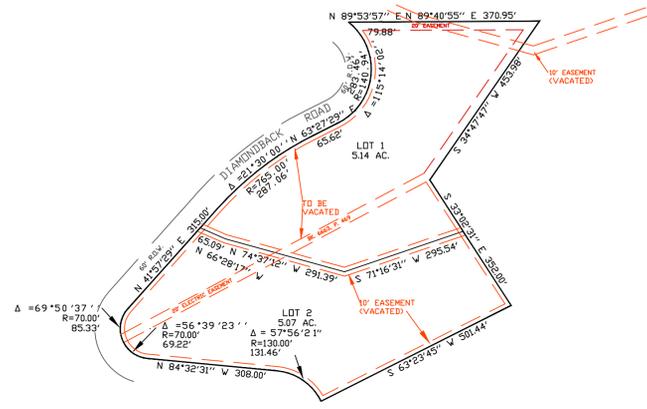


# ADNET SUBDIVISION FILING NO. 2

Please rename the subdivision as Adnet Subdivision, Filing No. 1A

## A REPLAT OF THE ADNET SUBDIVISION SECTION 32, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO



AS CURRENTLY PLATTED  
1"=200'

Know all men by these presents That, Z Investments, LLC, a Colorado Limited Liability Company, being the owner of the following described tract of land, to wit: Lots 1 and 2, Adnet Subdivision, according to the plat thereof recorded at Reception No. 96159749 of the records of El Paso County, Colorado, and containing 10.21 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 lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of Adnet Subdivision, Filing No. 2. 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 owner's 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: Greg Zindorf  
Title: Manager, Z Investments, LLC, a Colorado Limited Liability Company

STATE OF COLORADO )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Greg Zindorf, as Manager, Z Investments, LLC, a Colorado Limited Liability Company.

My commission expires \_\_\_\_\_

Witness my hand and official seal

Notary Public

Mortgagee acknowledgement of replat

5Star Bank

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

State of Colorado )  
 ) SS  
County of El Paso )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.  
By \_\_\_\_\_ as \_\_\_\_\_ of 5Star Bank.

Witness my hand and official seal

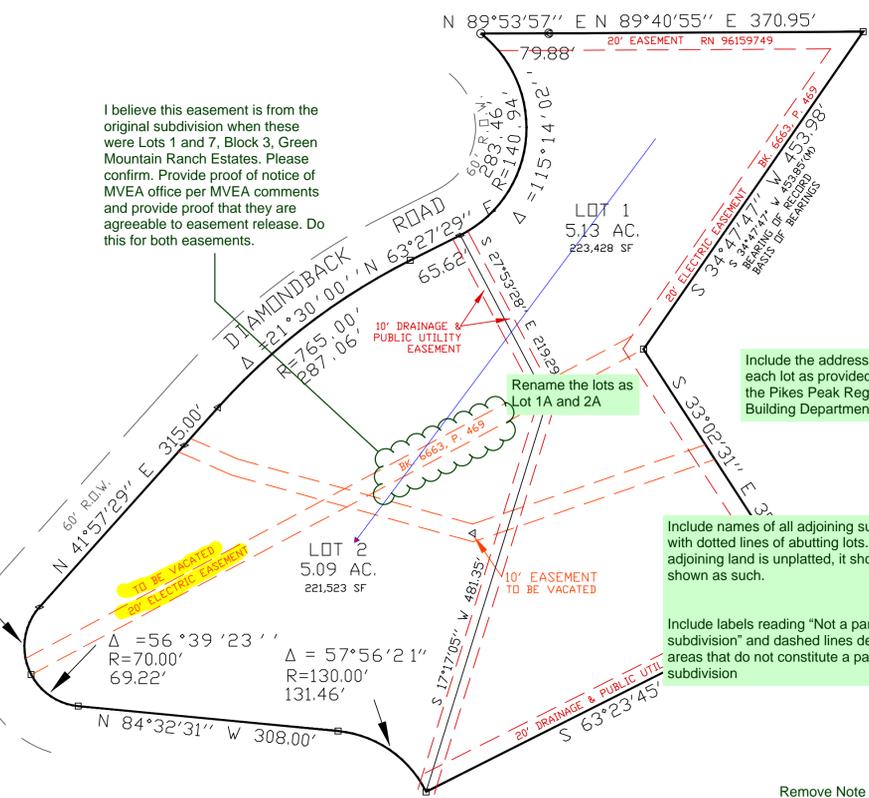
My commission expires: \_\_\_\_\_

Notary Public

**Surveyors Certificate**  
I, Oliver E. Watts, 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 1-12-21, 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Oliver E. Watts, Colorado PE-LS No. 9853  
For and On Behalf of: Oliver E. Watts, Consulting Engineer, Inc.



AS REPLATTED

This plat for Adnet Subdivision, Filing No. 2 was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes or conditions specified hereon. Previous plat name in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment 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, Reception # \_\_\_\_\_

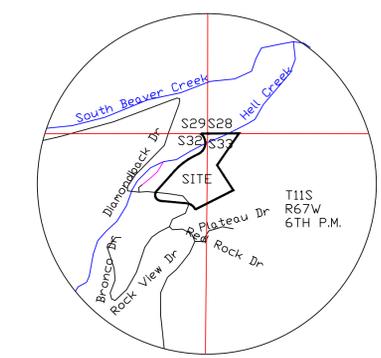
Remove BOCC certification. This is an administrative replat.

El Paso County, Colorado Board of County Commissioners on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any conditions specified hereon. Previous plat name in entirety, recorded in the Office of the El Paso County Clerk and Recorder, Reception # 96159749 are hereby vacated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

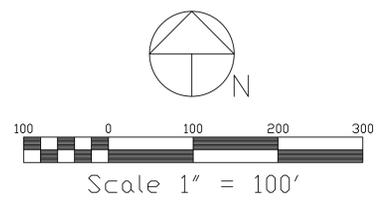
Chair, Board of County Commissioners Date \_\_\_\_\_

STATE OF COLORADO  
COUNTY OF EL PASO  
I hereby certify that this instrument was filed in my office on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and was recorded at Reception Number \_\_\_\_\_ of the records of El Paso County

El Paso County Clerk and Recorder  
Fee: \_\_\_\_\_  
Surcharge: \_\_\_\_\_  
School fees: \_\_\_\_\_ Park fees: \_\_\_\_\_  
Drainage fees: \_\_\_\_\_ Bridge Fees: \_\_\_\_\_



VICINITY MAP  
1"=1000'



- LEGEND:**
- SET #9853 YELLOW CAP DN #4 REBAR
  - FOUND 1/2' IRON PIPE
  - FOUND BLM BRASS CAP PER MON. RECORD
  - ◁ FOUND ILLEG. RED CAP DN #5 REBAR
  - ▷ FOUND #5 REBAR

Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other: modify based upon specific reports)

- NOTES:**
- Bearings are based on the record bearing of S34°47'47"W for the north portion of the east boundary of the subdivision, monumented on each end by a 1/2" iron pipe as shown on the plat. Said monuments are buried 2' deep.
  - Survey monuments found or set are at ground level unless otherwise noted on the plat.
  - Title information was provided by the client as follows:  
Title Company: Stewart Title Guaranty Company  
Commitment Number: 1743337  
Effective date: June 16, 2022 at 8:00AM  
This survey does not constitute a title search or opinion.
  - Notice: according to Colorado law, you must commence any legal action based upon any defect in the 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.
  - Flood plain:  
According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is located outside the boundary of the 100 Year Floodplain, as identified on FEMA Mapping Panel No's. 08041C0266 G, and 08041C0267 G, dated December 7, 2018.
  - Units of measurement: US Survey Feet
  - The approval of the replat vacates all prior plats for the area described by this replat.
  - 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:  
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.
  - 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 unless otherwise indicated. 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 listed species (e.g., Preble's Meadow Jumping Mouse).
  - The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
  - Prior to the establishment of any driveway onto a county road, an access permit must be granted by the El Paso County Planning and Community Development. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Diamondback Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.  
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
  - Individual wells are the responsibility of each 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 these permits. All wells shall be more than one hundred feet (100') from all lot lines.
  - Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department must approve each system and, in some cases, the department may require a special designed system prior to permit approval. All individual systems shall be designed by a Professional Engineer.
  - The Subdivider(s) agree(s) on behalf of himself/herself and any developer or builder successor and assignees that Subdivider and/or said successor or assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No 18-471), or any amendments thereto, 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 sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
  - Environmental:  
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).

Update Note #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. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

PREPARED BY THE OFFICE OF:  
OLIVER E. WATTS PE-LS  
CONSULTING ENGINEER  
614 ELKTON DRIVE  
COLORADO SPRINGS, CO 80907  
(719) 593-0173  
oliewatts@aol.com  
Celebrating 43 years in business  
7-13-22

I think this is the date of submission - please clarify