



November 16, 2020

Ryan Howser, Planner I
El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Sedona Sun Acres Residential Development Letter of Intent

Dear Mr. Sevigny:

The property owner would like to request approval of a minor subdivision for 13251 Vollmer Road, Colorado Springs, CO 80908. The parcel number is 5200000303. The site is currently zoned RR-5 and would remain zoned as such with the approval of the minor subdivision. There is an existing single-family residence on the site that would remain.

The approved minor subdivision would consist of three single family residential lots of the following sizes: Lot 1: 19.2 acres, Lot 2: 9.0 acres, and Lot 3: 9.5 acres. The proposed subdivision layout shown on the final plat meets the following criteria for approval of a final plat, as outlined in the El Paso County Land Development Code.

- The proposed minor subdivision fits within the current zoning regulations and the Black Forest Preservation Plan. The plan identifies future land use and preservation of the Black Forest Planning Area. The plan promotes creation of residential subdivisions with an overall acreage minimum lot area of 5 acres in the Timbered Area. The proposed development also fits within the 2040 Major Transportation Corridor Plan. Vollmer Road is shown as being improved to a rural minor arterial in the future. The proposed development accounts for this in dedicating right of way for the future widening of Vollmer Road, as well as, preservation right of way.
- Minor subdivision is a process for smaller subdivisions in lieu of preliminary/final plat process.
- The proposed subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and survey requirements of the County.
- Water rights adjudications have been decreed by the State of Colorado Ground Water Commission Findings in Water Right Nos. 1065-BD, 1066-BD, 1067-BD, and 1068-BD. A replacement plan to allow the withdrawal of groundwater from the Dawson Aquifer in the Upper Black Squirrel Creek designated groundwater basin has been approved by the Colorado Ground Water Commission Findings and Order. Results from the water quality test have been submitted with the final plat application. These items satisfy the requirements outlined in Chapter 8 of the

El Paso County Land Development Code.

- Individual lots within the proposed subdivision will be served by Onsite Wastewater Treatment Systems (OWTS), which complies with the requirements outlined in Chapter 8 of the El Paso County Land Development Code.
- A soils and geology report has been provided for the site and has been submitted with the final plat. The site was found to be suitable for the proposed development. Some areas of potentially seasonal shallow groundwater were encountered; however, the proposed development can be achieved if these areas are avoided or properly mitigated.
- No drainage improvements have been proposed for the property. There are existing culverts in the Vollmer right of way that are adequate and will remain in place. The proposed development is not anticipated to produce any adverse stormwater impacts to the surrounding properties.
- Access to the proposed subdivision will be provided by an existing access off of Vollmer Road. The existing access will be relocated to the north, as shown on the attached PDF. This one access will be a shared driveway serving all three lots. Maintenance responsibilities for the shared driveway have been outlined in the covenants that have been submitted with the minor subdivision application.
- Necessary services including police and fire protection, recreation, utilities, and transportation systems are available to serve to proposed subdivision.
- A fire protection and wildfire mitigation report has been submitted with the final plat. The report outlines steps to be taken for fire protection and mitigation. Per the Black Forest Fire Department, no cisterns are required and each driveway to a private residence shall be constructed to meet the requirements outlined in Chapter 6 of the El Paso County Land Development Code.
- There are no off-site improvements anticipated with the proposed subdivision.
- There are no adverse impacts to public facilities or infrastructure from the proposed subdivision.
- The proposed subdivision meets all other applicable sections of Chapter 6 and 8 of the El Paso County Land Development Code.
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision.

Questions regarding the proposed minor subdivision can be directed to the following individuals:

Consultant

Brett Louk, P.E.
SMH Consultants
411 S. Tejon Street, Suite I
Colorado Springs, CO 80903
719-465-2145
blouk@smhconsultants.com

Owner

Daniel S. Abeyta
13251 Vollmer Road
Colorado Springs, CO 80908
719-531-5000
dsa@aztecgc.com

The property owner would greatly appreciate your consideration of this request.

COLORADO SPRINGS
411 South Tejon Street, Suite I
Colorado Springs, CO 80903
P: 719-465-2145

DODGE CITY
707 3rd Avenue, Suite A
Dodge City, KS 67801
P: 620-255-1952

MANHATTAN - HQ
2017 Vanesta Place, Suite 110
Manhattan, KS 66503
P: 785-776-0541

OVERLAND PARK
8101 College Blvd., Suite 100
Overland Park, KS 66210
P: 913-444-9615

Sincerely,



Brett Louk, PE
SMH Consultants

COLORADO SPRINGS
411 South Tejon Street, Suite i
Colorado Springs, CO 80903
P: 719-465-2145

DODGE CITY
707 3rd Avenue, Suite A
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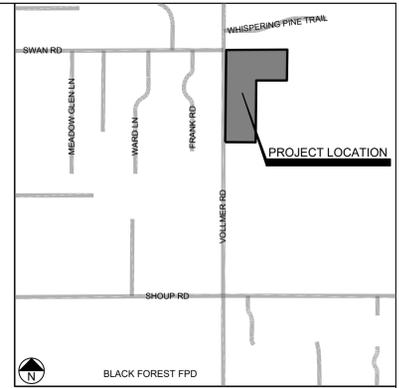
MANHATTAN - HQ
2017 Vanesta Place, Suite 110
Manhattan, KS 66503
P: 785-776-0541

OVERLAND PARK
8101 College Blvd., Suite 100
Overland Park, KS 66210
P: 913-444-9615

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: VARIAN 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.

- 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.

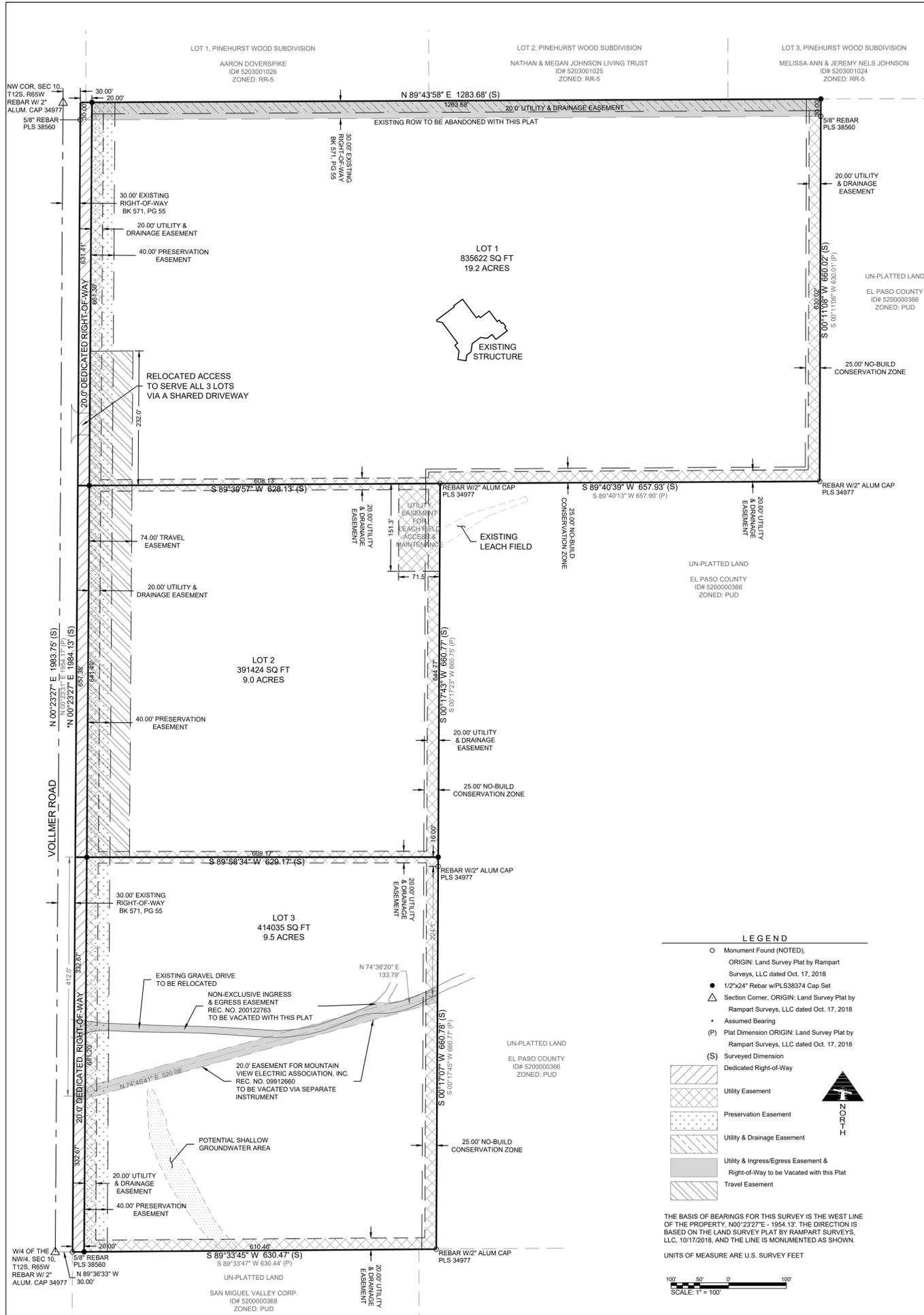
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM VOLLMER ROAD PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 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.



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