

LEGAL DESCRIPTION

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14 IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EXCEPT THAT PORTION THEREOF CONVEYED TO EL PASO COUNTY, COLORADO, BY RIGHT-OF-WAY DEED RECORDED NOVEMBER 14, 1973 IN BOOK 2636 AT PAGE 733, TOGETHER WITH AN 80 FOOT RIGHT OF WAY EASEMENT FOR ROADWAY, UTILITIES, INGRESS AND EGRESS PURPOSES AS SET FORTH IN DEED RECORDED JANUARY 9, 1970 IN BOOK 2326 AT PAGE 276 OF THE RECORDS, EL PASO COUNTY, COLORADO, MORE FULLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON A PORTION OF THE SOUTH LINE OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED ON THE WEST END WITH A 2-1/2" ALUMINUM CAP MARKED PER MONUMENT RECORD DATED FEBRUARY 18, 1998, FOUND 0.2' ABOVE GRADE AND ON THE EAST END WITH A 3-1/4" ALUMINUM CAP MARKED PER MONUMENT RECORD DATED JANUARY 6, 1995, FOUND FLUSH WITH GRADE AND IS ASSUMED TO BEAR S 88°51'50" W, A MEASURED DISTANCE OF 1320.58 FEET.

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 14/23, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A FOUND 3-1/4" ALUMINUM CAP, MARKED "PS INC. PLS 12103", FOUND FLUSH WITH GRADE, WITH ACCESSORIES PER MONUMENT RECORD DATED JAN. 06, 1995; THENCE SOUTH 88°51'50" WEST, A DISTANCE OF 1320.58 FEET TO THE WEST 1/16 CORNER OF SECTION 14/23, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A FOUND 1" GALVANIZED IRON PIPE WITH 2-1/2" ALUMINUM CAP, MARKED "LDC INC PLS 18465", 0.2' ABOVE GRADE PER MONUMENT RECORD DATED FEB. 18, 1998, BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED LANDS;

THENCE N 00°08'23" WEST, A DISTANCE OF 1,276.59 FEET TO A FOUND NO. 5 REBAR FLUSH WITH GRADE; THENCE NORTH 88°51'16" EAST, A DISTANCE OF 660.12 FEET TO A FOUND NO. 5 REBAR FLUSH WITH GRADE; THENCE SOUTH 00°08'46" EAST, A DISTANCE OF 1,276.69 FEET TO A FOUND NO. 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, PLS 38759; THENCE SOUTH 88°51'50" WEST, A DISTANCE OF 660.29 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN A CALCULATED AREA OF 842,712 SQUARE FEET (19.35 ACRES) OF LAND, MORE OR LESS.

PARCEL DETAILS

Address: 10155 Hardy Rd., Colorado Springs, CO 80908
APN/Parcel ID: 5114000009
Owner of Record: Jay and Jane Ohmes Trust C/O F. Jay Ohmes and Jane Ohmes
Phone: 636-928-4545

OWNER'S CERTIFICATION AND DEDICATION

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and the land described herein, have laid out, subdivided, and platted said land into Lots and as shown hereon under the name and title of JJ RANCH SUBDIVISION. The utility easements hereon are hereby dedicated for public utilities and communication systems and other purposes shown hereon. The entities responsible for providing the services for which the easements established are hereby granted the perpetual right of ingress and egress from and to adjoining properties for installation, maintenance, and replacement of utility lines and related facilities.

F. Jay Ohmes, Owner _____ Date _____

Jane Ohmes, Owner _____ Date _____

State of Colorado) ss
County of El Paso)

The foregoing plat was acknowledged before me on this _____ day of _____, A.D. by Amy Berisford and Chris Berisford, owners.

Witness my hand and official seal

Notary Public _____

My Commission Expires: _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat of JJ Ranch Subdivision was approved for filing by the El Paso County, Colorado Board of County Commissioners on this _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval.

Chair, Board of County Commissioners _____ Date _____

Planning and Community Development Director _____ Date _____

FEES:

Drainage Fee: _____

School Fee: _____

Bridge Fee: _____

Park Fee: _____

Per previous comment:

Water Supply: (utilized when the water supply is individual wells)
(Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)
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 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.

(Utilized when there is a joint well agreement for common use of wells)
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. Two (2) existing well permits Nos. _____ and _____ will serve two (2) single family dwellings each. Well permit No. _____ will serve Lots _____ and _____, Block _____, subject to a joint Use Water Well Agreement as recorded under Reception No. _____. Well permit No. _____ will serve Lot _____, Block _____, subject to a Joint Use Water Well Agreement as recorded under Reception No. _____, which limits production to the _____ Aquifer at an interval between _____ and _____ feet below ground surface.

Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No. _____ (Division _____), and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.
Owner shall reserve in any deeds of the property _____ Aquifer and _____ acre feet total of acre-feet of _____ Aquifer water as decreed in Case No. _____ (Division _____) for use in this augmentation plan.
Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. _____.
Recorder and the terms of the water court approved water augmentation plan.

Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No. _____ (Division _____), and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.
Owner shall reserve in any deeds of the property _____ Aquifer and _____ acre feet total of acre-feet of _____ Aquifer water as decreed in Case No. _____ (Division _____) for use in this augmentation plan.
Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. _____.
Recorder and the terms of the water court approved water augmentation plan.

PLAT NOTES

1. 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.

2. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

3. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

4. 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.

5. 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.

6. The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0310G, effective date of December 07, 2018, indicates this parcel of land to be located in Zone X (Areas of minimal flood hazard).

7. The Parcel is currently Zoned RR-5.

8. 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.

9. 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. 24-377), 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.

10. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Hardy Road 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 Falcon Fire District.

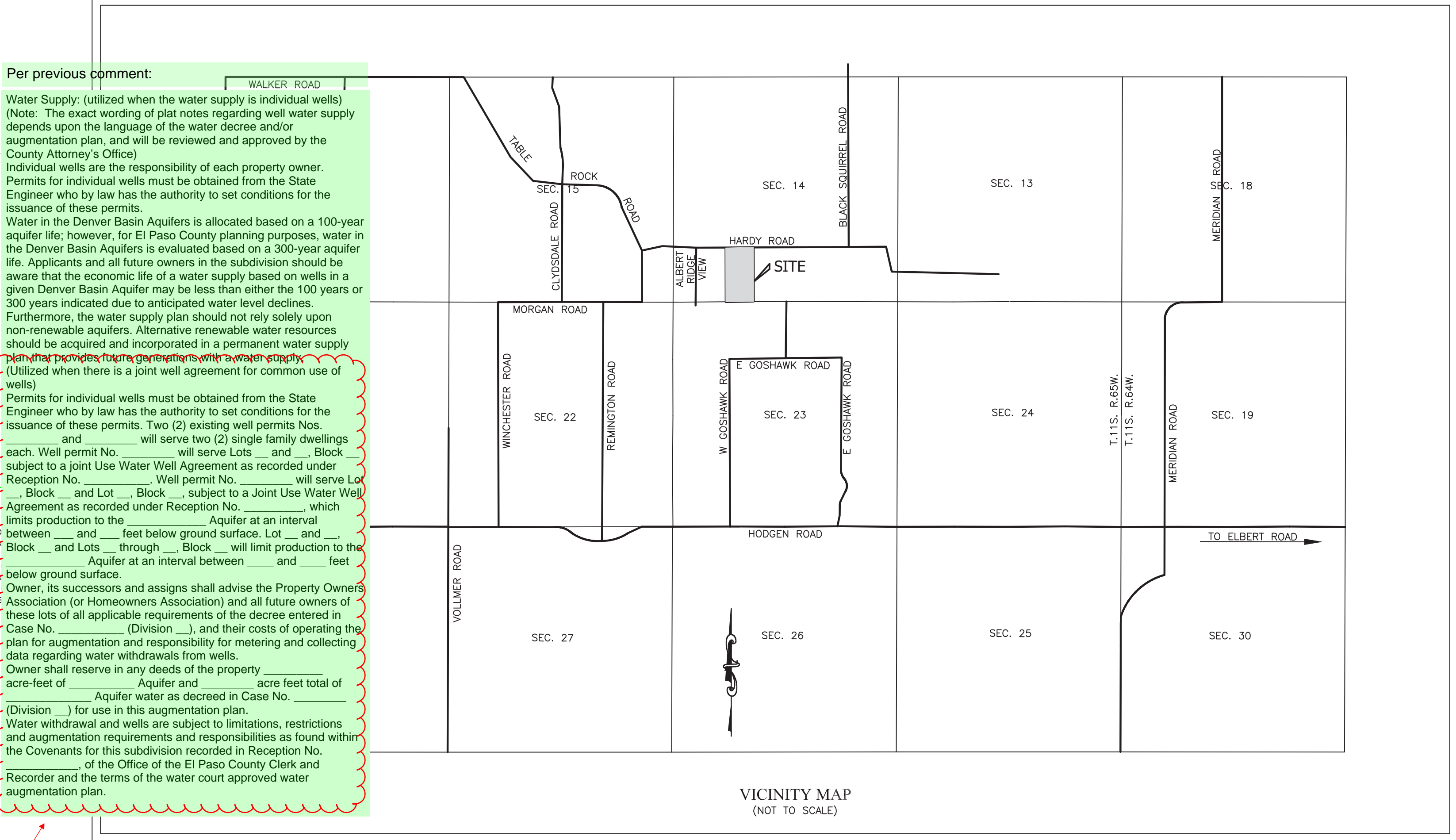
11. The recommendations included in the Wastewater Study and Soils and Geologic Hazards Study prepared by Entech Engineering and on file with the subdivision application should be strictly adhered to. The "psw" areas as graphically depicted on this plat are to be "no build" areas, as recommended by Entech Engineering (Entech Job No. 241362).

12. At the time of approval of this project, this property is located within the Falcon Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code.
Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.

Add summary notes as indicated on the checklist.

JJ RANCH SUBDIVISION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.



PLAT NOTES CONTINUED

13. The following reports have been submitted in association with the Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Final Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Forestry Management Plan OWS Report; Wildland Fire and Hazard Mitigation Plan; Fire Protection Report; Natural Features Report.

14. 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).

15. No driveway shall be established unless an access permit has been granted by El Paso County.

16. 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 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.

17. The 24' access easement shall be for the benefit of Lot 3 and will be maintained by Lot 3. Lots 1 and 2 may take direct access to Hardy Road.

18. Lots within the subdivision may potentially be impacted by seasonal groundwater. Details can be found in the report Soils and Geology Study by Entech Engineering Inc. dated November 12, 2024 in file no. (Entech Job No. 241362) available at the El Paso County Planning and Community Development Department. Due to potentially seasonal groundwater in the area, each individual lot is to be investigated by the lot owner's Geological Engineer of Record for final foundation parameters and recommendations.

19. The subdivider/developer is responsible for extending utilities to each lot, tract or building site. Gas and electric service for this subdivision is provided by Black Hills Energy and Mountain View Electric Corporation subject to the District's (Providers) rules, regulations and specifications.

20. Per ECM Section 1.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.

Per previous comment:

List all hazards identified in the Soils and Geology Report.

these reports do not list the required area for defensible space or the required level of structure hardening based on the hazard. Please list the defensible space, structure hardening requirements, any notice of wildfire mitigation issues and any forest health issues on the face of the final plat

Add language for recording information.

SURVEYOR'S NOTES

- 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.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
- The lineal units used in this drawing are U.S. Survey Feet.
- The fieldwork for this survey was conducted July 19, 2024.
- The overall subject parcel contains a calculated area of 842,712 square feet (19.35 acres) of land, more or less.
- This survey does not constitute a title search by Apex Land Surveying and Mapping LLC to determine ownership, right to title, chain of title/abstract, the historical compatibility of all descriptions of this property with all descriptions of adjoining properties and easements, rights of way and other instruments of record. The 80' Right of way documents along Hardy Road are per Book 2636 Page 733 and Book 2326 Page 276.
- Bearings are based on a portion of the South line of Section 14, T11S, R65W of the 6th Principal Meridian, monumented on the West end with a 2-1/2" aluminum cap marked per monument record dated February 18, 1998, found 0.2' above grade and on the East end with a 3-1/4" aluminum cap marked per monument record dated January 6, 1995, found flush with grade and is assumed to bear S 88°51'50" W, a measured distance of 1320.58 feet.

SURVEYOR'S CERTIFICATE

I, Danny Rodic, 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 _____ day of _____, 20____.

Surveyor's Name, (Signature) _____ Date _____
Colorado Registered PLS# 38759

CLERK AND RECORDER:

State of Colorado) ss
County of El Paso)
I certify that this instrument was filed for record in my office on this day of _____, 20____, A.D. and is duly recorded in plat book _____ at page number _____, under reception no. _____, of the records of El Paso County, Colorado.

By: _____
El Paso County Clerk and Recorder

PDC File No: SF2511

APEX Land Surveying and Mapping LLC.

5855 Lehman Drive, Suite 102
Colorado Springs, CO 80918
Phone: 719-318-0377
E-mail: info@apexsurveyor.com
Website: www.apexsurveyor.com

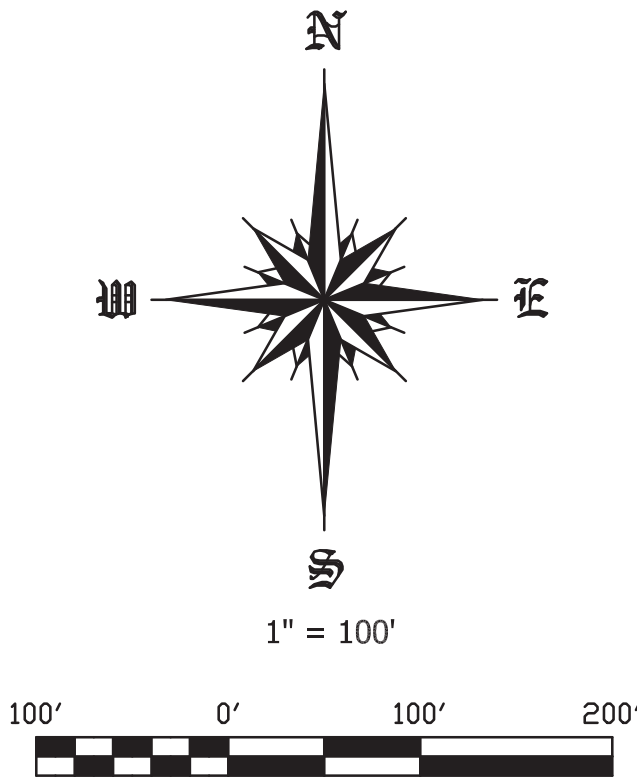
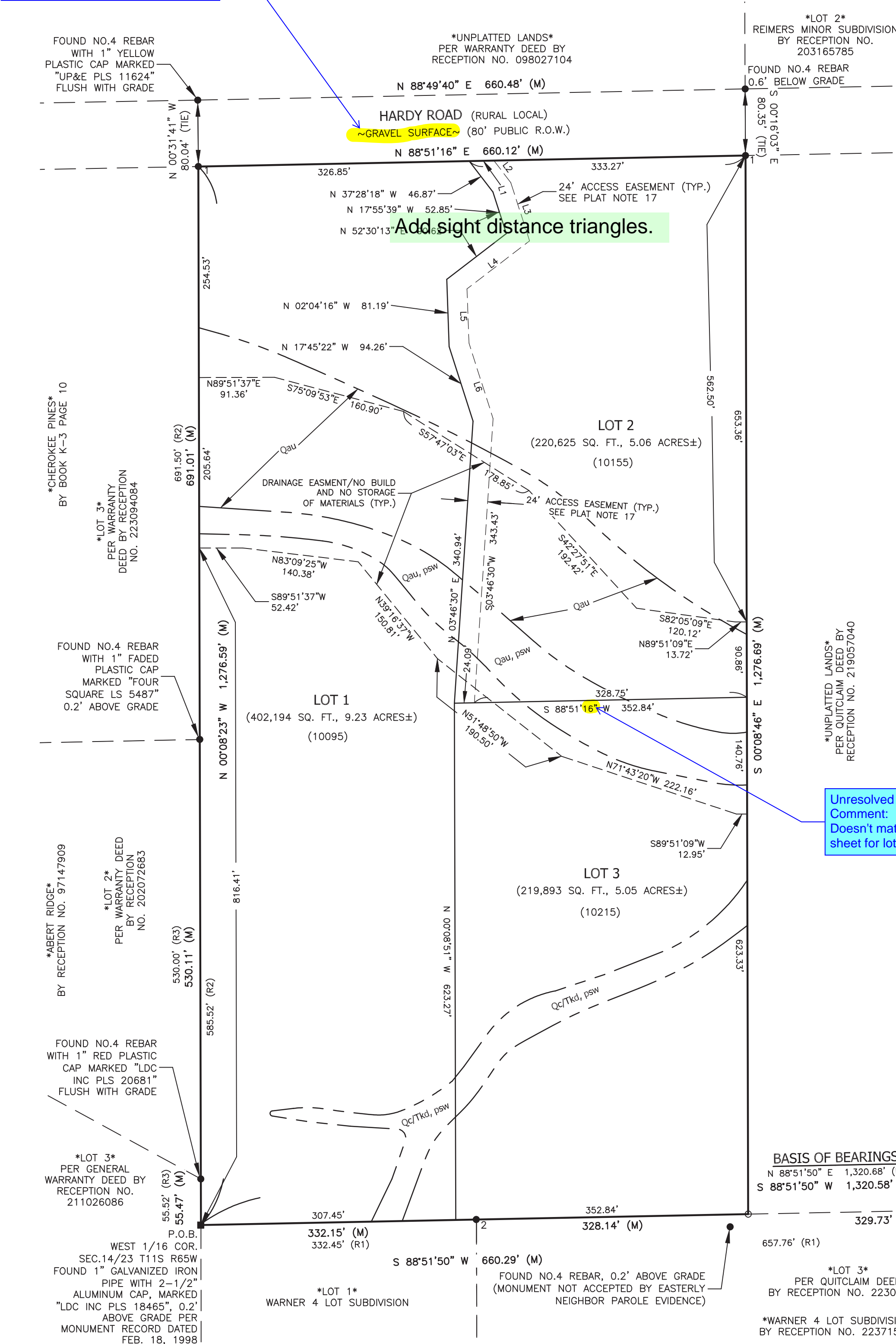
DATE: February 17, 2025		REVISIONS	
No.	Remarks	Date	By
1.	Revise per County comments	06-19-2025	DDR
Field: TJM	Drawn: TJM/DDR	Checked: DDR	PROJECT No.: 24055



JJ RANCH SUBDIVISION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.

Please not include Road surface
type in plat drawings as this is a
legal document and the road surface
is subject to change in the future.



LEGEND

- PLSS MONUMENT FOUND AS NOTED
- MONUMENT FOUND AS NOTED
- 1● FOUND NO.5 REBAR FLUSH WITH GRADE
- 2● FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, MARKED "FWS PLS 25636", FLUSH WITH GRADE
- FOUND NO. 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, MARKED "PLS 38759", FLUSH WITH GRADE
- ⬢ SITE BENCHMARK; SET 60D NAIL EL=7452.29' (NAVD88)
- (R) RECORD VALUE
- (R1) RECORD VALUE PER WARNER 4 LOT SUBDIVISION REC#223715080
- (R2) RECORD VALUE PER CHEROKEE PINES BOOK K-3 PAGE 10
- (R3) RECORD VALUE PER ABERT RIDGE REC#97147909
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- ± MORE OR LESS
- * NOT A PART OF THIS SUBDIVISION
- GEOLOGY/ENGINEERING GEOLOGY LINE PER ENTECH ENGINEERING--Job No. 241362--See Below
- Qau Alluvium undivided of Holocene and Pleistocene Age.
- Qc/Tkd Colluvium of Holocene Age overlying the Dawson Formation of Tertiary to Cretaceous Age.
- psw Potentially Seasonally shallow groundwater area ("No Build" area--See Plat Note#11)

LINE TABLE

- L1: N88°51'16"E 29.79'
- L2: S37°28'18"E 33.36'
- L3: S17°55'39"E 73.92'
- L4: S52°30'13"W 95.18'
- L5: S02°04'16"E 65.50'
- L6: S17°45'22"E 95.52'

BASIS OF BEARINGS

- N 88°51'50" E 1,320.68' (R1)
- S 88°51'50" W 1,320.58' (M)

DATE: February 17, 2025		REVISIONS	
No.	Remarks	Date	By
1.	Revise per County comments	06-19-2025	DDR
Field: TJM	Drawn: TJM	Checked: DDR	

