

COLVIN HERITAGE FARMS SUBDIVISION FILING 1

A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That Kevin Colvin and Michelle Colvin, being the owners of the following described tract of land to wit:

The Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 15, Township 12 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado.

AND

The Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 15, Township 12 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado, except the South 30 feet for road purposes.

Containing a calculated area of 862,493 square feet (19.8001 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 lots and easements as shown hereon under the name and subdivision of COLVIN HERITAGE FARMS SUBDIVISION FILING 1. 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.

Kevin Colvin _____ Date

Michelle Colvin _____ Date

STATE OF COLORADO }
COUNTY OF EL PASO } SS

Acknowledged before me this _____ day of _____, 2021 by Kevin Colvin and Michelle Colvin.

My commission expires _____

Witness my hand and official seal _____
Notary Public

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for COLVIN HERITAGE FARMS SUBDIVISION FILING 1 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 2021, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (Public Utility 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.

Chair, Board of County Commissioners _____ Date

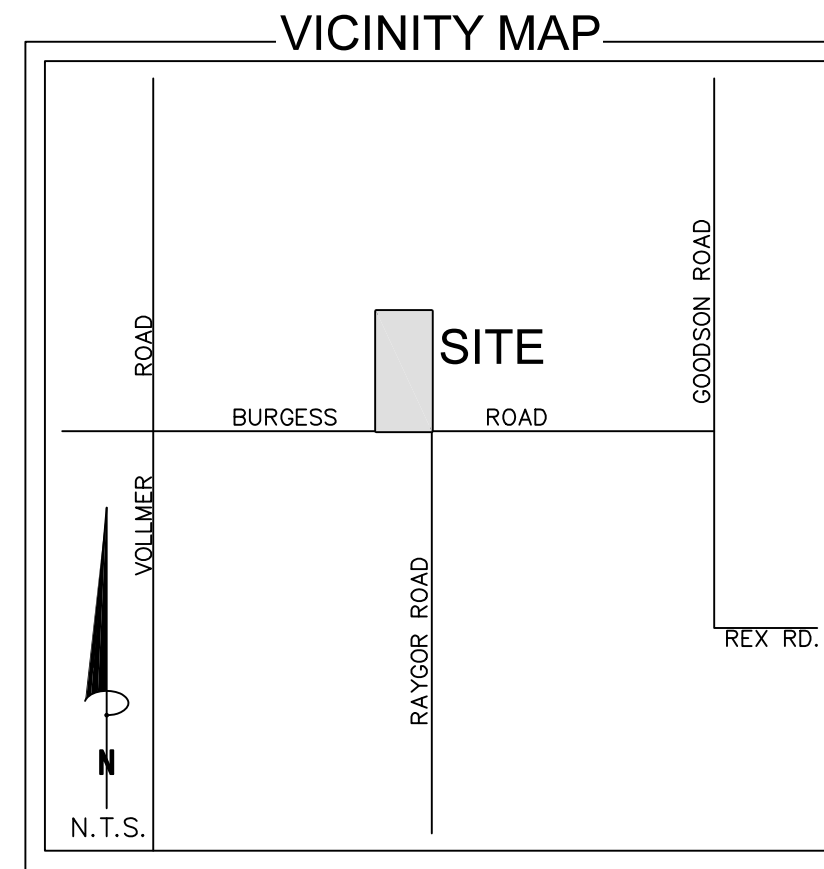
COUNTY APPROVAL:

Approval is granted for this plat of COLVIN HERITAGE FARMS SUBDIVISION FILING 1

this _____ day of _____, 2021, A.D.

El Paso County Director of Planning and Community Development

El Paso County Assessor



NOTES:

- 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 issued by Old Republic National Title Insurance Company, OrderNo. SR55081052 with an effective date of 11/20/2019 at 5:00 P.M.
- Basis of bearings is the east line of the property, monumented as shown and assumed to bear South 0 degrees 18 minutes 00 seconds West.
- This property is located within Zone X (areas determined to be outside the 500-year floodplain) as established by FEMA per FIRM panels 08041C0320 G and 08041C0535 G, effective date, December 7, 2018.
- 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.
- This subdivision consists of two lots: Lot 1 is 10.12973 acres and Lot 2 is 9.67039 acres, more or less.
- No driveway shall be established unless an access permit has been granted by El Paso County Planning and Community Development Department.
- The following reports have been submitted in association with the minor subdivision and are on file at the County Planning and Community Development Services Department: Drainage Report; Water Resources Report; Geology and Soils Report; Fire Protection Report; Water Quality Report.
- 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.
- The addresses (11545) and (11660) exhibited on this plat is for informational purposes only. They are not the legal description and are subject to change.
- 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, 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.
- Water Supply: Water service for this subdivision is provided by 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.
- Wastewater: 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. Soils and Geology conditions on site require that all On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- Soil and Geology Conditions: The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report Soils and Geology Report Colvin Heritage Farms by Ground Water Investigations, LLC dated June 24, 2021 in file _____ available at the El Paso County Planning and Community Development Department.

High Groundwater: Within the Drainage Easement on Lot 2
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system and all structural foundations shall be located and designed by a professional engineer currently registered in the State of Colorado.

File number is MS-20-010

NOTES (continued):

- Utility providers are: Black Hills Energy, Mountain View Electric Association, Century Link Communications.
- This property has been incorporated into the Black Forest Fire/Rescue Protection District.
- Sediment control is to be provided on each lot and the minimal developed conditions runoff shall be maintained per the El Paso County Drainage Criteria Manual.
- Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Green Acres Lane 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 Black Forest Fire Rescue Protection District.
- The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.
- The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 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.
- There shall be no direct lot access to Burgess Road.
- Right of Way Reservation is a no build easement.

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

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 _____, 2021, A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

CHUCK BROERMAN, RECORDER

By: _____ Deputy

SURCHARGE: _____

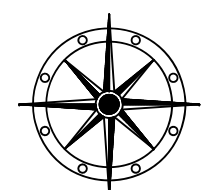
FEES: _____

Revise to say PCD File No.

DSD FILE NO: MS2010

REVISIONS:	
1	4/03/21 County comments.
2	7/16/21 County comments.

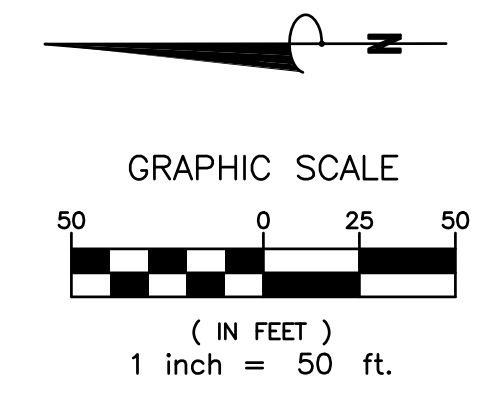
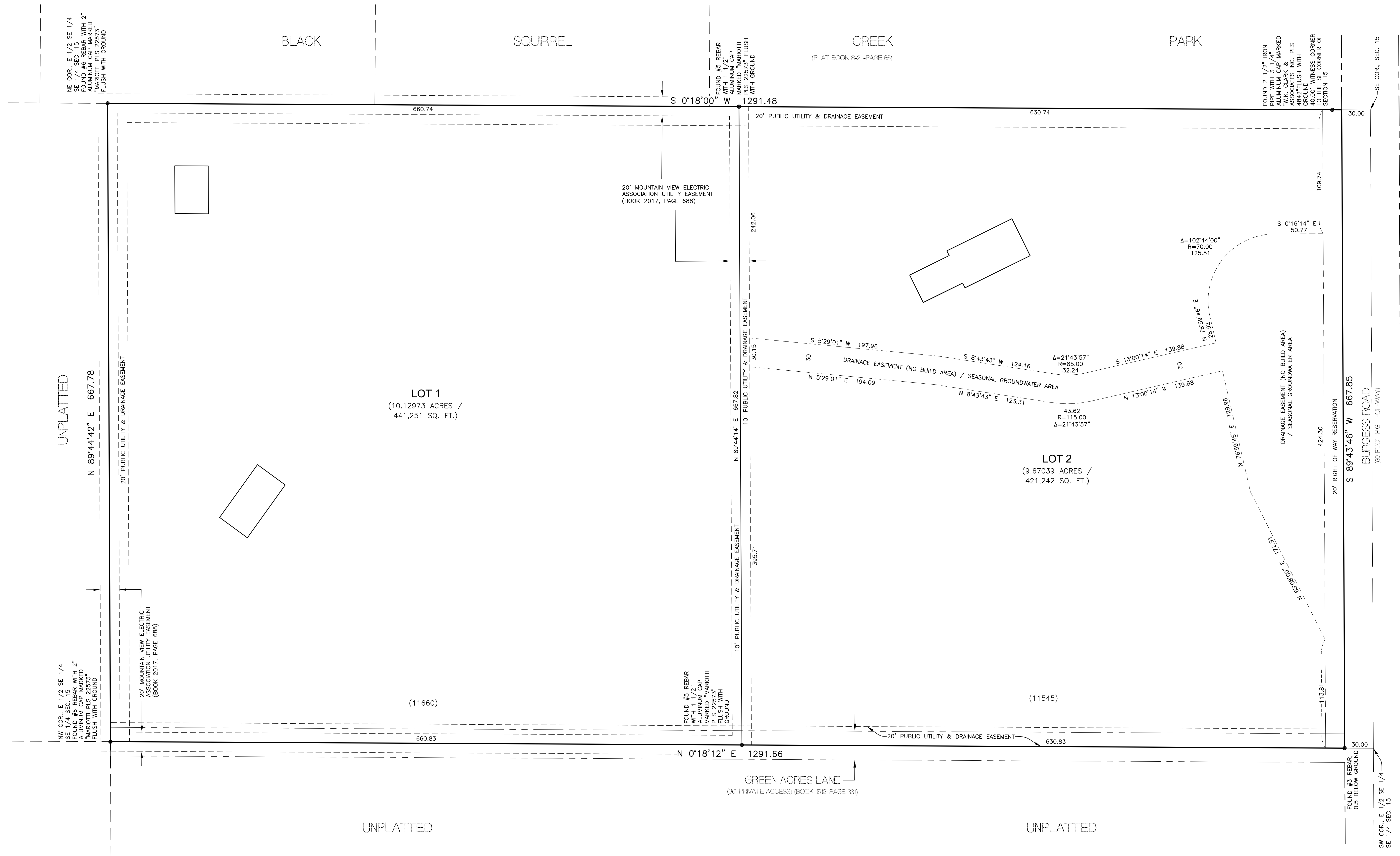
PROJECT No. 19227
MAY 11, 2020
SHEET 1 OF 2



COMPASS SURVEYING & MAPPING, LLC
3249 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLIC.COM

COLVIN HERITAGE FARMS SUBDIVISION FILING 1

A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO



REVISIONS:	
14/03/21	County comments.
27/16/21	County comments.

PROJECT No. 19227
MAY 11, 2020
SHEET 2 OF 2

COMPASS SURVEYING & MAPPING, LLC
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DSD FILE No: MS2010