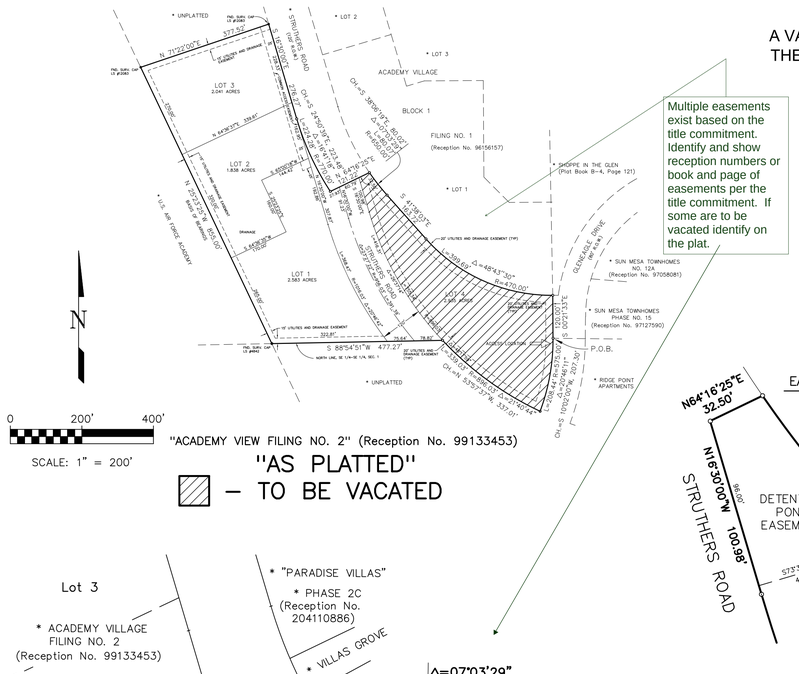
ACADEMY VILLAGE FILING NO. 3

A VACATION AND RESUBDIVISION OF LOT 4, "ACADEMY VILLAGE FILING NO. 2", BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



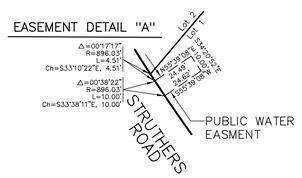
"ACADEMY VIEW FILING NO. 2" (Reception No. 99133453)

"AS PLATTED"

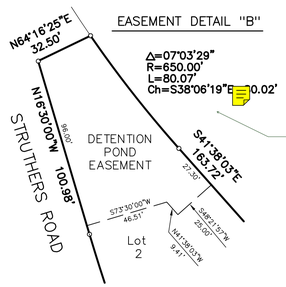
– TO BE VACATED

Multiple easements exist based on the title commitment. Identify and show reception numbers or book and page of easements per the title commitment. If some are to be vacated identify on the plat.

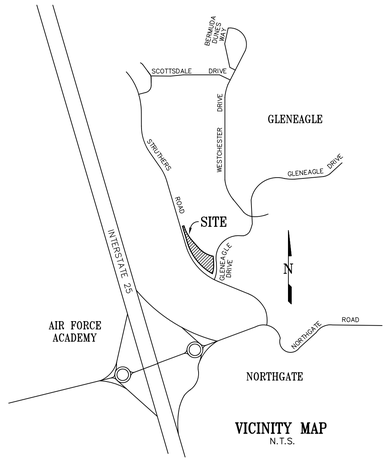
EASEMENT DETAIL "A"



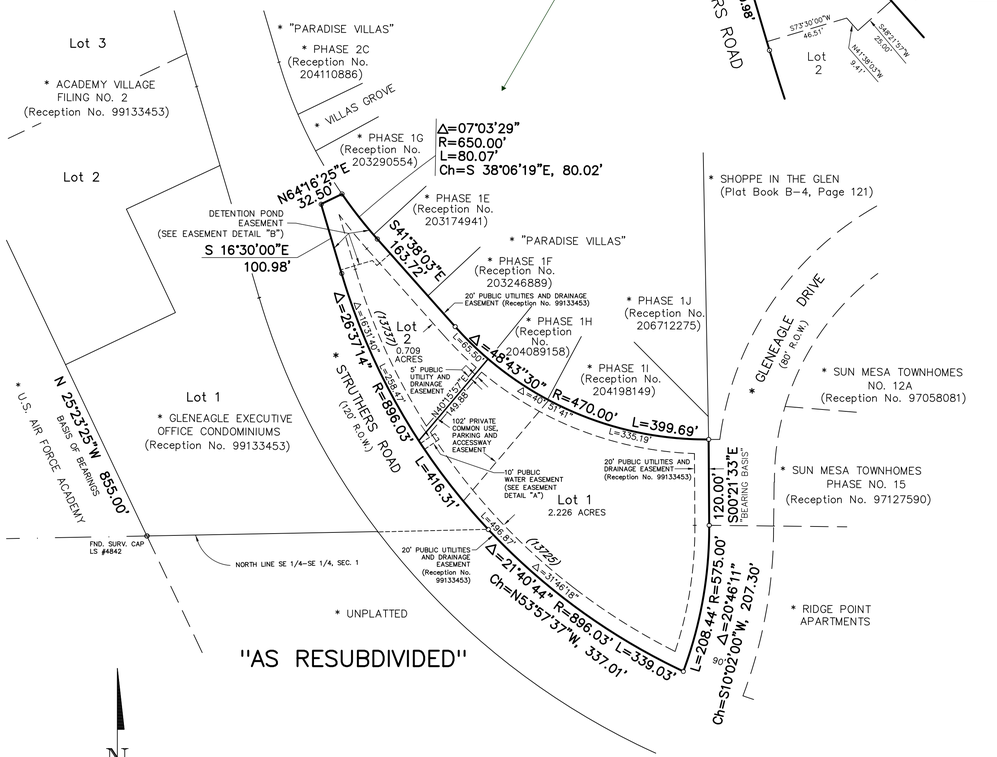
EASEMENT DETAIL "B"



The corresponding note identifying the recorded maintenance agreement has been deleted. It was note15. Please add it back.



VICINITY MAP
N.T.S.



"AS RESUBDIVIDED"

KNOW ALL MEN BY THESE PRESENTS:

That PEOPLES NATIONAL BANK COLORADO, being the owner of the following described tract of land to wit:

A portion of the Southeast Quarter of Section 1, Township 12 South, Range 67 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:

Lot 4, ACADEMY VILLAGE FILING NO. 2 (Reception No. 99133453, El Paso County, Colorado records);

Containing 2.935 acres, more or less.

DEDICATION:

The above owner has caused said tract of land to be surveyed, vacated and resubdivided into lots and easements as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said tract and the locations of said lots and easements, and which lot as resubdivided shall be known as ACADEMY VILLAGE FILING NO. 3, El Paso County, Colorado.

IN WITNESS WHEREOF:

The aforementioned, PEOPLES NATIONAL BANK COLORADO, has executed this instrument this _____ day of _____, 20_____ A.D.

PEOPLES NATIONAL BANK COLORADO

By: _____
Brendan Zahl
Title: Chief Executive Officer

NOTARIAL:

STATE OF COLORADO }
} SS
COUNTY OF EL PASO }

The above and aforementioned was acknowledged before me this _____ day of _____, 20_____ A.D., by Brendan Zahl, Chief Executive Officer of PEOPLES NATIONAL BANK COLORADO.

Witness my hand and seal_____

My commission expires _____

NOTES:

1. o – Indicates survey monument set with a #4 rebar with Surveyor's Cap, PLS No. 20681.
   • – Indicates survey monument found as noted.
   * – Indicates not a part of this Resubdivision Plat.
2. This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by LAND TITLE GUARANTEE COMPANY on behalf of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Order No. SC55062451 dated March 17, 2017 at 5:00 p.m.
3. The approval of this Resubdivision Plat vacates all prior plats for the area described by this resubdivision plat.
4. The El Paso County Planning and Community Development Director must be contacted prior to the establishment of any new driveway. Access to and from Lot 1 is via the existing Struthers Road and Gleneagle Drive curb cuts and primary access to and from Lot 2 is via the existing Struthers Road curb cut utilizing an Easement Agreement.
5. Water and wastewater service for this Resubdivision has been (Lot 1) and will be (Lot 2) provided by the DONALA WATER AND SANITATION DISTRICT subject to the District's rules and specifications.

   The owner applied for a waiver of El Paso County's requirement that a 300-year supply of water be established, and such waiver was granted by the Board of County Commissioners with respect to a portion of the water supply provided by DONALA. Additional information can be found in the Resubdivision file in the records of El Paso County Planning and Community Development.
6. Basis of Bearings: All bearings are based on that portion of the Easterly line of Lot 1 of this Resubdivision, monumented as shown and assumed to bear S00°21'33"E, a distance of 120.00 feet.
7. Unless otherwise indicated, all side, front and rear lot lines are hereby platted on either side with a five (5) foot public utility and drainage esaement. All exterior subdivision boundaries are hereby platted with a twenty (20) foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
8. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
9. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Numbers 08041C0287 F and 08041C0290 F, effective date March 17, 1997, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
10. *(13725)* – Indicates property address. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
11. All property owners are responsible for maintaining proper storm water drainage in and through their property.
12. The following reports have been submitted and are on file at the El Paso County Planning and Community Development Department: Drainage Report, Water Resources Report, Wastewater Disposal Report and Traffic Memorandum.

NOTES (continued):

13. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
14. NOTICE: This property may be impacted by noise and other effects of flight by aircraft used in the United States Air Force Academy's Airmanship Program. In conjunction with this notice, the Grantor agrees to waive and release any right or cause of action which it now has or may have in the future against Grantee, the United States Air Force Academy, its successors and assigns, due to noise and other effects by operation of such aircraft. This notice shall be in effect until the Air Force Academy shall cease to be used for training purposes, or all airports on the Air Force Academy shall cease to be actively used. This notice shall run with the land.
15. The individual lot purchaser(s) shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved drainage report for this subdivision. Final design, construction drawings and drainage report updates for the detention pond/water quality BMP(s) serving each lot shall be provided with Site Development Plan submittals. The detention pond/water quality BMP(s) shall be constructed and completed prior to the issuance of a certificate of occupancy ("CO") for the subject lots. The subdivision developer is responsible for providing financial assurances as indicated in the Subdivision Improvements Agreement and Financial Assurance Estimate for all detention ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances. Individual lot purchasers shall enter into a Private Detention Basin / Stormwater Quality BMP Maintenance Agreement and Easement ("Agreement") prior to the issuance of any building permits for the subject lots. In the case that the developer constructs the detention pond(s), the developer shall enter into an Agreement for each pond constructed."
16. No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado 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 Development Services Department Director and meet the policy and procedure requirements of El Paso County prior to the 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 Development Services Department 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.
17. Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program (Resolution 16-454) and any subsequent amendments. Fees for each lot within this subdivision shall be paid in full at the time of building permit issuance.
18. This property is subject to an Easement Agreement in regards to on-lot access, use, and improvement ownership and maintenance as recorded under Reception No. _____ of the records of El Paso County, Colorado.

SURVEYOR'S CERTIFICATION:

I David Hostetler, 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___.

David V. Hostetler
Colorado Professional Land Surveyor No. 20681

"PRELIMINARY COPY"
SUBJECT TO
COUNTY APPROVAL

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for ACADEMY VILLAGE FILING NO.3 was approved for filing by the El Paso County, Colorado Board of County

Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public streets and easements are accepted, but the 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.

_____ _____
President, Board of County Commissioners Date

COUNTY APPROVAL:

Approval is granted this _____ day of _____, 20_____ A.D.

_____
Planning and Community Development Director

RECORDING:

STATE OF COLORADO }
} SS
COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record in my office at _____ o'clock ____.M., this _____ day of _____, 20_____ A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

Chuck Broerman, Recorder

SURCHARGE:_____ BY:_____
Deputy
FEE:_____

FEES:

Park Fee: _____ Drainage Fee: _____

School Fee: _____ Bridge Fee: _____

CALL BEFORE YOU DIG . . .
811
DIAL 811
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

No.	Description	By	Date
1	COUNTY COMMENTS	DVH	01/02/18

REVISIONS

H Scale: 1" = 100'
V Scale: N/A
Designed By: N/A
Drawn By: SLG
Checked By: DVH
Date: 02/23/17

Land Development Consultants, Inc.
PLANNING SURVEYING
www.ldc-inc.com TEL: (719) 528-6133 FAX: (719) 528-6848
3898 MAIZELAND ROAD COLORADO SPRINGS, CO 80909

FINAL PLAT
ACADEMY VILLAGE FILING NO. 3

Project No.: 08013
Sheet: 1 of 1

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