

STRUTHERS RANCH SUBDIVISION FILING NO. 5

A REPLAT OF LOTS 1, 2, 3 AND 4,
STRUTHERS RANCH SUBDIVISION FILING No. 4
LOCATED IN A PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 36,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That the Clark Family Trust, being the owner of the property described as follows:

Lots 1, 2, 3 and 4, Struthers Ranch Subdivision Filing No. 4, recorded under Reception No. 206712492, El Paso County, Colorado.

Containing a calculated area of 181,176 square feet, more or less.

OWNERS CERTIFICATION:

The undersigned, being all the owners, mortgages, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into a lot and easements as shown hereon under the name and subdivision of STRUTHERS RANCH FILING No. 5. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

STATE OF COLORADO
COUNTY OF EL PASO
Acknowledged before me this _____ day of _____, 2021 by _____ as Trustee of the Clark Family Trust

My commission expires _____

Witness my hand and official seal _____
Notary Public

Planning & Community Development Department Certificate:

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20____, subject to any notes or conditions specified hereon.

Previous plat name in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____.

Planning and Community Development Director

Please add the following notes to the list:

"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 the 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 on plat notes to ensure that a title search would find the fee obligation before sale of the property."

"The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Development Services Department: Transportation Impact Study; Drainage Letter; Fire Protection Report."

Complete and submit the pond maintenance agreement (attached below)



Add the following notes to the list: Update the note accordingly

- Lot ____ (of Tract ____) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.

- Sight Distance Easement is dedicated to the County. Maintenance of the sight distance easement shall be the responsibility of the ____ [property owner or HOA]____. Any object within the sight distance easement more than 30 inches above the flowline elevation of the adjacent roadway shall constitute a sight obstruction, and shall be removed or lowered. The objects may include but are not limited to berms, buildings, parked vehicles on private property, cut slopes, hedges, trees, bushes, utility cabinets or tall crops.

Please add Wildfire note:

At the time of approval of this project, this property is located within the Donald Wescott Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code.

Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.

Wildfire Plat Restriction:

(The following plat restriction shall be placed on the first sheet of the plat whenever thinnings of forest cover are necessary to help reduce the hazards and risks of wildfire.)

As a condition of approval of this plat by the Board of County Commissioners, no conveyance, sale or transfer of title of lots (insert lot numbers) or tracts (insert tract names) identified hereon, shall be made, nor any building permit or certificate of occupancy be issued by El Paso County, until such times as the following has been accomplished by (the developer, homeowner, whomever is responsible):

A letter of compliance has been received from the Colorado State Forest Service, Fire Department, Fire Marshal, or other qualified professional stating practices designed to reduce wildfire hazards have been completed in accordance with the Wildland Fire and Hazard Mitigation Plan. Such work may include, but is not necessarily limited to the following:

•Forest-wide thinnings

•Fuelbreak thinnings

•Prunings

•Debris disposal

(alternative-surety and surety estimate sufficient to accomplish the work may be required in place of a plat restriction)

FEES:

DRAINAGE FEE: _____

BRIDGE FEE: _____

SCHOOL FEE: _____

PARK FEE: _____

NOTES:

- 1)
 - - Denotes found monument, marked as noted
 - o - Denotes set #5 rebar and plastic cap marked "PLS 32439", unless otherwise noted.
- (R) - Denotes record distance.
(1263) - Denotes street address.

2) This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance prepared by Old Republic National Title Insurance Company, Order No. RND55089262 with an effective date of 10/14/2020 at 5:00 P.M..

3) Basis of bearings is the northeast line of the property, monumented as shown and assumed to bear North 64 degrees 39 minutes 55 seconds East.

4) This property is located within Zone X (areas determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 08041C0286G, effective date, December 7, 2018.

5) 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.

6) The linear units used in this drawing are U.S. Survey feet.

7) Permanent water quality requirements as defined in the El Paso County Drainage Criterig Manual Volume II and the El Paso County Engineering Criteria Manual shall be included with the administrative plot plan (or equivalent) application for each lot in the subdivision and implemented in conjunction with the lot.

8) The water and wastewater service for this subdivision is provided by the Donala Water and Sanitation District's rules, regulations, and specifications. Natural gas will be provided through Aquila. Electricity will be provided by Mountain View Electric Association.

9) No structures will be allowed within easements.

10) Prior to the establishment of any driveway on a county road, an access permit must be granted by the El Paso County Department of Transportation.

11) A twenty-five foot by twenty-five foot sight triangle no-build area exists as shown. No obstructions greater than eighteen inches (18") are allowed in this area.

12) There shall be no direct access to Struthers Road.

13) This property is located within and serviced by the Donald Westcott Fire Protection District.

14) Easements are as shown. The sole responsibility for maintenance of these easements is hereby vested with the individual property owner.

15) Mailboxes shall be installed in accordance with all **El Paso County Department of Transportation** and United States Postal Service regulations.

16) All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.

Please replace to include full standard note:

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 lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

18) The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

19) Notice: This property may be impacted by noise and other similar sensory effects of flight by aircraft used in the United States Air Force Academy's Airmanship Program. This notice shall remain in effect until the Air Force Academy shall cease to be actively used. This notice shall run with the land.

20) 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 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 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.

21) This plat is regulated by an amended PUD development plan and amended PUD development guidelines as recorded under Reception No. _____ and Reception No. _____ respectively of the records of El Paso County.

22) The land uses established with this amended PUD & PUD development guidelines are predicated on traffic engineering analysis, based on LSC Transportation Consultants submittal letter dated October 30, 2006 calculated with trip generation rates found in "Trip Generation, 6th Edition, 1997" by ITE. The allowed site uses are included with and will be recorded as part of the amended PUD & amended PUD development guidelines.

23) The approval of this replat vacates all prior plats for the area described by this replat.

24) No driveway shall be established unless an access permit has been granted by El Paso County Development Services.

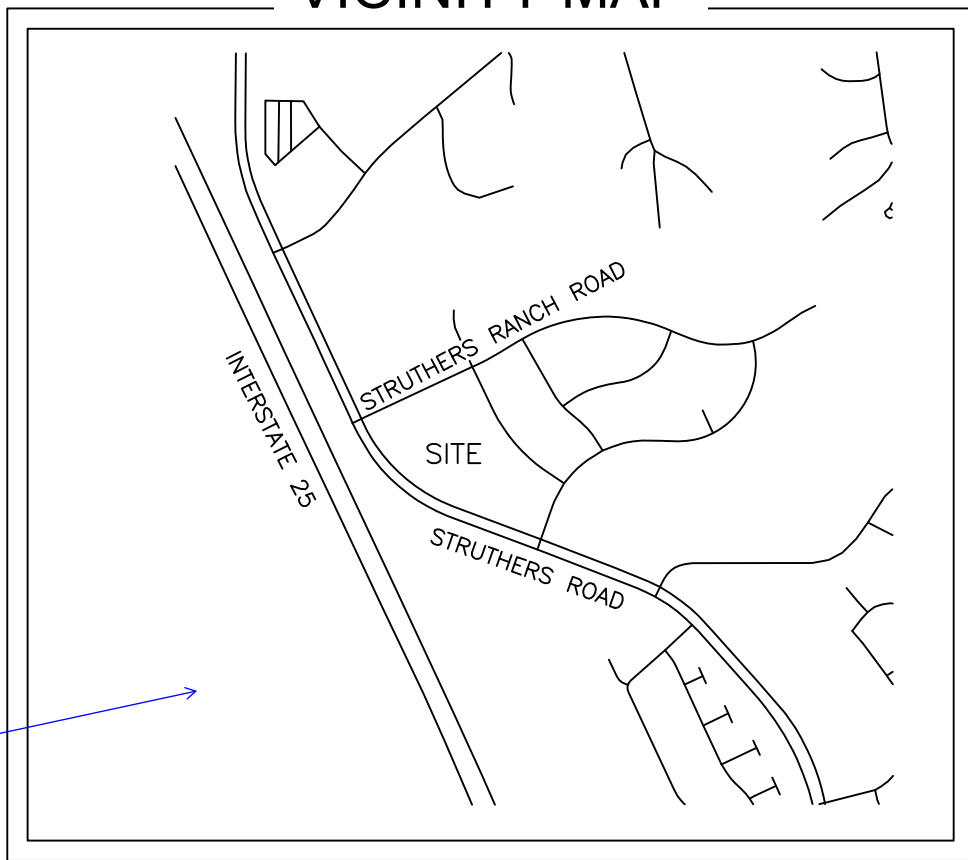
25) Due to wildfire concerns, the property owner is encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Services.

26) 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).

Please add Baptist Road Note:

This subdivision is located within the boundaries of the Baptist Road Rural Transportation Authority, organized in accordance with the Rural Transportation Authority Law, and as recorded under Reception #97142147 of the records of El Paso County, Colorado. Payment of fees may be required prior to issuance of Building Permits.

VICINITY MAP



Please update to provide a north arrow.

Replace Note: Final design, construction drawings, and financial assurance for the permanent water quality pond as described in the approved Drainage Letter for this subdivision shall be provided with the Site Development Plan submittal. The permanent water quality pond shall be constructed and completed prior to the issuance of any building permits for the subject property.

Surveyors Certificate

I, surveyor's name, 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 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____.

Surveyor's Name, (Signature) _____ Date _____
Colorado registered PLS # _____

Clerk and Recorder

STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on this ____ day of _____, 20____, and was recorded at Reception Number _____ of the records of El Paso County

_____ o'clock
_____ y recorded
_____ Paso County,

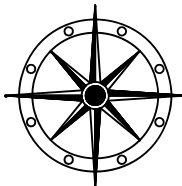
Deputy

SURCHARGE: _____

FEE: _____

Please add PCD file no. "VR211".

FILE NO: _____



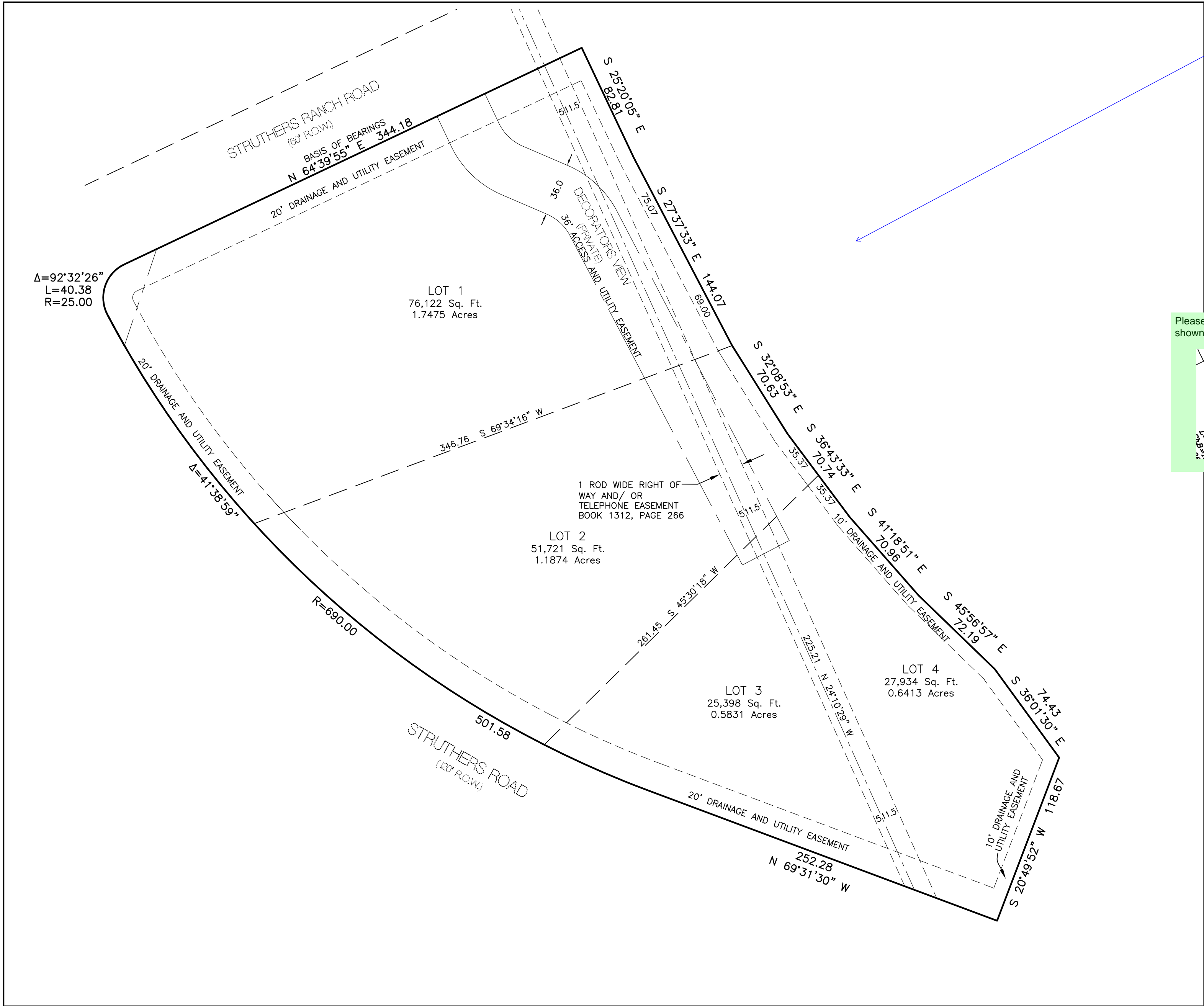
COMPASS SURVEYING & MAPPING, LLC
3249 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLLC.COM

REVISIONS:			PROJECT NO.	20027
			DATE:	DECEMBER 2, 2020
			DRAWN BY:	EZJE
			CHECKED BY:	MSJ
			SHEET:	1 OF 2

STRUTHERS RANCH SUBDIVISION FILING NO. 5

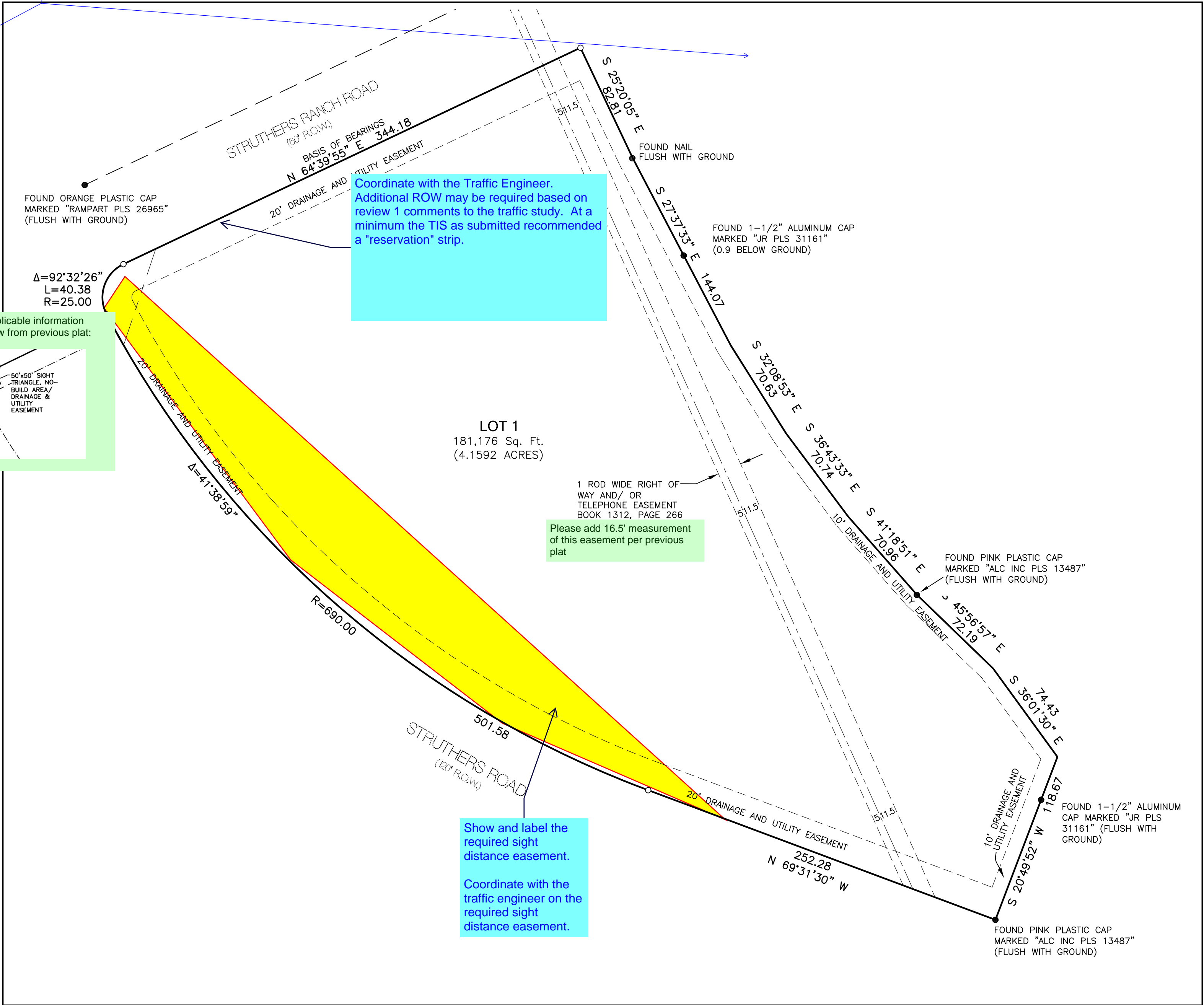
A REPLAT OF LOTS 1, 2, 3 AND 4,
STRUTHERS RANCH SUBDIVISION FILING No. 4
LOCATED IN A PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 36,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

AS PLATTED



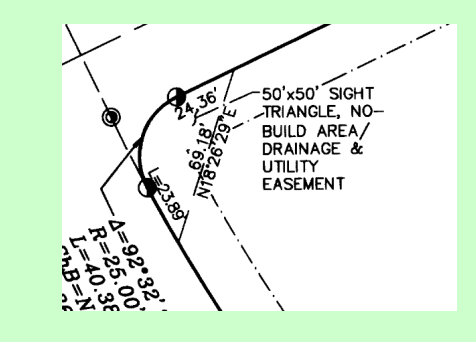
Please revise to add surrounding platted and unplatted properties.

AS REPLATTED



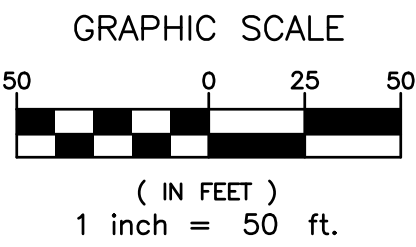
Coordinate with the Traffic Engineer. Additional ROW may be required based on review 1 comments to the traffic study. At a minimum the TIS as submitted recommended a "reservation" strip.

Please transfer applicable information shown in snip below from previous plat:

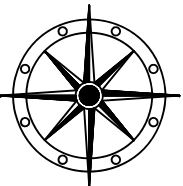


Please add 16.5' measurement of this easement per previous plat

Show and label the required sight distance easement.
Coordinate with the traffic engineer on the required sight distance easement.



PCD File No. VR-21-01

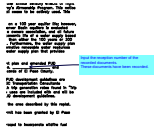



COMPASS SURVEYING & MAPPING, LLC
3249 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLIC.COM

REVISIONS:			PROJECT NO.	20027
			DATE:	DECEMBER 2, 2020
			DRAWN BY:	EZJE
			CHECKED BY:	MSJ
			SHEET:	2 OF 2

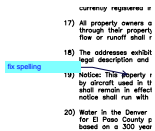
Final Plat Drawing_V1.pdf Markup Summary


dsdlaforce (9)



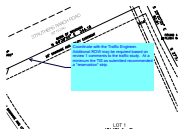
Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 3/10/2021 3:25:21 PM
Status:
Color: 
Layer:
Space:


Input the reception number of the recorded documents.
These documents have been recorded.



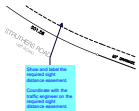
Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 3/10/2021 3:30:17 PM
Status:
Color: 
Layer:
Space:


fix spelling



Subject: Callout
Page Label: 2
Author: dsdlaforce
Date: 3/11/2021 3:22:37 PM
Status:
Color: 
Layer:
Space:

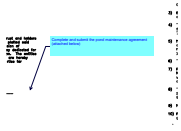
Coordinate with the Traffic Engineer. Additional ROW may be required based on review 1 comments to the traffic study. At a minimum the TIS as submitted recommended a "reservation" strip.




Subject: Callout
Page Label: 2
Author: dsdlaforce
Date: 3/11/2021 3:26:30 PM
Status:
Color: 
Layer:
Space:

Show and label the required sight distance easement.


Coordinate with the traffic engineer on the required sight distance easement.



Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 3/11/2021 3:43:08 PM
Status:
Color: 
Layer:
Space:

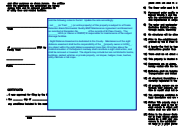
Complete and submit the pond maintenance agreement (attached below)



Subject: File Attachment
Page Label: 1
Author: dsdlaforce
Date: 3/11/2021 3:43:12 PM
Status:
Color: 
Layer:
Space:



Subject: Polygon
Page Label: 2
Author: dsdlaforce
Date: 3/11/2021 4:07:45 PM
Status:
Color: ■
Layer:
Space:

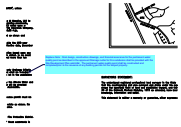


Subject: Text Box
Page Label: 1
Author: dsdlaforce
Date: 3/11/2021 5:32:23 PM
Status:
Color: ■
Layer:
Space:

Add the following notes to the list: Update the note accordingly

- Lot ____ (or Tract ____) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.

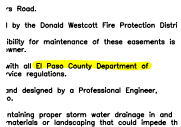
- Sight Distance Easement is dedicated to the County. Maintenance of the sight distance easement shall be the responsibility of the ____ [property owner or HOA] ____ . Any object within the sight distance easement more than 30 inches above the flowline elevation of the adjacent roadway shall constitute a sight obstruction, and shall be removed or lowered. The objects may include but are not limited to berms, buildings, parked vehicles on private property, cut slopes, hedges, trees, bushes, utility cabinets or tall crops.



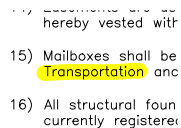
Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 3/11/2021 5:43:49 PM
Status:
Color: ■
Layer:
Space:

Replace Note: Final design, construction drawings, and financial assurance for the permanent water quality pond as described in the approved Drainage Letter for this subdivision shall be provided with the Site Development Plan submittal. The permanent water quality pond shall be constructed and completed prior to the issuance of any building permits for the subject property.

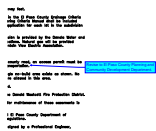
lpackman (9)




Subject: Highlight
Page Label: 1
Author: lpackman
Date: 3/1/2021 4:59:23 PM
Status:
Color: ■
Layer:
Space:

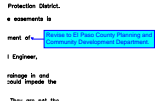



Subject: Highlight
Page Label: 1
Author: lpackman
Date: 3/1/2021 4:59:25 PM
Status:
Color: ■
Layer:
Space:



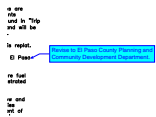
Subject: Callout
Page Label: 1
Author: lpackman
Date: 3/1/2021 5:15:23 PM
Status:
Color: 
Layer:
Space:


Revise to El Paso County Planning and Community Development Department.



Subject: Callout
Page Label: 1
Author: lpackman
Date: 3/1/2021 5:15:26 PM
Status:
Color: 
Layer:
Space:


Revise to El Paso County Planning and Community Development Department.



Subject: Callout
Page Label: 1
Author: lpackman
Date: 3/1/2021 5:15:30 PM
Status:
Color: 
Layer:
Space:

Revise to El Paso County Planning and Community Development Department.

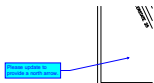



Subject: Text Box
Page Label: 1
Author: lpackman
Date: 3/10/2021 3:29:49 PM
Status:
Color: 
Layer:
Space:

Please add the following notes to the list:

"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 the 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 on plat notes to ensure that a title search would find the fee obligation before sale of the property."

"The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Development Services Department: Transportation Impact Study; Drainage Letter; Fire Protection Report."



Subject: Callout
Page Label: 1
Author: lpackman
Date: 3/2/2021 9:01:16 AM
Status:
Color: 
Layer:
Space:

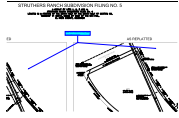
Please update to provide a north arrow.

Please add PCD file no. "VR211".

FILE NO: _____

Subject: Callout
Page Label: 1
Author: lpackman
Date: 3/2/2021 9:26:36 AM
Status:
Color: ■
Layer:
Space:

Please add PCD file no. "VR211".



Subject: Callout
Page Label: 2
Author: lpackman
Date: 3/2/2021 9:28:19 AM
Status:
Color: ■
Layer:
Space:

Please revise to add surrounding platted and unplatted properties.

Sophie Kiepe (9)



Subject: Stormwater Drainage
Page Label: 1
Author: Sophie Kiepe
Date: 3/15/2021 2:38:51 PM
Status:
Color: ■
Layer:
Space:

Please replace to include full standard note:
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 lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.



Subject: Wildfire
Page Label: 1
Author: Sophie Kiepe
Date: 3/15/2021 3:00:49 PM
Status:
Color: ■
Layer:
Space:

Please add Wildfire note:

At the time of approval of this project, this property is located within the Donald Wescott Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code.

Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.

Wildfire Plat Restriction:

(The following plat restriction shall be placed on the first sheet of the plat whenever thinning of forest cover are necessary to help reduce the hazards and risks of wildfire.)

As a condition of approval of this plat by the Board of County Commissioners, no conveyance, sale or transfer of title of lots (insert lot numbers) or tracts (insert tract names) identified hereon, shall be made, nor any building permit or certificate of occupancy be issued by El Paso County, until such times as the following has been accomplished by (the developer, homeowner, whomever is responsible):

A letter of compliance has been received from the Colorado State Forest Service, Fire Department, Fire Marshal, or other qualified professional stating practices designed to reduce wildfire hazards have been completed in accordance with the Wildland Fire and Hazard Mitigation Plan. Such work may include, but is not necessarily limited to the following:

- Forest-wide thinnings
- Fuelbreak thinnings
- Prunings
- Debris disposal

(alternative-surety and surety estimate sufficient to accomplish the work may be required in place of a plat restriction)



Subject: Admin Replat
Page Label: 1
Author: Sophie Kiepe
Date: 3/15/2021 3:13:49 PM
Status:
Color: ■
Layer:
Space:

Planning & Community Development Department
Certificate:

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20__, subject to any notes or conditions specified hereon.

Previous plat name in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____.

Planning and Community Development Director



Subject: Surveyor Certification
Page Label: 1
Author: Sophie Kiepe
Date: 3/15/2021 3:15:01 PM
Status:
Color: ■
Layer:
Space:

Surveyors Certificate

I surveyor's name, 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 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__.

Surveyor's Name, (Signature)

Date

Colorado registered PLS # _____



Subject: Clerk & Recorder
Page Label: 1
Author: Sophie Kiepe
Date: 3/15/2021 3:15:32 PM
Status:
Color: ■
Layer:
Space:

Clerk and Recorder

STATE OF COLORADO
COUNTY OF EL PASO

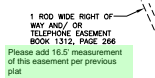
I hereby certify that this instrument was filed in my office on this ____ day of _____, 20__, and was recorded at Reception Number _____ of the records of El Paso County

El Paso County Clerk and Recorder

PCD File No. VR-21-01	
PROJECT NO.	
PROJECT NO.	
DATE:	DECEMBER 2

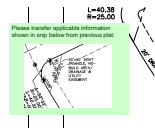
Subject: Stormwater Drainage
Page Label: 2
Author: Sophie Kiepe
Date: 3/15/2021 3:28:25 PM
Status:
Color: ■
Layer:
Space:

PCD File No. VR-21-01



Subject: Stormwater Drainage
Page Label: 2
Author: Sophie Kiepe
Date: 3/15/2021 3:31:29 PM
Status:
Color: ■
Layer:
Space:

Please add 16.5' measurement of this easement per previous plat



Subject: Group
Page Label: 2
Author: Sophie Kiepe
Date: 3/15/2021 3:37:56 PM
Status:
Color: ■
Layer:
Space:

Please transfer applicable information shown in snip below from previous plat:



Subject: Baptis Road
Page Label: 1
Author: Sophie Kiepe
Date: 3/15/2021 3:45:02 PM
Status:
Color: ■
Layer:
Space:

Please add Baptist Road Note:
This subdivision is located within the boundaries of the Baptist Road Rural Transportation Authority, organized in accordance with the Rural Transportation Authority Law, and as recorded under Reception #97142147 of the records of El Paso County, Colorado. Payment of fees may be required prior to issuance of Building Permits.