

# ZINDORF SUBDIVISION NO. 3

## LOCATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M. EL PASO COUNTY, COLORADO

**KNOW ALL MEN BY THESE PRESENTS:**

THAT Z INVESTMENTS, LLC, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

**TO WIT:**

A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., COUNTY EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11 AS MARKED BY A 3/4" REBAR AND 2 1/2" ALUMINUM CAP STAMPED "RAMPART PLS 38560"; RUN THENCE S00°22'11"E, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 30.00 FEET; THENCE N89°53'00"W, A DISTANCE OF 45.00 FEET TO THE WEST RIGHT OF WAY LINE OF LOG ROAD (90' RIGHT OF WAY) AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE RUN S00°22'11"E, PARALLEL TO THE EAST LINE OF SAID SECTION 11 AND ALONG THE WEST RIGHT OF WAY LINE OF SAID LOG ROAD, A DISTANCE OF 1296.12 FEET TO THE N 1/16 CORNER OF SAID SECTION 11 AS MARKED BY A 2" ALUMINUM CAP STAMPED "PLS 10384"; THENCE N89°50'37"W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1303.36 FEET; THENCE N00°23'04"W, 1295.25 FEET TO THE SOUTH LINE OF MCDANIELS ROAD (60' RIGHT OF WAY); THENCE S89°53'00"E, ALONG THE SOUTH LINE OF SAID MCDANIELS ROAD, A DISTANCE OF 1258.68 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 39.67 ACRES OF LAND, MORE OR LESS.

**DEDICATION:**

THE UNDERSIGNED OWNERS HAVE CAUSED SAID LOTS TO BE REPLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DO HEREBY GRANT UNTO THE COUNTY OF EL PASO THOSE EASEMENTS AS SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORITY TO RELEASE OR CONVEY ALL OR ANY SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE COUNTY OF EL PASO. ALL EASEMENTS SHALL RETAIN THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS. NO PERMANENT STRUCTURES EXCEPT FENCING UPON COUNTY APPROVAL SHALL BE ALLOWED ON ANY EASEMENT. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "ZINDORF SUBDIVISION NO 3", EL PASO COUNTY, COLORADO.

GREG W. ZINDORF, MANAGER, Z INVESTMENTS LLC

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D., BY GREG W. ZINDORF, MANAGER, Z INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
(SEAL)

Please ensure that the years are correct

**SUMMARY:**

4 LOTS	37.43 ACRES	94.4%
DEDICATED FOR ROADWAY	2.24 ACRES	5.6%
TOTAL	39.67 ACRES	100.00%

**FEES:**

DRAINAGE FEE:	N/A
BRIDGE FEE:	N/A
SCHOOL FEE:	N/A
PARK FEE:	N/A

**OWNER/SUBDIVIDER:**

GREG W. ZINDORF, MANAGER  
Z INVESTMENTS LLC  
P.O. BOX 50005  
COLORADO SPRINGS, CO 80949  
(719) 332-0599

**RECORDING:**

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 \_\_\_\_\_, 2022, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

SEE: \_\_\_\_\_

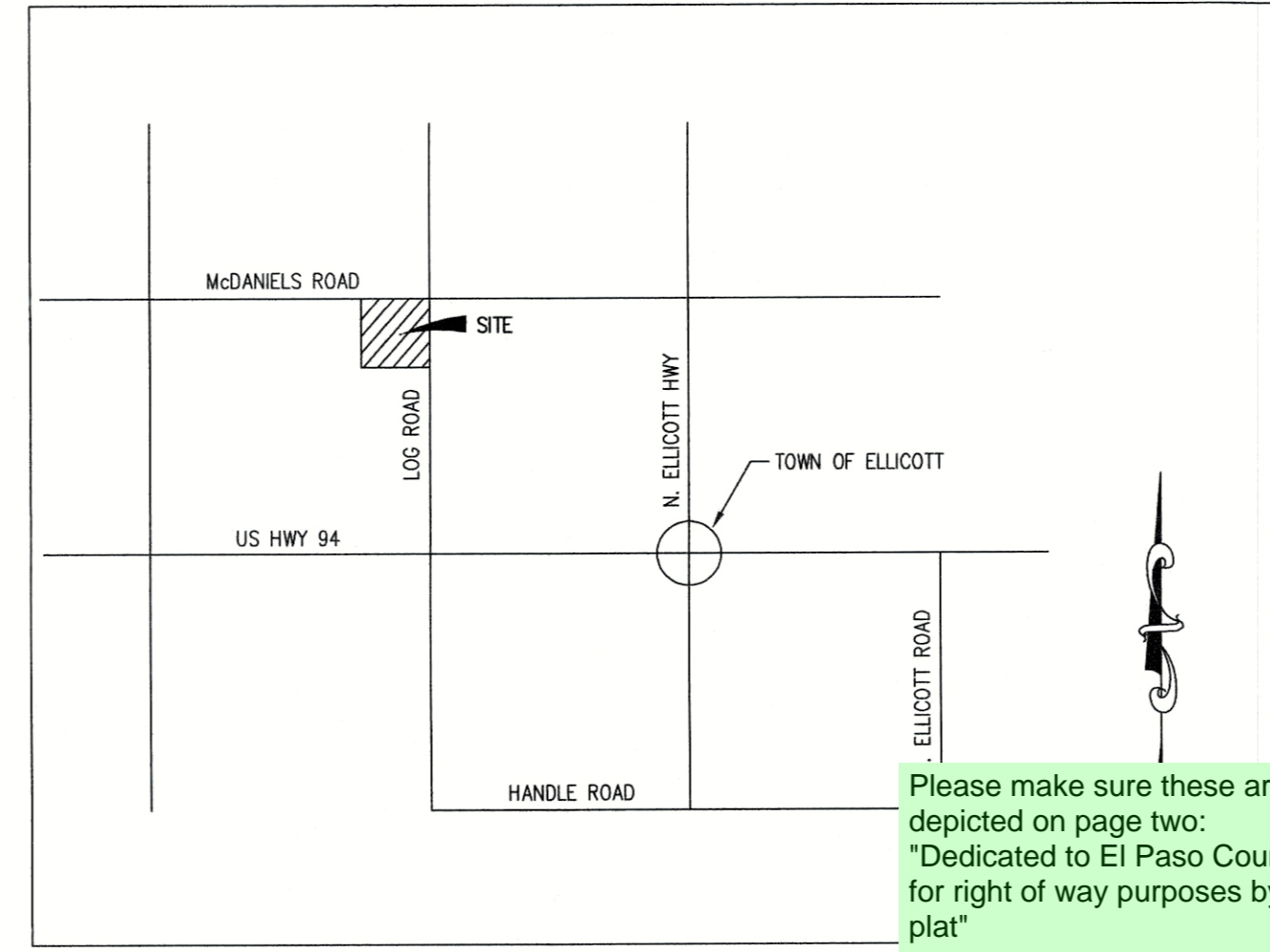
BY: \_\_\_\_\_  
EL PASO COUNTY CLERK AND RECORDER

**EASEMENTS:**

UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITIES AND DRAINAGE EASEMENT; ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TWENTY FOOT (20') PUBLIC UTILITIES AND DRAINAGE EASEMENT AND ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A THIRTY FOOT (30') PUBLIC IMPROVEMENTS, PUBLIC UTILITIES AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

**FLOODPLAIN CERTIFICATION:**

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C0810G AND 08041C0807G (EFFECTIVE DATE OF DECEMBER 7, 2018), A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED. A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN FLOOD AREA ZONE AE, WITH BASE FLOOD ELEVATIONS DETERMINED, THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS. THE REMAINDER OF THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.



**NOTES:**

- ALL BEARINGS USED HEREIN ARE TRUE AND CORRECT. SECTION 11, TOWNSHIP 14 SOUTH BY A 2-1/2" ALUMINUM CAP CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 11, AS MONUMENT 10384".
- THIS PLAT DOES NOT CONVEY EITHER OWNERSHIP OR EASEMENT HEREON, RAMPART SURVEYS R TITLE GUARANTY COMPANY, JANUARY 25, 2022 AT 8:00 A.M. FOR ALL MATTERS OF RECORD. AS FOUND THEREIN, THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B, PART II EXCEPTIONS IN THE ABOVE REFERENCED COMMITMENT:
- THRU 8. STANDARD EXCEPTIONS - RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.
- THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND EASEMENT GRANTED TO EL PASO COUNTY TELEPHONE COMPANY IN INSTRUMENT RECORDED MAY 17, 1971 IN BOOK 2408 AT PAGE 849. (NOT PLOTTABLE)
- THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND EASEMENT GRANTED TO EL PASO COUNTY TELEPHONE COMPANY IN INSTRUMENT RECORDED NOVEMBER 24, 2003 AT RECEPTION NO. 203274858. (AS SHOWN HEREON)
- THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. IN INSTRUMENT RECORDED FEBRUARY 9, 2004 AT RECEPTION NO. 204022897. (AS SHOWN HEREON)
- THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN QUITCLAIM DEED CONVEYING MINERAL RIGHTS FROM RHONDA L. WALKER TO Z INVESTMENTS, LLC RECORDED ON JANUARY 12, 2021 AT RECEPTION NO. 221006829. (NOT PLOTTABLE)
- ALL LINEAL UNITS DEPICTED ON THIS SUBDIVISION PLAT SURVEY ARE U.S. SURVEY FEET.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- WATER WILL BE PROVIDED BY INDIVIDUAL ON-SITE WELLS AND WASTEWATER SERVICE WILL BE PROVIDED INDIVIDUAL ON-SITE SEPTIC SYSTEMS. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH 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 EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THIS PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENT.
- ACCESS: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- BUILDING SETBACKS TO BE: FRONT YARD - 25', SIDE YARD - 25', AND REAR YARD - 25' UNLESS OTHERWISE NOTED.
- MAXIMUM BUILDING HEIGHT: 30 FEET.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- AN EVALUATION OF SHALLOW GROUNDWATER IS REQUIRED BEFORE THE ISSUANCE OF BUILDING PERMITS, TO DETERMINE THE NEED FOR DRAIN SYSTEMS, FOR SHALLOW FOUNDATIONS, AND THE FEASIBILITY OF BASEMENT, OR OTHER BELOW-GRADE HABITABLE AREAS, IF DESIRED.
- 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 EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (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 DOCUMENTED ON ALL SALES DOCUMENTS AND PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE THE SALE OF THE PROPERTY.

Include the following notes from the checkoff list:

This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number \_\_\_\_\_, effective date \_\_\_\_\_ and as amended by the FEMA approved Letter of Map Revision (LOMR) case number \_\_\_\_\_ dated \_\_\_\_\_. No structures are permitted within the designated Floodplain areas.

Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. § 18-4-508

This is a repeat of note 11. Please revise accordingly.

**NOTES (cont.):**

- 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).
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- THERE SHALL BE NO DIRECT ACCESS TO LOG ROAD.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM MCDANIELS 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 ELLICOTT FIRE DISTRICT.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW IS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- 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 AN 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 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 NONRENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- WATER WITHDRAWAL AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE COVENANTS FOR THIS SUBDIVISION RECORDED IN RECEPTION NO. \_\_\_\_\_ OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE TERMS OF THE WATER COURT APPROVED AUGMENTATION PLAN.
- 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.
- NO STRUCTURES OR FENCES ARE PERMITTED WITHIN THE DESIGNATED "FLOODPLAIN".
- 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, OWTS REPORT, SOILS AND GEOLOGY REPORT, FIRE PROTECTION REPORT AND WETLANDS ANALYSIS REPORT.

please also include no storage of materials

**SURVEYOR CERTIFICATION:**

I, ERIC R. SIMONSON, 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 DATE OF SURVEY, 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 PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1972 AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.



Please ensure that the years are correct

ERIC R. SIMONSON, COLORADO PLS NO. 38560  
FOR AND ON BEHALF OF:  
RAMPART SURVEYS, INC.  
P.O. BOX 5101  
WOODLAND PARK, CO 80866  
(719) 687-0920

**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.

Please ensure that all buildings are in fact 25 ft from all property lines, per our GIS a shed looks to be within the 25 ft setback for lot 1

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE:**

THIS PLAT FOR ZINDORF SUBDIVISION NO. 3 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL, THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, 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.

Please ensure that the years are correct

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

DSD DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**PCD DIRECTOR CERTIFICATE:**

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_

**NOTE:**

THIS SUBDIVISION IS SURROUNDED BY AGRICULTURAL LAND. PROPERTY OWNERS MAY BE IMPACTED BY SOUNDS, SMELLS AND/OR ACTIVITIES ASSOCIATED WITH ACTIVE AGRICULTURAL PRACTICES. PURSUANT TO ARTICLE 3.5 TITLE 35, C.R.S., IT IS THE DECLARED POLICY OF THE STATE OF COLORADO TO CONSERVE, PROTECT, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF ITS AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD AND OTHER AGRICULTURAL PRODUCTS. COLORADO IS A "RIGHT TO FARM" STATE PURSUANT TO C.R.S. 35-3.5-101, ET SEQ. LANDOWNERS, RESIDENTS AND VISITORS MUST BE PREPARED TO ACCEPT THE ACTIVITIES, SIGHTS, SOUNDS AND SMELLS OF AGRICULTURAL OPERATIONS AS A NORMAL AND NECESSARY IMPACT OF LIVING IN A COUNTY WITH A STRONG RURAL CHARACTER AND A HEALTHY AGRICULTURAL SECTOR. STATE LAW PROVIDES THAT RANCHING, FARMING OR OTHER AGRICULTURAL ACTIVITIES AND OPERATIONS SHALL NOT BE CONSIDERED TO BE NUISANCES SO LONG AS OPERATED IN CONFORMANCE WITH THE LAW AND IN A NON-NEGLIGENT MANNER. THEREFORE, ALL MUST BE PREPARED TO ENCOUNTER NOISES, ODORS, LIGHTS, MUD, DUST, SMOKE, CHEMICALS, MACHINERY ON PUBLIC ROADS, LIVESTOCK ON PUBLIC ROADS, STORAGE AND DISPOSAL OF MANURE AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, PESTICIDES, AND ONE OR MORE OF WHICH MAY NATURALLY OCCUR AS A PART OF LEGAL AND NON-NEGLIGENT AGRICULTURAL OPERATIONS.

A note should be placed on the plat going over the geologic constraints via soil types and future builds placed on properties in relation to page 14 of 74 12.0 conclusions from the soil and geology report. As the soils are soft and do not compress easily in addition to possible flooding in the area and slopes staying at a certain height. Future buildings with basements will require additional engineering. It states these constraints should be made aware to the applicant and any future development to the property.

DATE OF REVISION: NOVEMBER 28, 2022  
DATE OF PREPARATION: FEBRUARY 2, 2022

ZINDORF SUB. NO. 3 - NE1/4 NE1/4, SEC. 11,  
T14S, R63W OF THE 6th P.M., EL PASO COUNTY, COLORADO

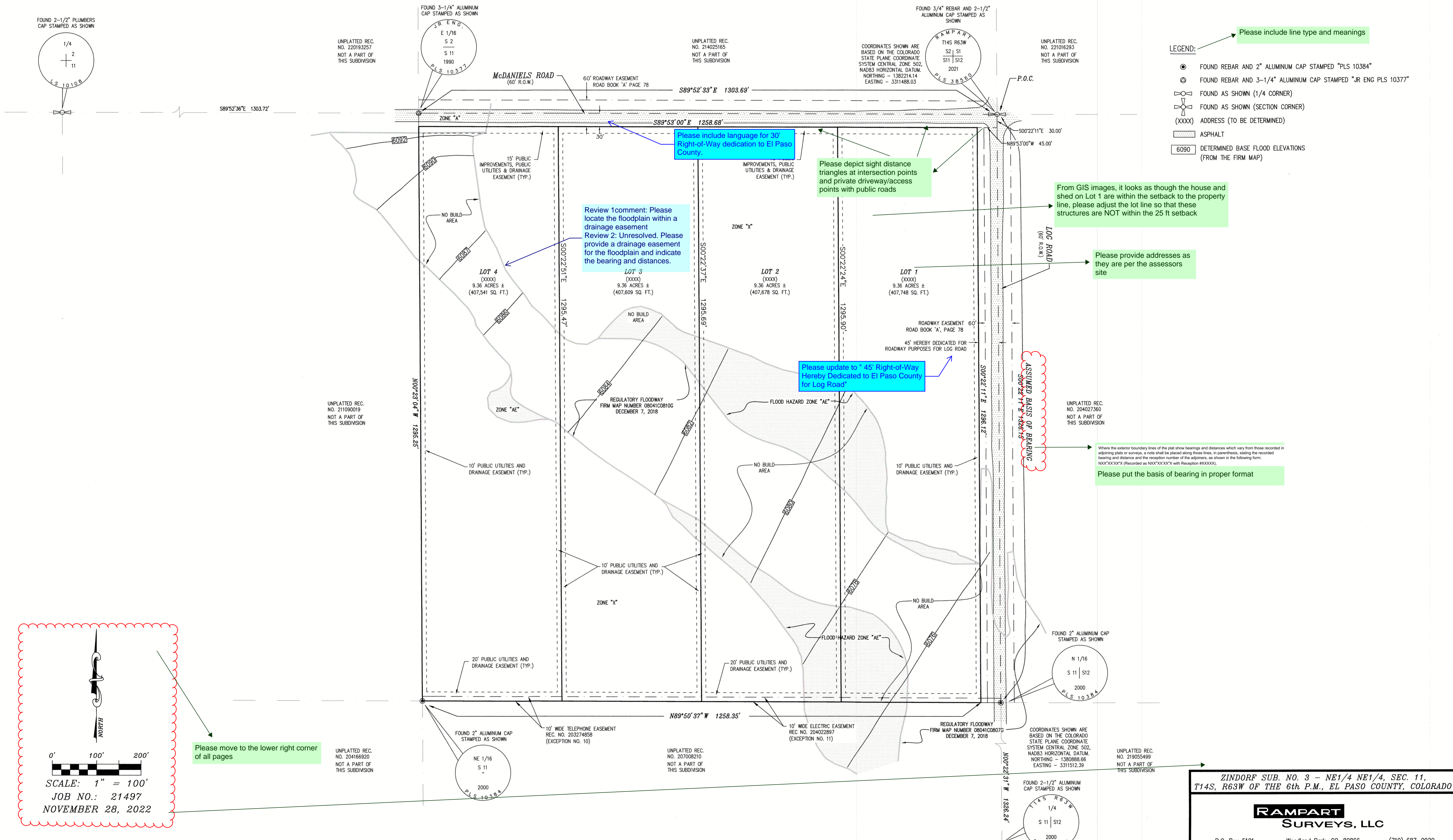


P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

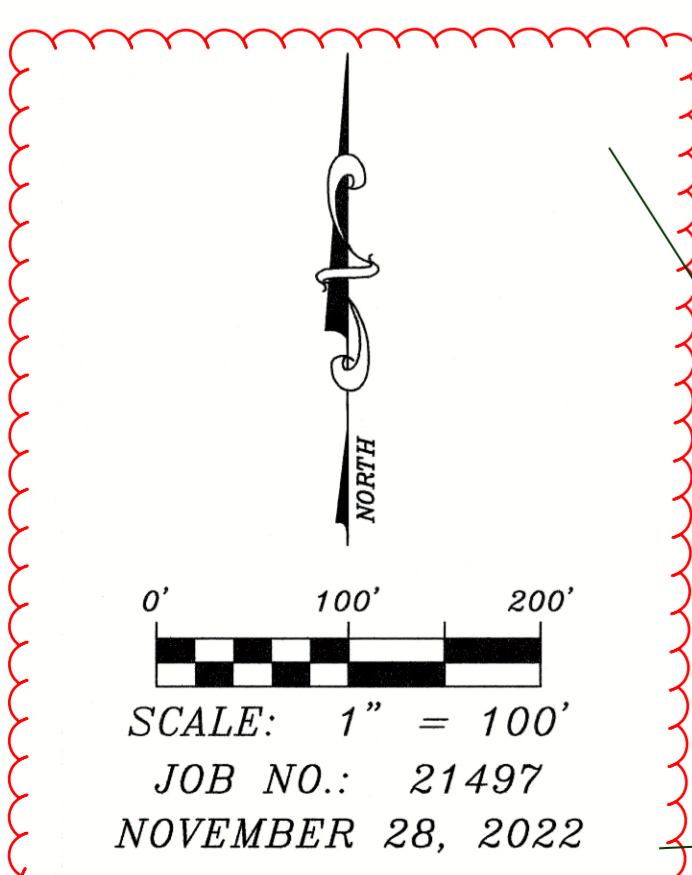
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# ZINDORF SUBDIVISION NO. 3

## THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M. EL PASO COUNTY, COLORADO



- LEGEND:**
- FOUND REBAR AND 2" ALUMINUM CAP STAMPED "PLS 10384"
  - ⊙ FOUND REBAR AND 3-1/4" ALUMINUM CAP STAMPED "JR ENG PLS 10377"
  - ⊕ FOUND AS SHOWN (1/4 CORNER)
  - ⊕ FOUND AS SHOWN (SECTION CORNER)
  - (XXXX) ADDRESS (TO BE DETERMINED)
  - ▨ ASPHALT
  - 6090 DETERMINED BASE FLOOD ELEVATIONS (FROM THE FIRM MAP)



ZINDORF SUB. NO. 3 - NE1/4 NE1/4, SEC. 11,  
T14S, R63W OF THE 6th P.M., EL PASO COUNTY, COLORADO

**RAMPART SURVEYS, LLC**

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

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