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El Paso County, CO



Page 220714473

### SUBDIVISION/CONDOMINIUM PLAT

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Reception Number                      Date                      Time

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Reception Fee                      Number of Pages                      File Number

Judge ORR Ranchettes

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Name of Plat

John R Jennings, Linda B Jennings

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Owner's Name

Subdivision

Condominium

# JUDGE ORR RANCHETTES

A PLAT OF THE WEST HALF OF THE EAST HALF AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER,  
BOTH IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO

# 14473

## OWNERS CERTIFICATE

THE UNDERSIGNED, HUSBANDS, BROTHERS OR OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SURVEILED AND PLATTED SAID LOTS, STREETS AND EASEMENTS AS SHOWN HERON, UNDER THE NAME AND SUBDIVISION OF "JUDGE ORR RANCHETTES". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNERS DO 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 COUNTY OF EL PASO, COLORADO. THE UNDERSIGNED SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PUBLIC IMPROVEMENTS FOR THE LIFE OF THE SAID IMPROVEMENTS AND THE MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HERON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HERON. THE ENTIRE RESPONSIBILITY FOR PROVIDING FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES, RIGHT OF WAY AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR FACILITIES, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

## NOTARIAL STATEMENT

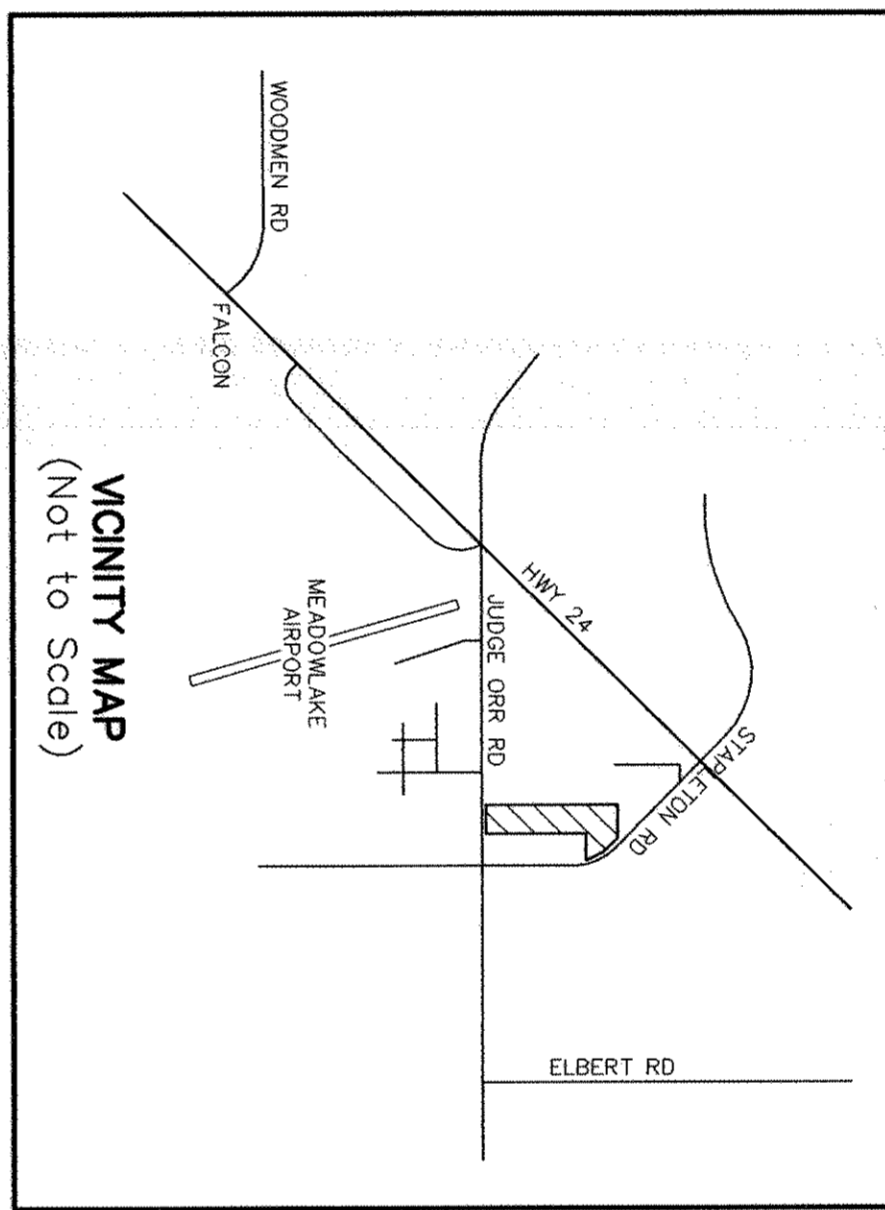
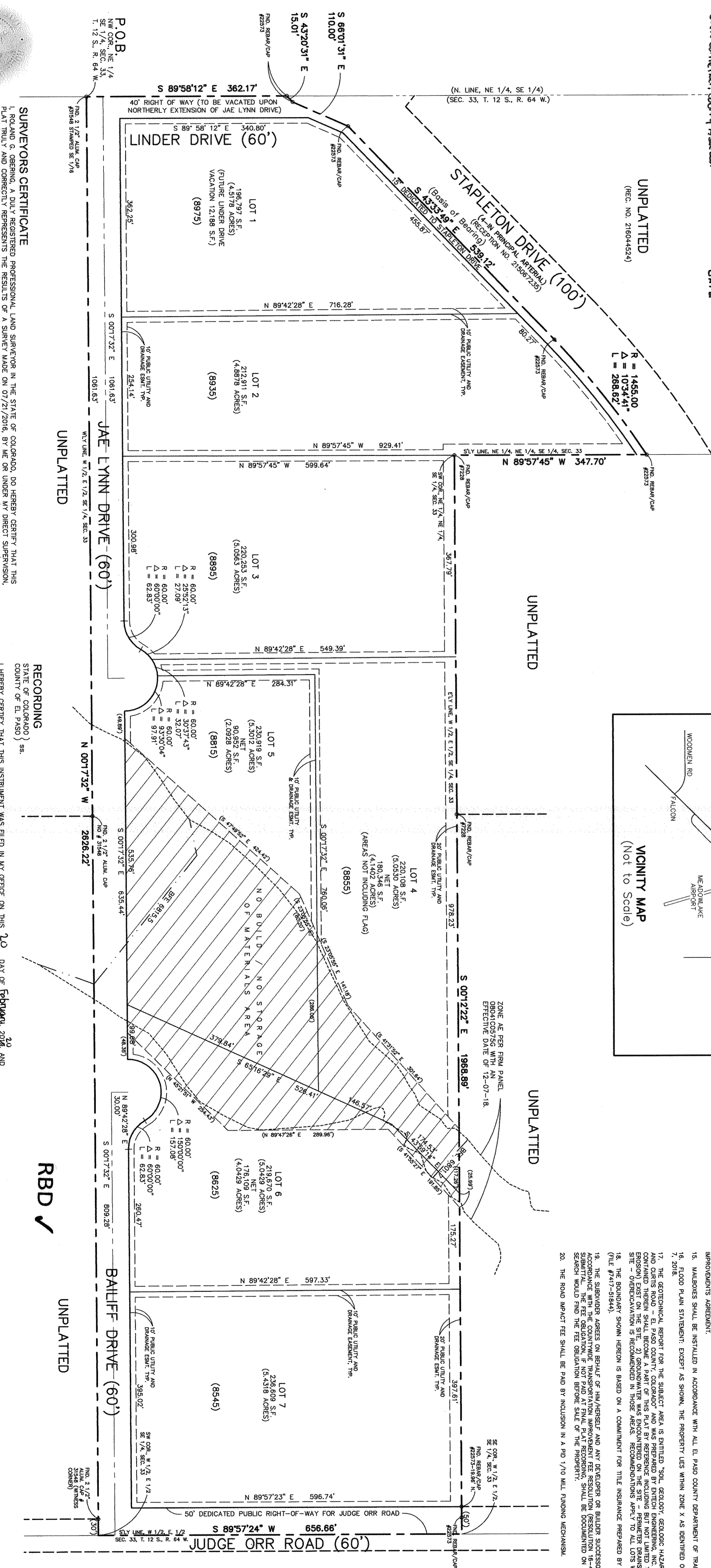
JOHN R. JENNINGS, OWNER  
LINDA B. JENNINGS, OWNER  
NOTARIAL PUBLIC  
COUNTY OF EL PASO, CO.  
DATE: September 21, 2016  
BY JOHN R. JENNINGS AND LINDA B. JENNINGS AS OWNERS.

ACKNOWLEDGED BEFORE ME THIS DAY OF September, 2016, BY JOHN R. JENNINGS AND LINDA B. JENNINGS AS OWNERS.  
MY COMMISSION EXPIRES: 3/18/2017  
WITNESS MY HAND AND OFFICIAL SEAL.

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR JUDGE ORR RANCHETTES WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE DAY OF 2/11/2016. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL, THE DEDICATION OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING SURVEY MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

DATE: 2/11/2016  
DATE: 2-12-2016



## NOTES

1. THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE SOUTHERLY RIGHT OF WAY LINE OF STAPLETON DRIVE, WHICH IS ASSUMED TO BEAR S45°31'40" W, ACCORDING TO THE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 215997255 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AS MODIFIED AS SHOWN HERON.
2. THERE SHALL BE NO DIRECT DRIVEWAY ACCESS FROM ANY RESIDENT LOT IN THIS SUBDIVISION TO STAPLETON DRIVE OR JUDGE ORR ROAD.
3. A TEMPORARY ACCESS UNDER DRIVE HAS BEEN GRANTED UNDER THE UTILITY LINE OF LOT 1 TO PROVIDE ACCESS FROM STAPLETON DRIVE TO LOT 1. UPON THE COMPLETION OF THE PUBLIC IMPROVEMENTS, THIS ACCESS SHALL BE REMOVED AND THE UTILITY LINE SHALL BECOME A PART OF LOT 1 AT THE TIME OF VACATION. REMOVAL OF ANY TEMPORARY IMPROVEMENTS AFTER THE VACATION IS COMPLETE SHALL BE AT THE SOLE EXPENSE OF THE OWNER OF LOT 1.
4. UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS BROUGHT WITH THE INDIVIDUAL PROPERTY OWNERS.
5. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
6. WATER SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY INDIVIDUAL PRIVATE WELLS, AND WASTEWATER SERVICE WILL BE PROVIDED BY ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS). SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
7. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, WALLS AVAILABILITY STUDY, BRIDGE, EROSION CONTROL MEASURES, AND EROSION CONTROL SHALL BE PROVIDED BY INDIVIDUAL PROPERTY OWNERS.
8. INDIVIDUAL LOT IMPROVEMENTS ARE RESPONSIBLE FOR CONSTRUCTION INCLUDING NECESSARY PERMITS, INCLUDING NECESSARY PERMITS FOR CONSTRUCTION PERMITS, SOILS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, AND DRAINAGE STUDY. SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
9. WATER IN THE DENVER BASIN AGRIERS IS ALLOCATED BASED ON A 100 YEAR AGRIERS LIFE. HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AGRIERS IS EVALUATED BASED ON A 200 YEAR AGRIERS 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 GIVEN DENVER BASIN AGRIERS MAY BE LESS THAN EITHER THE 100 YEARS OR 200 YEARS MONITORED PERIOD. ANY CHANGES IN WATER SUPPLY AVAILABILITY SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS.
10. DUE TO PRESENCE OF ELEVATED GROUND WATER IN THE AREA, TESTING, FROM RECOMMENDATIONS TESTING WATER SUPPLY WELLS UPON INDIVIDUAL LOT INSTALLATION (IF THE ELEVELS EXCEED 15 POUNDS PER SQUARE FOOT, EACH DWELLING WITHIN THE SUBDIVISION SHALL INSTALL AN UNDER COUNTER REVERSE OSMOSIS (RO) WATER SYSTEM PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
11. FOUNDATION DRAINS SHALL BE PROVIDED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
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 ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
13. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
14. 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 COMPLETED AND COMPLY WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE SAID OWNER OR OWNERS AND EL PASO COUNTY, COLORADO.
15. THE SUBDIVISION IMPROVEMENTS SHALL BE COMPLETED WITHIN THE TIME FRAME ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS OR REQUIRED BY THE BOARD OF COUNTY COMMISSIONERS OR EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING SURVEY MANUAL. ANY SUCH A TERMINAL CONTRACT MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING SURVEY MANUAL. ANY SUCH A TERMINAL CONTRACT MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING SURVEY MANUAL. ANY SUCH A TERMINAL CONTRACT MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING SURVEY MANUAL.
16. THE BOARD OF COUNTY COMMISSIONERS OR EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING SURVEY MANUAL MAY BE REVOKED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING SURVEY MANUAL AT ANY TIME.
17. THE SUBDIVISION IMPROVEMENTS SHALL BE COMPLETED WITHIN THE TIME FRAME ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS OR EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING SURVEY MANUAL.
18. THE SUBDIVISION IMPROVEMENTS SHALL BE COMPLETED WITHIN THE TIME FRAME ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS OR EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING SURVEY MANUAL.
19. THE SUBDIVISION IMPROVEMENTS SHALL BE COMPLETED WITHIN THE TIME FRAME ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS OR EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING SURVEY MANUAL.
20. THE ROAD IMPACT FEE SHALL BE PAID BY INCLUSION IN A PLO 1/10 WILL FINANCING MECHANISM.

PROJECT NAME: JUDGE ORR RANCHETTES  
DRAWN BY: OBERING, WURTH & ASSOCIATES (TLW)  
DATE: 09-13-2019

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER FIRST DISCOVERING SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HERON. 13--80-105 C.R.S.

PREPARED BY: Oobering, Wirth & Associates LLP  
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