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

nclude note regarding: Language requiring lot-specific subsurface soil nvestigation will appear as a Note on the Final Plat

clude: The use designations, maintenanc esponsibility, and beneficiary of all propose or existing easements and rights-of-way showing when conveyed by reception number, and rights-of-way.

nclude: The net acreage of land to be ledicated for public streets, dedicated for other public uses, and developed for private uses or facilities including drainage facilities private parks, open space and recreation enters.

nclude: Notations of any restrictive covenants or other restrictions to be ecorded with the final plat

and. Property owners may be impacted by sounds, smells and/or activities associated with active agricultural practices. Pursuant to SAID TRACT CONTAINS 39.67 ACRES OF LAND, MORE OR LESS Article 3.5, Title 35, C.R.S., it is the leclared policy of the State of Colorado to onserve, protect, and encourage the evelopment and improvement of its ricultural land for the production of food ight-to-Farm" State pursuant to C.R.S. 3.5-101, et seg. Landowners, residents d visitors must be prepared to accept the ctivities, sights, sounds, and smells of pricultural operations as a normal and ecessary impact of living in a county with a trong rural character and a healthy gricultural sector. State law

rovides that ranching, farming, or other pricultural activities and operations sha e considered to be nuisances so long as perated in conformance with the law an non-negligent manner. Therefore, all must be prepared to encounter noises, odors, lights, mud, dust, smoke, chemica machinery on public

oads, livestock on public roads, storage isposal of manure, and the application by spraying or otherwise

of chemical fertilizers, soil amendments, picides, and pesticides, and one or m of which may naturally occur as a part of legal and non-negligent agricultural operations. (

KNOW ALL MEN BY THESE PRESENTS:

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

TO WIT:

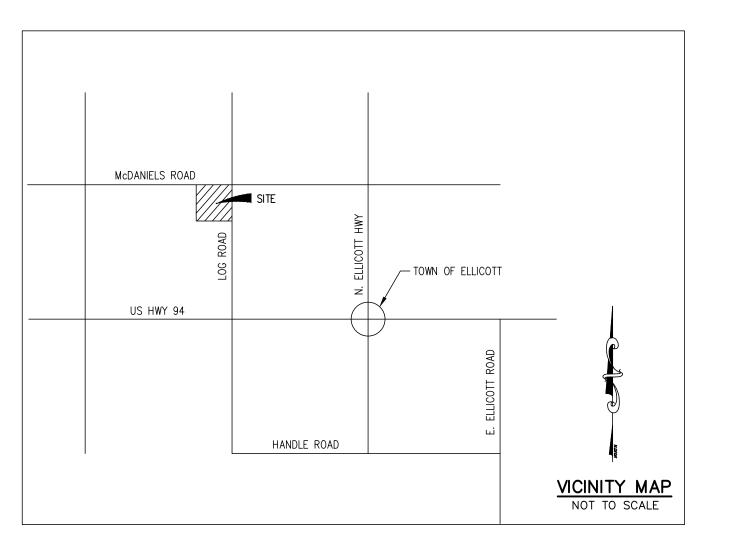
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF his subdivision is surrounded by agricultural THE 6th P.M., COUNTY EL PASO, STATE OF COLORADO.

DEDICATION:

THE UNDERSIGNED OWNERS HAVE CAUSED SAID LOTS TO BE REPLATTED INTO LOTS AND EASEMENTS AS SHOWN ON Id other agricultural products. Colorado is a 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 JPON 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.

ot	GREG W. ZINDORF	, MANAGER, Z INV	ESTMENTS LLC			
n	STATE OF COLOR	(
	COUNTY OF EL P/	ASO) ss				
d	ACKNOWLEDGED B W. ZINDORF, MAN,	The following note shall be placed on the plat: "Any person who				
	WITNESS MY HANI	D AND OFFICIAL SI	EAL:			knowingly removes, alte
9						public land survey monument or land
	MT COMMISSION E	EXPIRES:		NOTARY PUBLIC		boundary monument or
	(SEA	L)				accessory commits a Class Two (2) misdemeanor pursuant t C.R.S. § 18-4-508"
	SUMMARY:			FEES:	"N/A"	
	4 LOTS	39.67 ACRES	100.00%	DRAINAGE FEE:	K	
				 BRIDGE FEE:	V	\backslash
	TOTAL	39.67 ACRES	100.00%	SCHOOL FEE:		
		R		PARK FEE:		
			include DU/acr	e		
	OWNER/SU	BDIVIDER:				
	GREG W. ZINDOR Z INVESTMENTS					
	P.O. BOX 50005 COLORADO SPRIN					
	(719) 332–0599					s exceeds the
					set	R-5 zone required backs. is that
						entional? if so, ease draw in the
	RECORDING:				set	back on the plat
	STATE OF COLOF	RADO)				
	COUNTY OF EL F) SS				
	I HEREBY CERTIF	Y THAT THIS INST	RUMENT WAS FILED	FOR RECORD IN MY OFFICE AT	O'CLOCK M., THIS	
				, 2021, A.D., AND IS DULY F		
	NUMBER		(F THE RECORDS OF EL PASO CO	DUNTY, COLORADO.	monts
	FEE:				the responsibility of the prop	
	BY: FL_PASO_0	COUNTY CLERK AN	ND RECORDER			
					(IDER(S) AGREES ON BEH	IALF OF HIM/HERSELF AND A
						ORS AND ASSIGNEES THAT SU SIGNS SHALL BE REQUIRED T
						ICE WITH EL PASO COUNTY F (RESOLUTION NO. 19-471), O
				AMENDMEN	TS THERETO, AT OR PRIC	OR TO THE TIME OF BUILDING
						IF NOT PAID AT FINAL PLAT R .ES DOCUMENTS AND PLAT
						ARCH WOULD FIND THE FEE

RE SALE OF THE PROPERTY



NOTES:

removes, alters

anor pursuant to

1). ALL BEARINGS USED HEREIN ARE BASED UPON AN ASSUMED BEARING OF S00°22'11"E, A DISTANCE OF 1326.15 FEET the Board of County Commissioners or, if permitte BETWEEN THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., AS MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "RAMPART PLS 38560" AND THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 11, AS MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "PLS 10384".

2.) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF Inter Some on transfer. RÉCORD. FOR EASEMENTS OF RECORD SHOWN HEREON. RAMPART SURVEYS RELIED ON AN ALTA COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER: 220291 (COMMITMENT DATE: JANUARY 25, 2022 AT 8:00 A There shall be no direct lot access to Log Road. AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT, FOR ALL MATTERS OF RECORD. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHED B. PART II EXCEPTIONS IN THE ABOVE REFERENCED COMMITMENT:

- 1. THRU 8. STANDARD EXCEPTIONS RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.
- 9. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND EASEMENT GRANTED TO EI PASO COUNTY TELEPHONE COMPASECTION 6.3.3.C.2 and 6.3.3.C.3. Due to their length, IN INSTRUMENT RECORDED MAY 17, 1971 IN BOOK 2408 AT PAGE 849. (NOT PLOTTABLE)
- 10. 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)

11. 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 DWNER. Permits for individual wells must be obtained

- 12. THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN to set conditions for the issuance of these permits. QUITCLAIM DEED CONVEYING MINERAL RIGHTS FROM RHONDA L. WALKER TO Z INVESTMENTS, LLC RECORDED ON JANUA 12, 2021 AT RECEPTION NO. 221006829. (NOT PLOTTABLE)
- 3.) ALL LINEAL UNITS DEPICTED ON THIS SUBDIVISION PLAT SURVEY ARE U.S. SURVEY FEET.

4.) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

5.) WATER WILL BE PROVIDED BY INDIVIDUAL ON-SITE WELLS AND WASTEWATER SERVICE WILL BE PROVIDED INDIVIDUAL Supply based on wells in a given Denver Basin Aqu 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.

6.) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

7.) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEI PROPERTY. PUBAC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THIS PLAT SHALL BE MAINTAINED BY THE INDIVIDU Water withdrawal and wells are subject to limitation LOT OWNER UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE restrictions and augmentation requirements and FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENT.

- 8.) ACCESS: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNT
- 9.) BUILDING SETBACKS TO BE: FRONT YARD 50', SIDE YARD 50', AND REAR YARD 50' UNLESS OTHERWISE NOTE
- 10.) MAXIMUM BUILDING HEIGHT: 30 FEET.

11.) MAILBOXES SHALL BE INSTALLER IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE individual property owner. The El Paso County REGULATIONS.

orrect numbers

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 TEN FOOT (20') PUBLIC UTILITIES AND DRAINAGE EASEMENT AND ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN 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.

ELF AND ANY ES THAT SUBDIVIDEI EQUIRED TO PAY COUNTY ROAD 19-471). OR ANY F BUILDING PERMIT VAL PLAT RECORDING ND PLAT THE FEE OBLIGATIO

The following reports have been submitted in association with the inal Plat for this subdivision and are on file at the County evelopment Services Department: Drainage Report; Water sources Report: Wastewater Disposal Report: Geology and Soils eport; Fire Protection Report; Wildfire Hazard Report; Natural atures Report; (other; modify based upon specific reports)

Developer shall comply with federal and state laws, gulations, ordinances, review and permit equirements, and other agency requirements, if any of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of ransportation, U.S. Army Corps of Engineers and the J.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).

ailboxes shall be installed in accordance with all El Paso County and United States Postal Service egulations.

No lot or interest therein, shall be sold, conveyed, or ansferred whether by deed or by contract, nor sha uilding permits be issued, until and unless either th equired public and common development provements have been constructed and complet nd preliminarily accepted in accordance with the ubdivision Improvements Agreement between the pplicant/owner and El Paso County as recorded under Reception Number _____ in the

Office of the Clerk and Recorder of El Paso County. Colorado or, in the alternative, other collateral is rovided to make provision for the completion of said nprovements in

ccordance with the El Paso County Land evelopment Code and Engineering Criteria Manua any such alternative collateral must be approved by ne Subdivision Improvements Agreement, by the Planning and Community Development Departmen irector

nd meet the policy and procedure requirements of I Paso County prior to the release by the County of an

dividual lot purchasers are responsible for onstructing driveways, including necessary drainag

___ Road per Land Development Code ome of

he driveways will need to be specifically approved b he (name of Fire District).

dividual wells are the responsibility of each propert om the State Engineer who by law has the authorit

ater in the Denver Basin Aquifers is allocated base on a 100-year aguifer life; however, for El Paso ounty planning purposes, water in the Denver Bas quifers is evaluated based on a 300-year aquifer li oplicants and all future owners in the subdivision hould be aware that the economic life of a water hay be less than either the 100 years or 300 years dicated due to anticipated water level declines. furthermore, the water supply plan should not rely blely upon nonrenewable aquifers. Alternative newable water resources should be acquired and corporated in a permanent water supply plan that ovides future generations with a water supply.

sponsibilities as found within the Covenants for this bdivision recorded in Reception No. of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved ater augmentation plan.

ewage treatment is the responsibility of each epartment of Health and Environment must approv ach system and, in some cases the Department m equire an engineer designed system prior to permit pproval. These systems may cost more to design, stall, and maintain.

No structures or fences are permitted within lesignated "Floodplain"

his property is located within a designated FEMA loodplain as determined by the Flood Insurance Ra 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.

FLOODPLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C0810G AND 08041C0807G (MAP REVISED 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, 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 CHANGE FLOODPLAIN.

	please fill out
	SURVEYOR CERTIFICATION:
	I ERIC 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, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL GLOSURE 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
,	fill out
	ERIC SIMONSON DATE COLORADO PROFESSIONAL LAND SURVEYOR NO. 38560 FOR AND ON BEHALF OF RAMPART SURVEYS, LLC
	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.
	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.
	BOARD OF COUNTY COMMISSIONS CERTIFICATE: THIS PLAT FOR WALDEN PRESERVE 2, FILING NO. 5 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.
	CHAIR, BOARD OF COUNTY COMMISSIONERS DATE
	DSD DIRECTOR DATE
	PCD DIRECTOR CERTIFICATE:
	PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR
ļ	ZINDORF SUB. NO. 3 - NE1/4 NE1/4, SEC T14S, R63W OF THE 6th P.M., EL PASO COUNTY,

PCD FILE NO.

P.O. Box 5101

RAMPART

SURVEYS, LLC

Woodland Park, CO. 80866

(719) 687–0920

11,

COLORADO

