PROJECT NO: 16018 UPDATED VERSION: 09-18-2017 BE IT THAT JOHN THE WEST TOWNSHIP AND 21604 Z DEDICA WITNE O.B. V COR., NE 1/4, SEC. 12 S, R 64 IT KNOWN BY THESE PRESENTS OHN R. AND LINDA B. JENNINGS, BEING THE OWNER(S) OF THE FOLLOWING DESCRIBED TRACT OF LAIST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE HP 12 SOUTH, RANGE 64 WEST, OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO EXCEPT THOSE 16044524, BOTH OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL MORE PARTICULARLY DESCRIBED TRACT OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL MORE PARTICULARLY DESCRIBED TRACT OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL MORE PARTICULARLY DESCRIBED TRACT OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL MORE PARTICULARLY DESCRIBED TRACT OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL MORE PARTICULARLY DESCRIBED TRACT OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL MORE PARTICULARLY DESCRIBED TRACT OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL MORE PARTICULARLY DESCRIBED TRACT OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL MORE PARTICULARLY DESCRIBED TRACT OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL MORE PARTICULARLY DESCRIBED TRACT OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL MORE PARTICULARLY DESCRIBED TRACT OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL MORE PARTICULARLY DESCRIBED TRACT OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL MORE PARTICULARLY DESCRIBED TRACT OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL MORE PARTICULARLY DESCRIBED TRACT OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL MORE PARTICULARLY DESCRIBED TRACT OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL MORE PARTICULARLY DESCRIBED TRACT OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL MORE PARTICULARLY DESCRIBED TRACT OF THE RECORDS AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THE QUARTER OF THE SOUTHEAST QUARTER, 362.17 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESC COORDS OF EL PASO COUNTY, COLORADO; THENCE S 43"20"31" E, ALONG THE SOUTHERLY LINE THEREOF, SAID LINE IDRIVE, 15.01 FEET; THENCE S 66"01"31" E, ALONG SAID SOUTHERLY LINE, 110.00 FEET; THENCE S 43"33"49" E, (1 of curve; Thence Southeasterly, along said southerly line and on a curve to the right, having a stance of 268.62 feet to a point on the southerly line of the northeast quarter of the northeast quarter of 268.62 feet to a point on the southerly line of the southwest corner of said northeast quarter of the west half of the said section 33; Thence is southwest corner of the west half of the southeast quarter of the west half of the southeast quarter of said section 33; Thence is southwest corner of the west half of the southeast quarter of the west half of the southeast quarter of said section 33; Thence is southwest corner thereof, 2626.22 feet to TON S S S 89'58'12" E **362.17**° (N. LINE, NE 1/4, SE 1/4 WHE 40' ACCESS EASEMENT (TO BE VACATED UPON NORTHERLY EXTENSION OF PEPPERGRASS DRIVE) SEC. 33, T 12 S, R 64 W) ₹ 7 \ 1/2" ALUM. CAP STAMPED SE 1/16 A C (40.6656 UNPL \TTED N 89°42'28" E ___736.88' 1<u>061.63</u> 1455.00 10°34'41' 268.62' PE UNPLATTE N 89°57'45" W S'LY LINE, NE 1/4, NE 1/4, SE 1/4, SEC. 33 Ū 347.70 N 89*57'45" W N 89°57'45" W 599.64 PE PLA D GR. BOTH -Ö ASS 유 DRIVE ≥ H QUARTER RECEPTION H H ₩E 60.00° 25.52'13" 27.09° 60.00° 60.00° 62.83° I SUBDIVISION SHALL OWNER DOES HEREBY ARD OF COUNTY, ASO COUNTY, S SHOWN HEREON. THIS VISION AND THAT UMENTS, THE 60') ST HALF OF SOUTHEAST UNPL N 89°42'28" E 549.39 N 89°42'28" E 284.31 N 89°42'. THE EAST QUARTER ⁻▷៷ ┌▷ҳ APPROVALS THE ACCOMPANYING PLAT OF FILING THIS _____ **EAST** NOTARIAL STATE OF COLOR, COUNTY OF EL P. MY COMMISSION THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY JOHN R. JENNINGS AND LINDA B. JENNINGS. WITNESS MY HAND AND OFFICIAL SEAL. so it is more 유 HALF AL STATEMENT CONTROL STATEMENT CONTROL STATEMENT CONTROL STATEMENT SECTION 7.5' PUBLIC UTILITY AND DRAINAGE ESMT. TYP. AND RASO FND. 2 1/2" ALL CAP # 31548 2626.22 RECORDING STATE OF COLORADO) : COUNTY OF EL PASO) HEREBY CERTIFY THAT DAY OF THE RECORDS OF EL 230,919 S.F. (5.3012 ACRES) BUILDABLE 90,952 S.F. (2.0928 ACRES) 33, R R LOT 4 228,745 S.F. * (5.2513 ACRES) BUILDABLE 188,983 S.F. (4.3385 ACRES) PORTION OF 33, TOWNSHIP ORR VICINITY (Not to S COLORADO the flag portion is not counted towards the lot size. 2017 A.D., AND IS COUNTY, COLORADO. H 12 **PASO** Scale) SOUTH, NORTHEAST OLORADO RANGE QUARTER OF 3E 64 WEST, Access will come from Stapleton until the access point is closed. Please revise. = 60.00' = 150°00'00" = 157.08' R = 60.00' $\triangle = 60'00'00''$ L = 62.83''Add notes for the recommendations so that potential buyers can be made aware of the requirements and/or limitations. 0017'32" DAY 유 UNPLATTED NO. OF THE 6TH F 809.28 NOTES 1. THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE SOUTHERLY RIGHT OF WAY LINE OF STAPLETON DRIVE WHICH IS ASSUMED TO BEAR S 43°33'49" 1. THE BASIS OF BEARING FOR THIS DESCRIBED IN INSTRUMENT AT RECEPTION NO. 215067235 OF THE RECORDS OF EL PASO COUNTY, COLORADO AS MONUMENTED AS SHOWN HEREON. 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 THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGEMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS. 류.4 7. NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS OR NO BUILD ZONES, EXCEPT FENCES. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES. 17. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS. 15. 13. PUBLIC IMPROVEMENTS EASEMENTS HAVE BEEN PROVIDED FOR TURN—AROUNDS ON PEPPERGRASS DRIVE AND SHALL REVERT TO THE ADJACENT PROPERTY OWNER UPON EXTENSION OF THE ROADWAY. 12. 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 DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT. 10. 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, THE HOME OWNER'S ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A UPON DENVER THE ASSIN 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. 8. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING DEPARTMENT: AVAILABILITY STUDY; DRAINAGE REPORT; AND EROSION CONTROL REPORT. 6. SEWER WILL BE PROVIDED BY INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND EL PASO COUNTY AND STATE HEALTH DEPARTMENT REGULATIONS AND WATER WILL BE PROVIDED BY INDIVIDUAL WELLS IN ACCORDANCE WITH EL PASO COUNTY REGULATIONS AND THE STATE WATER ENGINEER. 4. UNLESS SHOWN OTHERWISE, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN AND A HALF (7.5) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. 3. ALL LOT LINES ADJACENT TO STREETS ARE HEREBY PLATTED WITH A FIVE (5') FOOT EASEMENT AND ALL LOTS ADJACENT TO THE PERIMETER BOUNDARY OF THE SUBDIVISION ARE HEREBY PLATTED WITH A TWENTY (20') FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. THE ENTIRE AREA OF THESE EASEMENTS ARE HEREBY RESERVED FOR UTILITY PURPOSES WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. P.M., IN ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO THE BOUNDARY SHOWN HEREON IS BASED ON AN OWNERSHIP EMBER 11, 2017 (ORDER # Plant51055). THE GEOTECHNICAL REPORT FOR THE SUBJECT AREA IS ENTITLED "SOIL, GEOLOGY, GEOLOGIC HAZARD, AND WASTEWATER STUDY — JENNINGS IVISION — JUDGE ORR ROAD AND CURTIS ROAD — EL PASO COUNTY, COLORADO" AND WAS PREPARED BY ENTECH ENGINEERING, INC. ON APRIL (ENTECH JOB NO. 170314). ALL RECOMMENDATIONS CONTAINED THEREIN SHALL BECOME A PART OF THIS PLAT. FLOOD PLAIN STATEMENT: THE FLOOD PLAIN AS IDENTIFIED ON FIRM PANEL NO. 08041C0575 F, AS AMENDED BY LOMR DATED MARCH 9, 2004 LIES N THE AREA DESIGNATED AS "NO BUILD AREA" AS SHOWN HEREON. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT AS RECORDED AT RECEPTION NO. OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY FOUNDATION DRAINS SHALL BE PROVIDED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. ACTICE: ACCORDING TO COLORADO LAW YOU MUSI COMMENCE ANY LEGAL ACTION SASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER FIRST DISCOVERING SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY AFFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE AFFECT IN THE CERTIFICATION SHOWN HEREON. 13-80-105, C.R.S. HERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY RESIDENTIAL LOT IN THIS SUBDIVISION TO STAPLETON DRIVE OR JUDGE ORR ROAD DRIVEWAY PERMIT MUST BE ISSUED BY EL PASO COUNTY DEVELOPMENT SERVICES PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY N 89<u>°42'28"</u> E <u>5</u>97.33' PEPPERGRASS DRIVE (60') UNPLATTED .5' PUBLIC UTILITY AND DRAINAGE ESMT. TYP. Please review the standard plat notes and amend accordingly. AND ENCU 0724" W 656.66' ORR ROAD (60') s 89°57'24" w JUDGE ORR Add SF-17-021 PREPARED BY GUARDIAN TITLE AGENCY, LLC, DATED PROJECT NO. 16018 DATE PREPARED: S DATE REVISED: Obering, Wurth & Associates, I Consulting Civil Engineers Professional Land Surveyors 1046 Elkton Drive Colorado Springs, Colorado 80907 Phone (719) 531-6200 FEES DRAINAGE SCHOOL FEES: PARK FEES: BRIDGE FEES: SOILS AND GEOLOGICAL STUDY; GE FEES: SEPTEMBER, 0 SET #5 REBAR/ALUM. CAP # 13226 FOUND MONUMENT AS DESCRIBED WATER

Markup Summary

1 1 : (0)		
dsdruiz (9)	Subject: Cloud+ Page Label: 1 Lock: Locked Author: dsdruiz	Revise and replace with standard certifications and signature blocks.
Addition to the month of the mo	Subject: Callout Page Label: 1 Lock: Locked Author: dsdruiz	Add notes for the recommendations so that potential buyers can be made aware of the requirements and/or limitations.
	Subject: Callout Page Label: 1 Lock: Locked Author: dsdruiz	relocate so it is more legible.
DEDIT AS RECORDED AT RECEPT AND THROUGH THEIR PROPERTY, AND THROUGH THEIR PROPERTY, AND THROUGH THROUG	Subject: Highlight Page Label: 1 Lock: Locked Author: dsdruiz	
ARTER OF THE NORTHEA AWEST, OF THE 61H P. ARTER OF THE NORTHEA FOR THE STATE OF	Subject: Callout Page Label: 1 Lock: Locked Author: dsdruiz	Access will come from Stapleton until the access point is closed. Please revise.
Add SF-17-021 PROJECT I DATE PRE DATE REV	Subject: Text Box Page Label: 1 Lock: Locked Author: dsdruiz	Add SF-17-021
	Subject: Cloud+ Page Label: 1 Lock: Locked Author: dsdruiz	duplicate
S OFFEE L	Subject: Callout Page Label: 1 Lock: Locked Author: dsdruiz	the flag portion is not counted towards the lot size.



Subject: Cloud+ Page Label: 1 Lock: Locked Author: dsdruiz

Please review the standard plat notes and amend accordingly.