

Engineering Review

01/13/2021 12:59:36 PM

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**EPC Planning & Community
Development Department**

Technical Memorandum

To: El Paso County Planning and Community Development
From: SMH Consultants, Brett Louk
Date: 11/20/2020
Subject: Sedona Sun Acres Residential Subdivision Traffic Memo - PCD File No. MS203

INTRODUCTION

SMH Consultants P.A. (SMH) was asked to prepare a traffic memo for the proposed Sedona Sun Acres Residential Subdivision. The intent of the traffic memo is to discuss the potential impacts, to the adjacent road network, of the proposed development. The traffic memo will satisfy the requirements as outlined in the El Paso County Engineering Criteria Manual (ECM).

METHODOLOGY

Per the ECM, a Traffic Impact Study (TIS) is not required if the following criteria are satisfied.

- **Vehicular Traffic:** (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e. the addition of truck traffic) does not adversely affect the traffic currently planned for and accompanied within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to a State Highway.
- **Pedestrian Traffic:** Paved pedestrian facilities exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new pedestrian traffic.
- **Bicycle Traffic:** Paved bicycle lanes or paths exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new bicycle traffic.

EXISTING CONDITIONS

The existing site is located at 13251 Vollmer Road, is approximately 37.7 acres in size, and is zoned RR-5. The existing site has one driveway off of Vollmer Road that serves the existing single-family residence. The existing site generates 2 trips in the A.M. peak

hour, 2 trips in the P.M. peak hour, and 9 daily trips. There is no pedestrian or bicycle traffic generated by the existing site, nor any of these facilities existing. The pages from The Institute of Transportation Engineers *Trip Generation Manual, 10th Edition*, utilized for the trip generation have been attached to this memo.

PROPOSED CONDITIONS

The site is proposed to be subdivided into three single-family residential lots. The three lots will be served by the two existing driveways. The proposed site will generate 4 trips in the A.M. peak hour, 4 trips in the P.M. peak hour, and 29 daily trips. There are no proposed minor or major roadway connections; the acceptable LOS on adjacent public roadways, accesses, and intersections will be maintained; there are no roadways or intersections in the immediate vicinity with a history of safety or accident problems; and there is no change of land use with access to a State Highway. The proposed site will not generate any new pedestrian and bicycle traffic.

SUMMARY & RECOMMENDATION

In summary, it can be seen that the proposed subdivision meets all the criteria for not requiring a TIS to be submitted.

From a traffic perspective, the proposed development is an acceptable use of the property identified. The proposed development will have minimal impact on the adjacent road network.

Revise, the lower driveway is proposed to be vacated on the plat. Therefore the three lot subdivision will be served by one driveway (the northern one). Please indicate this in the description, additionally indicate the proposed travel easement along Volmer to serve the two new lots.

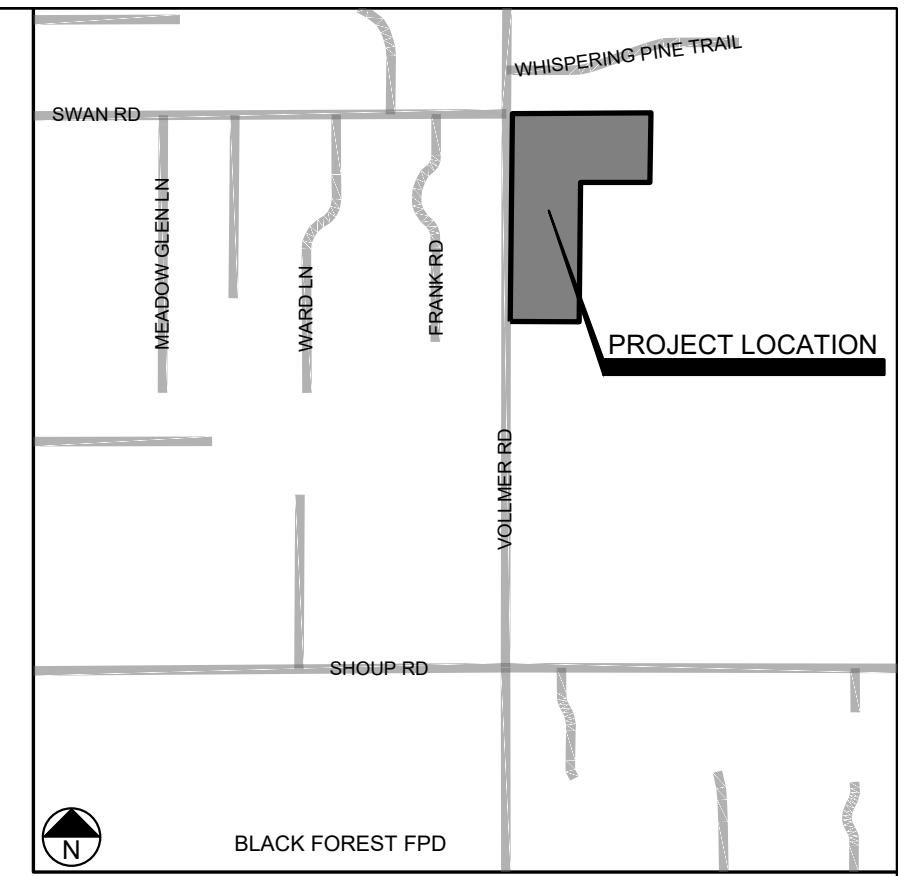
Indicate the traffic impact fees that will need to be paid, note.

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. 16-454), 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

SEDONA SUN ACRES FILING NO. 1

IN THE NORTHWEST QUARTER OF SECTION 10, T12S, R65W, 6TH P.M.

EL PASO COUNTY, COLORADO



VICINITY MAP
(NOT TO SCALE)

DENSITY AND DIMENSIONAL STANDARDS FOR RESIDENTIAL DISTRICT RR-5						
ZONING DISTRICT	AREA	WIDTH (AT FRONT SETBACK LINE)	FRONT	REAR	SIDE	MAXIMUM LOT COVERAGE
RR-5	5 ACRES (1.2)	200 FT	25 FT	25 FT	25 FT	25%

TOTAL ACREAGE:
 LOT 1 = 19.2 ACRES
 LOT 2 = 9.0 ACRES
 LOT 3 = 9.5 ACRES
 DEDICATION = 0.9 ACRES
 TOTAL = 38.6 ACRES

SERVICE PROVIDERS:
 BLACK FOREST FIRE PROTECTION DISTRICT
 MOUNTAIN VIEW ELECTRIC ASSOC.
 BLACK HILLS ENERGY
 EL PASO CO. TELEPHONE
 INDIVIDUAL SEWAGE DISPOSAL SYSTEMS
 DOMESTIC WELLS

FEES:
 PARK FEE: \$1,868.00
 SCHOOL FEE: \$918.00
 BRIDGE FEE: \$1,304.73
 DRAINAGE FEE: \$15,556.21

OWNER:
 DANIEL S. ABEYTA AND JENNIFER A. ABEYTA
 13251 VOLLMER ROAD
 COLORADO SPRINGS, CO 80908
 719-531-5000

FIRSTBANK - LOAN OPERATIONS
 12345 WEST COLFAX AVENUE
 LAKEWOOD, CO 80215
 303-232-3000

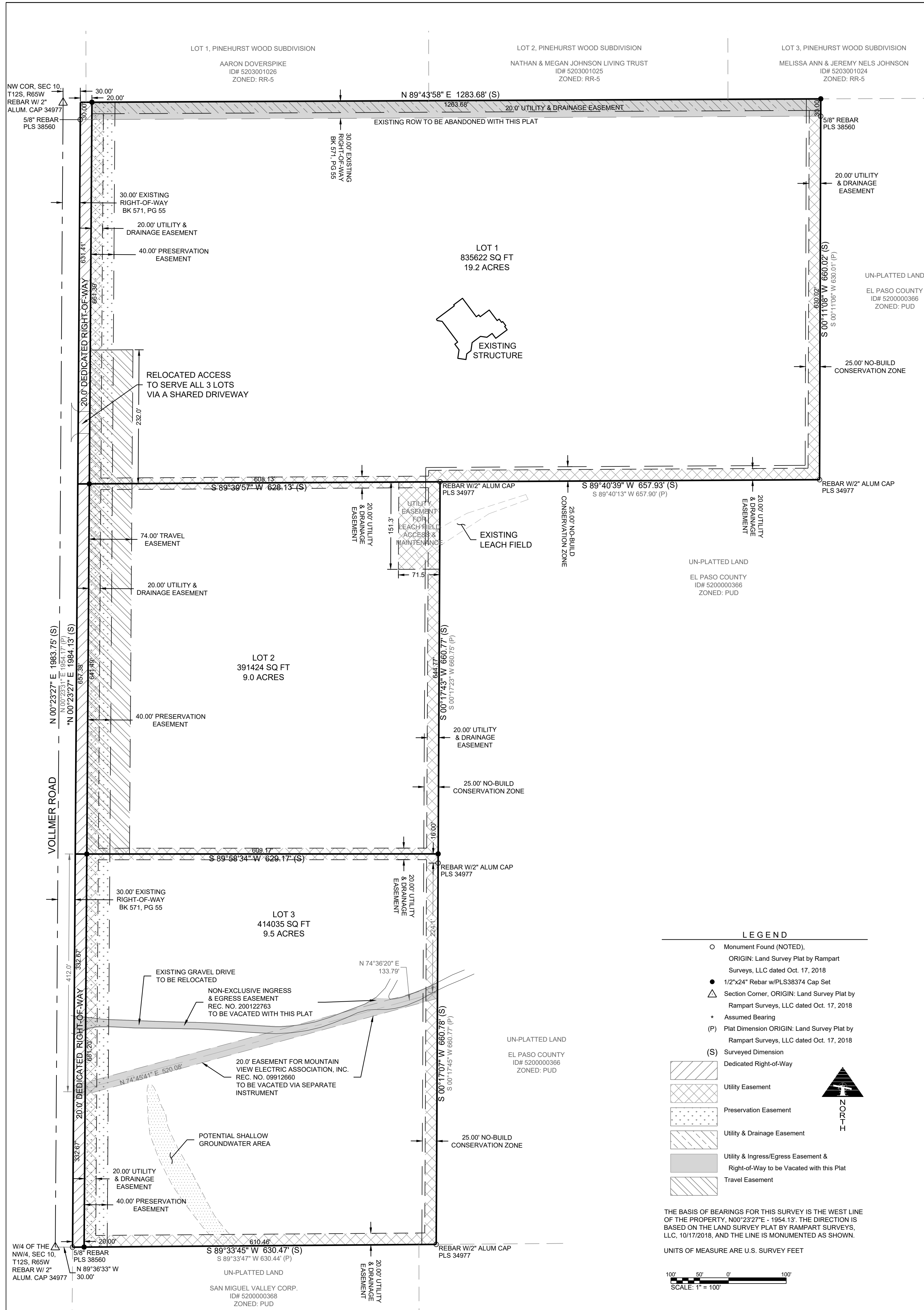
- TITLE NOTES:**
- RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY WFG NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 20-206795, EFFECTIVE DATE JUNE 1, 2020 AT 8:00 AM.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SMH CONSULTANTS OR TIM LOAN.
 - EXCEPTIONS:
 - THROUGH 7, NOT EXAMINED AS PART OF THIS SURVEY.
 - ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC BY REASON OF THE RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS DATED JUNE 20, 1917 AND RECORDED THE SAME DAY IN BOOK 571 AT PAGE 55, PROVIDING THAT ALL SECTION LINES, TOWNSHIP LINES, AND RANGE LINES ON THE PUBLIC DOMAIN IN EL PASO COUNTY ARE DECLARED PUBLIC HIGHWAYS OF THE WIDTH OF 60 FEET, BEING 30 FEET ON EACH SIDE OF SAID SECTION LINES, TOWNSHIP LINES, AND RANGE LINES, PROVIDED HOWEVER THAT THE BOARD MAY, FROM TIME TO TIME AS THE OCCASION ARISES, BY RESOLUTION DECLARE IT NECESSARY TO DEVELOP AND IMPROVE SAID HIGHWAYS WHEN IN THEIR JUDGMENT IT SHALL BE NECESSARY AND EXPEDIENT.
 - THE RIGHT OR PROPRIETOR OR A VEIN OR LODE TO EXTRACT OR REMOVE HIS ORE SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES THEREBY GRANTED AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 17, 1909 IN BOOK 25 AT PAGE 412 AND AUGUST 3, 1891 IN BOOK 36 AT PAGE 170, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN.
 - RIGHT OF WAY FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN PATENT RECORDED APRIL 17, 1909 IN BOOK 25 AT PAGE 412, THE EXACT COURSE OF SAID RIGHT-OF-WAY IS NOT SET FORTH THEREIN.
 - AN EASEMENT FOR TELEPHONE AND TELEGRAPH LINES AND INCIDENTAL PURPOSES GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY THE INSTRUMENT RECORDED MAY 20, 1927 IN BOOK 103 AT PAGE 363 AND DECEMBER 11, 1937 IN BOOK 122 AT PAGE 573, THE EXACT COURSE OF SAID EASEMENT IS NOT SET FORTH THEREIN.
 - AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND OTHER MINERALS AS RESERVED BY FRANK W. HARRINGTON IN INSTRUMENT RECORDED MARCH 4, 1953 IN BOOK 147 AT PAGE 14, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
 - RIGHT OF WAY ACROSS SUBJECT PROPERTY AS RESERVED IN DEED RECORDED JANUARY 14, 1966 IN BOOK 2113 AT PAGE 745.
 - RIGHTS TO ENTER UPON SUBJECT PROPERTY FOR THE REPAIR AND MAINTENANCE OF DITCHES AND HEADGATES AS RESERVED IN INSTRUMENT RECORDED JANUARY 24, 1968 IN BOOK 199 AT PAGE 178.
 - COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED AUGUST 15, 1973 AT BOOK 2613 AT PAGE 749.
 - NOTE: VARIANE UNDER PROTECTIVE COVENANTS RECORDED JANUARY 14, 1977 IN BOOK 2889 AT PAGE 43. THE EFFECT, IF ANY OF THE INCLUSION OF THE SUBJECT PROPERTY WITHIN THE BLACK FOREST VOLUNTEER FIRE PROTECTION DISTRICT AS DISCLOSED BY DECREE RECORDED AUGUST 21, 1975 IN BOOK 2772 AT PAGE 121.
 - TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN NOTICE PURSUANT TO COLORADO STATUTES CONCERNING UNDERGROUND FACILITIES FOR MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. RECORDED MAY 9, 1983 IN BOOK 3718 AT PAGE 812.
 - COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, SET FORTH IN THE INSTRUMENT RECORDED NOVEMBER 14, 1985 IN BOOK 5089 AT PAGE 132. PROVISIONS REGARDING RACE, COLOR, CREED, AND NATIONAL ORIGIN, IF ANY, ARE DELETED.
 - AN EASEMENT FOR ELECTRICAL, TELEPHONE AND/OR TELEGRAPH LINES AND INCIDENTAL PURPOSES GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. BY THE INSTRUMENT RECORDED AUGUST 6, 1999 AT RECEPTION NO. 9912660.
 - PERMANENT, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AS RESERVED BY ARKANSAS-PLATTE AND GULF PARTNERSHIP IN DEED RECORDED OCTOBER 10, 2000 AT RECEPTION NO. 200122763.
 - TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN COLORADO GROUND WATER COMMISSION FINDS AND ORDER IN THE UPPER BLACK SQUIRREL CREEK RECORDED MARCH 8, 2007 AS RECEPTION NO. 208032050 AND AT RECEPTION NO. 208032051 AND AT RECEPTION NO. 208032052 AND AT RECEPTION NO. 208032053 AND RECORDED APRIL 13, 2020 AT RECEPTION NO. 220049996.
 - TERMS, CONDITIONS AND RESTRICTIONS CONTAINED IN ACCESS AND MAINTENANCE AGREEMENT TO BE RECORDED.
- 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 CERTIFICATION SHOWN HEREON.
- NOTES:**
- NO GAPS OR OVERLAPS EXIST.
 - THERE ARE NO LINES OF POSSESSION THAT AFFECT THIS SURVEY.
 - PARENT TRACT IS RECORDED IN INSTRUMENT # 218127460-7461, REGISTER OF DEEDS OFFICE, EL PASO COUNTY, COLORADO.
 - CHAPTER 5 TABLE 5-4. IN THE EVENT THAT THE LAND TO BE PARTITIONED, PLATTED, SOLD, OR ZONED ABUTS A SECTION LINE COUNTY ROAD, THE MINIMUM LOT AREA FOR THE LOTS ABUTTING THE ROAD SHALL BE 4.75 ACRES AND MINIMUM LOT WIDTH SHALL BE 165 FT.
 - THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT 1068-BD RECORDED AT RECEPTION NO. 220049996.
 - SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY PUBLIC HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
 - 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.
 - THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
 - WATER IN THE DAWSON AQUIFER IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE. HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DAWSON AQUIFER IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS, THE HOME OWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DAWSON 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 AND ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
 - NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM VOLLMER 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 BLACK FOREST FIRE PROTECTION DISTRICT.
 - ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THIS 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.
 - MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
 - THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, AND FIRE PROTECTION REPORT.
 - STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
 - DRAINAGE EASEMENTS: NO PERMANENT DWELLING UNIT, TEMPORARY STRUCTURES, INCLUDING SHEDS AND OUT BUILDINGS, WATER WELL OR WASTEWATER TREATMENT SYSTEM MAY BE CONSTRUCTED IN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. DRAINAGE CULVERTS AND FENCES THAT DO NOT BLOCK OR IMPEDE STORM WATER RUNOFF ARE ALLOWED IN AND ACROSS DRAINAGE EASEMENTS.
 - PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS AND PROVISIONS OF THE EL PASO COUNTY ROAD IMPACT FEE. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
 - THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY THE MOUNTAIN VIEW ELECTRIC ASSOCIATION SERVICE DISTRICT, THE BLACK FOREST FIRE PROTECTION DISTRICT, EL PASO COUNTY SCHOOL DISTRICT NO. 20 AND THE BLACK HILLS ENERGY CORPORATION SERVICE DISTRICT.
 - SOILS, GEOLOGY, GEOLOGIC HAZARD, AND WASTEWATER STUDY FOR THIS SUBDIVISION DATED MARCH 4, 2020, PREPARED BY ENTECH ENGINEERING, INC.
 - 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 GEOLOGIC HAZARD REPORT BY ENTECH ENGINEERING, INC. DATED MARCH 4, 2020, IN FILE #200160 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
 - POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOT 3
 IN AREA OF HIGH GROUNDWATER:
 DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.

FLOODPLAIN NOTE:
 FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C03200 EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THAT THE AREA WITHIN THE SURVEYED PROPERTY TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN).

EASEMENTS:
 UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT (USE 5 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT (USE 7 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENT IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

UTILITY NOTES:
 ANY UTILITY COMPANY THAT LOCATES FACILITIES IN ANY EASEMENT SHALL HAVE THE RIGHT TO PRUNE, REMOVE, ERADICATE, CUT AND CLEAR AWAY ANY TREES, LIMBS, VINES AND BRUSH ON THE UTILITY EASEMENT NOW OR AT ANY FUTURE TIME AND PRUNE AND CLEAR AWAY ANY TREE LIMBS, VINES, AND BRUSH ON LANDS ADJACENT TO THE UTILITY EASEMENT WHENEVER, IN THE UTILITY COMPANIES JUDGMENT, SUCH MAY INTERFERE WITH OR ENDANGER THE CONSTRUCTION, OPERATION, OR MAINTENANCE OF ITS FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THE UTILITY EASEMENT AND CONTIGUOUS LAND SUBJECT TO THIS PLAT FOR THE PURPOSE OF SURVEYING, ERECTING, CONSTRUCTING, MAINTAINING, INSPECTING, REBUILDING, REPLACING, AND WITH OR ENDANGERING THE CONSTRUCTION, OPERATION OR MAINTENANCE OF SAID FACILITIES.

ENVIRONMENTAL:
 DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCE, 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).



LEGEND

- Monument Found (NOTED).
- ORIGIN: Land Survey Plat by Rampart Surveys, LLC dated Oct. 17, 2018
- 1/2"x24" Rebar w/PLS38374 Cap Set
- ▲ Section Corner, ORIGIN: Land Survey Plat by Rampart Surveys, LLC dated Oct. 17, 2018
- Assumed Bearing
- (P) Plat Dimension ORIGIN: Land Survey Plat by Rampart Surveys, LLC dated Oct. 17, 2018
- (S) Surveyed Dimension
- Dedicated Right-of-Way
- Utility Easement
- Preservation Easement
- Utility & Drainage Easement
- Utility & Ingress/Egress Easement & Right-of-Way to be Vacated with this Plat
- Travel Easement

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE PROPERTY, N00°23'27"E - 1954.13'. THE DIRECTION IS BASED ON THE LAND SURVEY PLAT BY RAMPART SURVEYS, LLC, 10/17/2018, AND THE LINE IS MONUMENTED AS SHOWN.

UNITS OF MEASURE ARE U.S. SURVEY FEET

Civil Engineering • Land Surveying • Landscape Architecture
 www.smhconsultants.com

Manhattan, KS - HQ P: (785) 776-0541 • Dodge City, KS P: (620) 255-1952
 Overland Park, KS P: (913) 444-9615 • Colorado Springs, CO P: (719) 465-2145

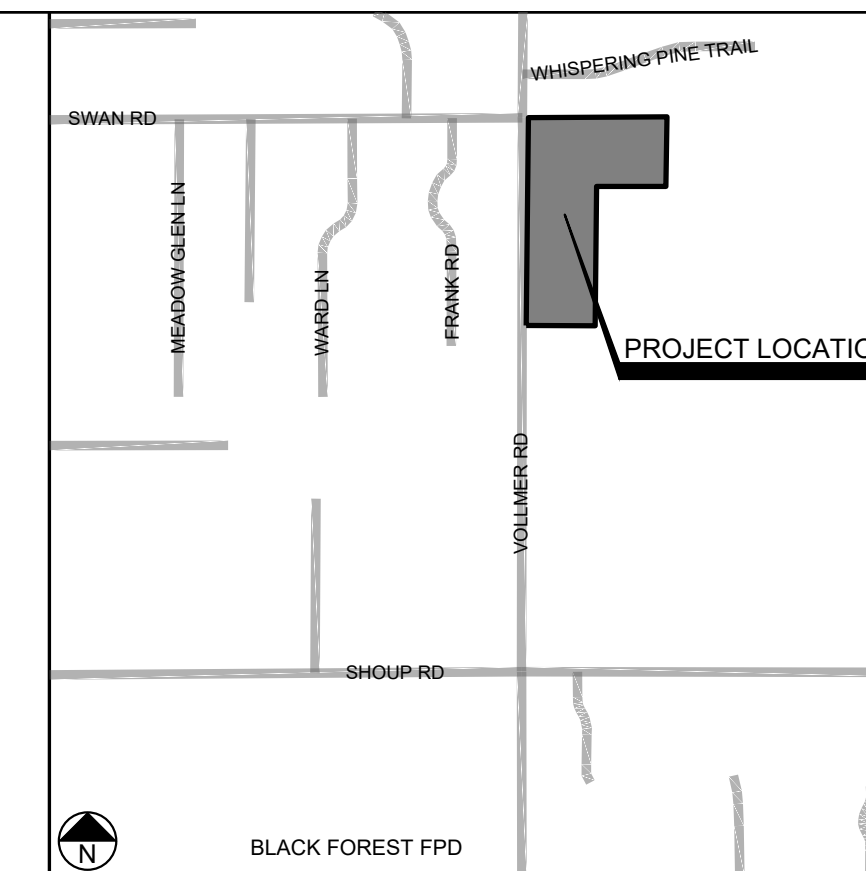
Drawn By: ASJ Project #1908CS4030 DD #TDS78 PCD FILE # MS203

NOVEMBER 2020

SEDONA SUN ACRES FILING NO. 1

IN THE NORTHWEST QUARTER OF SECTION 10, T12S, R65W, 6TH P.M.

EL PASO COUNTY, COLORADO



VICINITY MAP
(NOT TO SCALE)

BE IT KNOWN BY THESE PRESENTS:

DANIEL S. ABEYTA AND JENNIFER A. ABEYTA AND _____, AS _____ OF FIRSTBANK ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, TOGETHER WITH THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER EXCEPT THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 10, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THE NORTHERLY AND WESTERLY 30 FEET FOR PUBLIC ROAD RIGHT-OF-WAY AS RECORDED JUNE 20, 1917 AT BOOK 571 AT PAGE 55 OF THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO.

CONTAINING 37.70 ACRES, MORE OR LESS.

DEDICATION:

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 "SEDONA SUN ACRES FILING NO. 1". 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.

IN WITNESS WHEREOF:

THE AFOREMENTIONED _____, AS _____ OF FIRST BANK, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20__ A.D.

FIRST BANK

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ A.D. BY _____, AS _____ OF FIRSTBANK

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR SEDONA SUN ACRES FILING NO. 1 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, TRACTS, AND 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 CERTIFICATION:

THIS PLAT FOR "SEDONA SUN ACRES FILING NO. 1" 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.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

RECORDINGS:

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 _____, 20__ A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

FEE: _____

BY: _____
COUNTY CLERK AND RECORDER

SURCHARGE: _____

DEDICATION:

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 "SEDONA SUN ACRES FILING NO. 1". 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.

IN WITNESS WHEREOF:

THE AFOREMENTIONED DANIEL S. ABEYTA AND JENNIFER A. ABEYTA, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20__ A.D.

DANIEL S. ABEYTA

JENNIFER A. ABEYTA

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ A.D. BY DANIEL S. ABEYTA AND JENNIFER A. ABEYTA

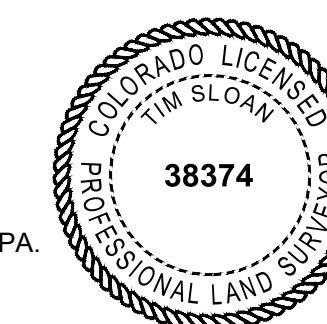
WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION:

I, TIM SLOAN, 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 11TH DAY OF DECEMBER, 2019, 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__.



TIM SLOAN
COLORADO REGISTERED PLS #38374
FOR AND ON BEHALF OF SMH CONSULTANTS, PA.



Civil Engineering • Land Surveying • Landscape Architecture
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Drawn By: ASJ Project #1908CS4030 DD #TDS78 PCD FILE # MS203

NOVEMBER 2020