

PEYTON RANCHES FILING NO. 1A

A PORTION OF LOT 104, PEYTON RANCHES

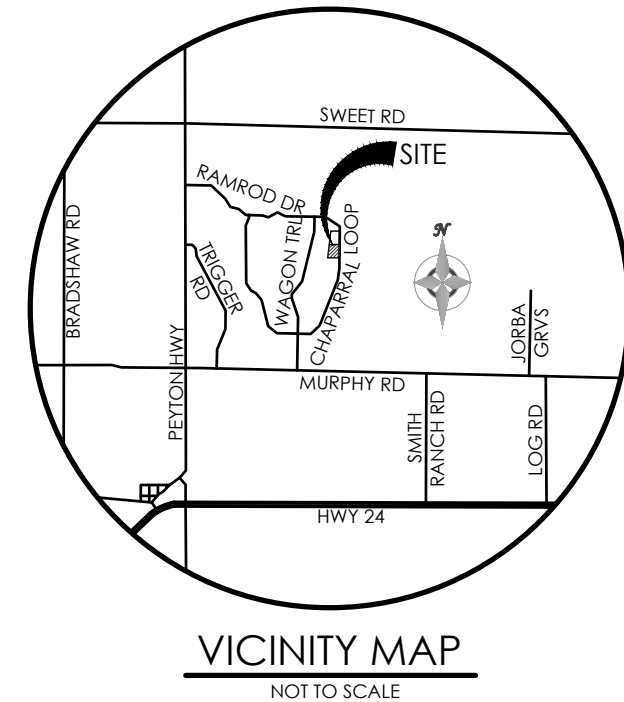
A PORTION OF THE NORTHWEST QUARTER OF SECTION 33, AND THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 63 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

vr03008 has a plat called "peyton ranches filing 1A"

Will need a different Filing # as Filing No. 1A has already been used.

Replace Note 8 with the note below

The subdivider(s) agree on behalf of him/herself and any developer of 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 No. 19-471), 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 documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.



COUNTY GOVERNMENT NOTES

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE REPLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: WASTEWATER DISPOSAL REPORT; GEOLOGIC & SOILS REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT 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.
- 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 EXHIBED 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.
- DRIVEWAY NOTE: LOT OWNERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF 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. 18-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.
- 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 OF 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 USED FOR ALLOCATION 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.
- 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.

NOTES

- BASIS OF BEARINGS IS THE SOUTH LINE OF LOT 104, PEYTON RANCHES, RECORDED JUNE 27, 1972 IN PLAT BOOK V-2 PAGE 66, MONUMENTED AS SHOWN HEREON.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M.V.E., INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE, AND OTHER MATTERS OF RECORD, M.V.E., INC. RELIED ON TITLE COMMITMENT FILE NO. XXXXXX-XXXXX AS PREPARED BY XXXXX, X XX, 2020.
- SET #5 REBAR WITH SURVEYOR'S ALUMINUM CAP PLS #27605, FLUSH WITH THE GROUND, UNLESS OTHERWISE NOTED.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08041C0375G, DATED DECEMBER 7, 2018, THIS PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN).
- 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. (SECTION 13-80-105 C.R.S.).
- THIS PLAT RELIED UPON A LAND SURVEY PLAY PREPARED BY CLARK LAND SURVEYING INC. UNDER PROJECT NUMBER 170651 FOR A PORTION OF LOT 104 TO ASSIST IN DETERMINING THE BOUNDARY.
- THE RECORDED BEARING FOR THE COMMON LINE BETWEEN LOTS 103 AND 104, PEYTON RANCHES AS SHOWN ON THE RECORDED PLAT THEREOF HAS BEEN FOUND TO BE IN ERROR. THE BEARING SHOWN HEREON IS BASED ON THE PLATTED DISTANCES ALONG THE NORTH LINE OF SAID LOTS 103 AND 104.
- THE LINEAL UNITS USED IN THIS DRAWING ARE U.S. SURVEY FEET.

Please update this to the current title commitment

EASEMENTS

UNLESS OTHERWISE INDICATED ALL LOT LINES ARE HEREBY PLATTED WITH A 10' PUBLIC DRAINAGE AND UTILITY EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

Please add notes from the soils and geo report (pgs. 13-15)

LEGEND

- PROPOSED BOUNDARY LINE
- EASEMENT LINE
- SET #5 REBAR W/ ALUMINUM CAP MARKED "POLARIS, PLS 27605" FLUSH WITH THE GROUND UNLESS OTHERWISE SHOWN
- ADDRESS NUMBER
- PUBLIC UTILITY & DRAINAGE EASEMENT

Please make to a solid black line

LOT 106, PEYTON RANCHES

LOT 105, PEYTON RANCHES

LOT 104A, PEYTON RANCHES

LOT 103, PEYTON RANCHES

LOT 64, PEYTON RANCHES

LOT 63, PEYTON RANCHES

LOT 62, PEYTON RANCHES

LOT 61, PEYTON RANCHES

LOT 60, PEYTON RANCHES

LOT 59, PEYTON RANCHES

LOT 58, PEYTON RANCHES

LOT 57, PEYTON RANCHES

LOT 56, PEYTON RANCHES

KNOW ALL MEN BY THESE PRESENTS

THAT FRIDAN JOANITAH WOOD, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND TO WIT:

A PORTION OF LOT 104, PEYTON RANCHES SUBDIVISION AS RECORDED IN PLAT BOOK V-2 AT PAGE 66 AS CONVEYED IN THE WARRANTY DEED RECORDED IN RECORD NO. 217059638 OF THE RECORDS OF EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 104, ALSO BEING A POINT ON THE WEST LINE OF CHAPARRAL LOOP EAST, THENCE S 88°50'42" W, A DISTANCE OF 630.00 FEET ALONG THE SOUTH LINE OF SAID LOT 104 TO THE SOUTHWEST CORNER THEREOF;

THENCE N 05°28'04" E, A DISTANCE OF 606.45 FEET ALONG THE WEST LINE OF SAID LOT 104;

THENCE N 86°08'34" E, A DISTANCE OF 621.74 FEET ALONG THE NORTH LINE OF SAID LOT 104 TO A POINT ON THE EAST LINE THEREOF ALSO BEING A POINT ON THE WEST LINE OF SAID CHAPARRAL LOOP EAST;

THE FOLLOWING THREE (3) COURSES ARE ALONG THE EAST LINE OF SAID LOT 104 ALSO BEING THE WEST LINE OF SAID CHAPARRAL LOOP EAST:

THENCE SOUTHERLY, 126.34 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 10°48' 14" AND BEING SUBTENDED BY A CHORD THAT BEARS S 05°50'07" W, 126.15 FEET;

THENCE S 11°14'03" W, A DISTANCE OF 205.38 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHERLY, 308.19 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 24°11'22" AND BEING SUBTENDED BY A CHORD THAT BEARS S 00°51'38" E, 305.91 FEET TO THE SOUTHEAST CORNER OF SAID LOT 104 AND THE **POINT OF BEGINNING**;

CONTAINING 374.350 SF (8.594 ACRES), MORE OR LESS

OWNER'S CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE VACATED, LAID OUT, SUBDIVIDED, AND REPLATED SAID LANDS INTO A LOT AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "PEYTON RANCHES FILING NO. 1A". 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.

FRIDAN JOANITAH WOOD, OWNER

STATE OF _____)
COUNTY OF _____) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023 BY FRIDAN JOANITAH WOOD AS OWNER.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY PUBLIC

SURVEYOR'S STATEMENT

I, RANDALL D. HENCY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS VACATION AND REPLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 10/01/2018, 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 AND IS NOT A WARRANTY OF GUARANTEE EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2023.

RANDALL D. HENCY
COLORADO REGISTERED PLS #27605
FOR AND ON BEHALF OF M.V.E., INC.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR "PEYTON RANCHES FILING NO. 1A" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2023, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS & 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 _____

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CLERK AND RECORDER

CLERK AND RECORDER:

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 _____, 2023, A.D. AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: _____ DEPUTY

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

OWNER OF RECORD

AT TIME OF PLATTING:
FRIDAN JOANITAH WOOD
719 MEDITERRANEAN POINT
COLORADO SPRINGS, CO 80910
(719) 354-6166

FINAL PLAT
PEYTON RANCHES
FILING NO. 1A

MVE PROJECT:
61140
MVE DRAWING:
61140-PLAT-CS
DATE:
FEBRUARY 14, 2023
SHEET:
SHEET 1 OF 1

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