONS
 3-08-24: Triaged
 3-30-24: Vicinity Map
 4-26-24: Staff Comments
 10-25-24: Staff Comments

HANNIGAN and ASSOCIATES, INC.
 LAND SURVEYING • LAND PLANNING
 LAND DEVELOPMENT CONSULTING
 19360 SPRING VALLEY ROAD
 MONUMENT, COLORADO
 719-481-8292 • FAX: 719-481-9071

SCALE: 1"=200'
 DATE: 09/14/21
 DRAWN BY: jwh

TITLE
 New Breed Ranch Filing Three
 Section 10, T 12 S, R 66 W,
 6th P.M., El Paso County,
 Colorado.

New Breed Ranch, Inc.

PCD File No. SF247

SHEET 2 OF 2
 JOB NUMBER 21-014