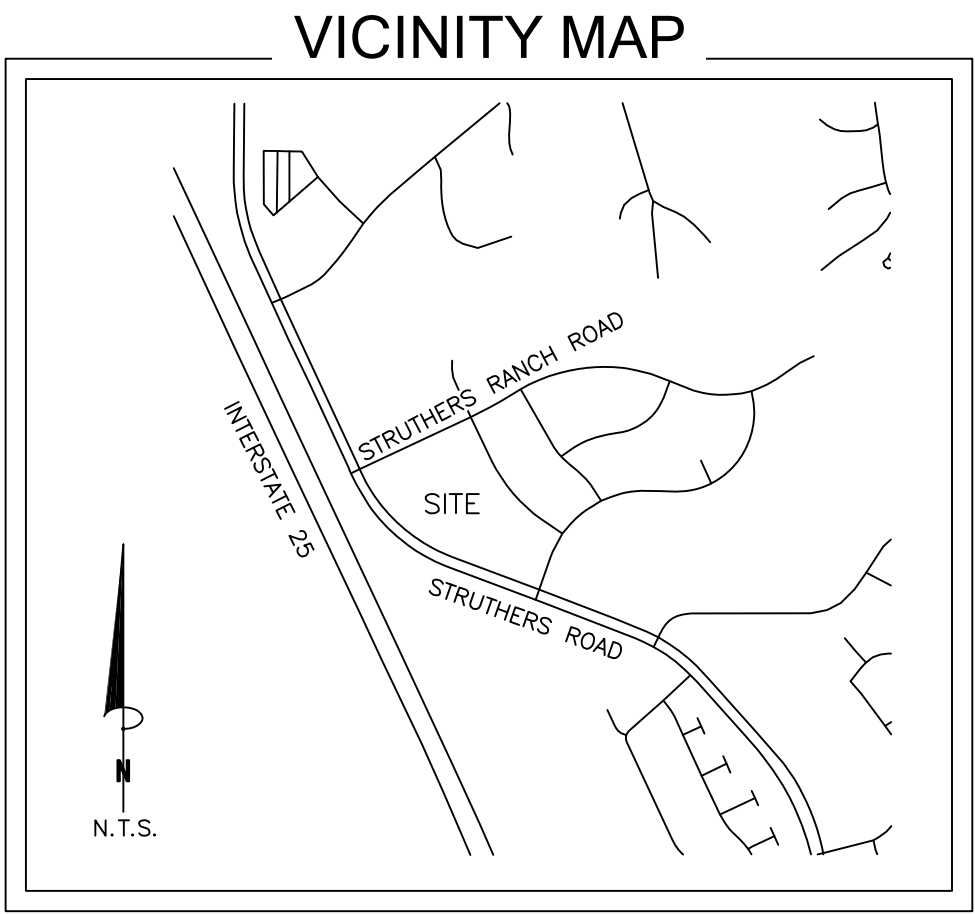


STRUTHERS RANCH SUBDIVISION FILING NO. 5

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



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) 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.
- 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 Planning and Community Development Department.
- 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 Planning and Community Development Department 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.
- 17) 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 this 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 Planning and Community Development Department.
- 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).
- 27) 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.

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.

\_\_\_\_\_ as Trustee of the Clark Family Trust

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 STRUTHERS RANCH FILING No. 5 was approved for filing by the El Paso

County, Colorado Planning and Community Development Department Director on the \_\_\_\_\_

day of \_\_\_\_\_, 2021, 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

\_\_\_\_\_ Date

FEES:

DRAINAGE FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

SCHOOL FEE: \_\_\_\_\_

PARK FEE: \_\_\_\_\_

Complete and submit the pond maintenance agreement (attached below)



[Unresolved]

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 Triangle 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.

[Unresolved]

Please add the following notes to the list:

"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: Transportation Impact Study; Drainage Letter; Fire Protection Report."

[REPEAT COMMENT] Input the reception number of the recorded documents. These documents have been recorded.

NOTES (continued):

- 28) 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.

[REPEAT COMMENT]: 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)

SURVEYOR'S CERTIFICATE:

I, Mark S. Johannes, a duly registered professional land surveyor in the State of Colorado do hereby state that this plat truly and correctly represents the results of a survey made 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 to the above on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Mark S. Johannes  
Colorado Professional Land Surveyor No. 32439  
For and on behalf of Compass Surveying and Mapping, LLC

RECORDING:

STATE OF COLORADO } SS  
COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record in my office at \_\_\_\_\_ o'clock

\_\_\_\_M., this\_\_\_\_ day of \_\_\_\_\_, 2021 A.D., and is duly recorded

under Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

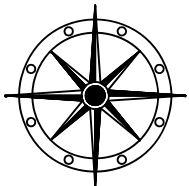
CHUCK BROERMAN, RECORDER

By: \_\_\_\_\_ Deputy

SURCHARGE: \_\_\_\_\_

FEE: \_\_\_\_\_

PCD FILE NO: VR-21-01



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

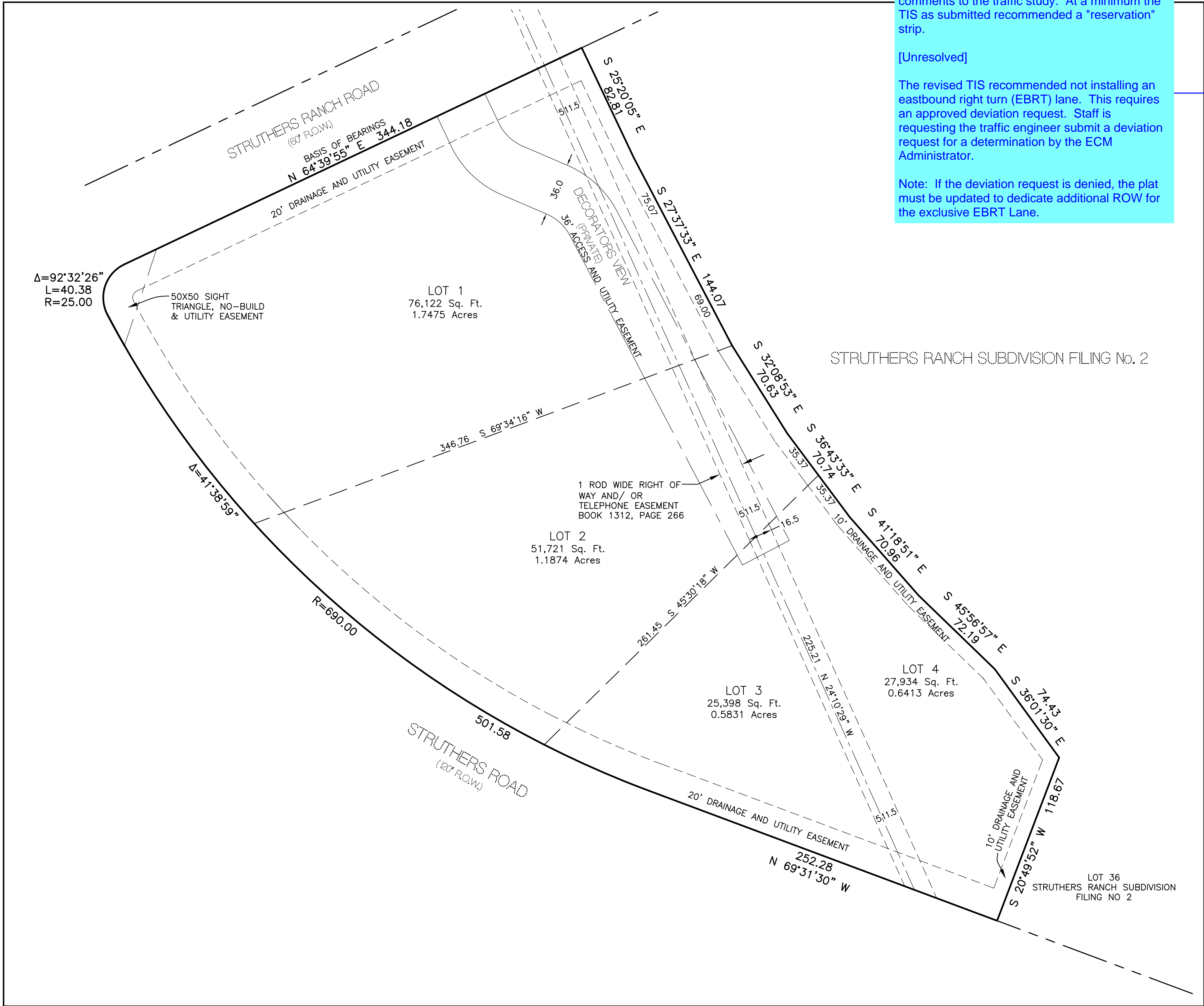
REVISIONS:			PROJECT NO.	20027
1	5/14/21	County comments.	DATE:	DECEMBER 2, 2020
			DRAWN BY:	EZJE
			CHECKED BY:	MSJ
			SHEET:	1 OF 2



STRUTHERS RANCH SUBDIVISION FILING NO. 5

A REPLAT OF LOTS 1, 2, 3 AND 4,  
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LOCATED IN A PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 36,  
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AS PLATTED



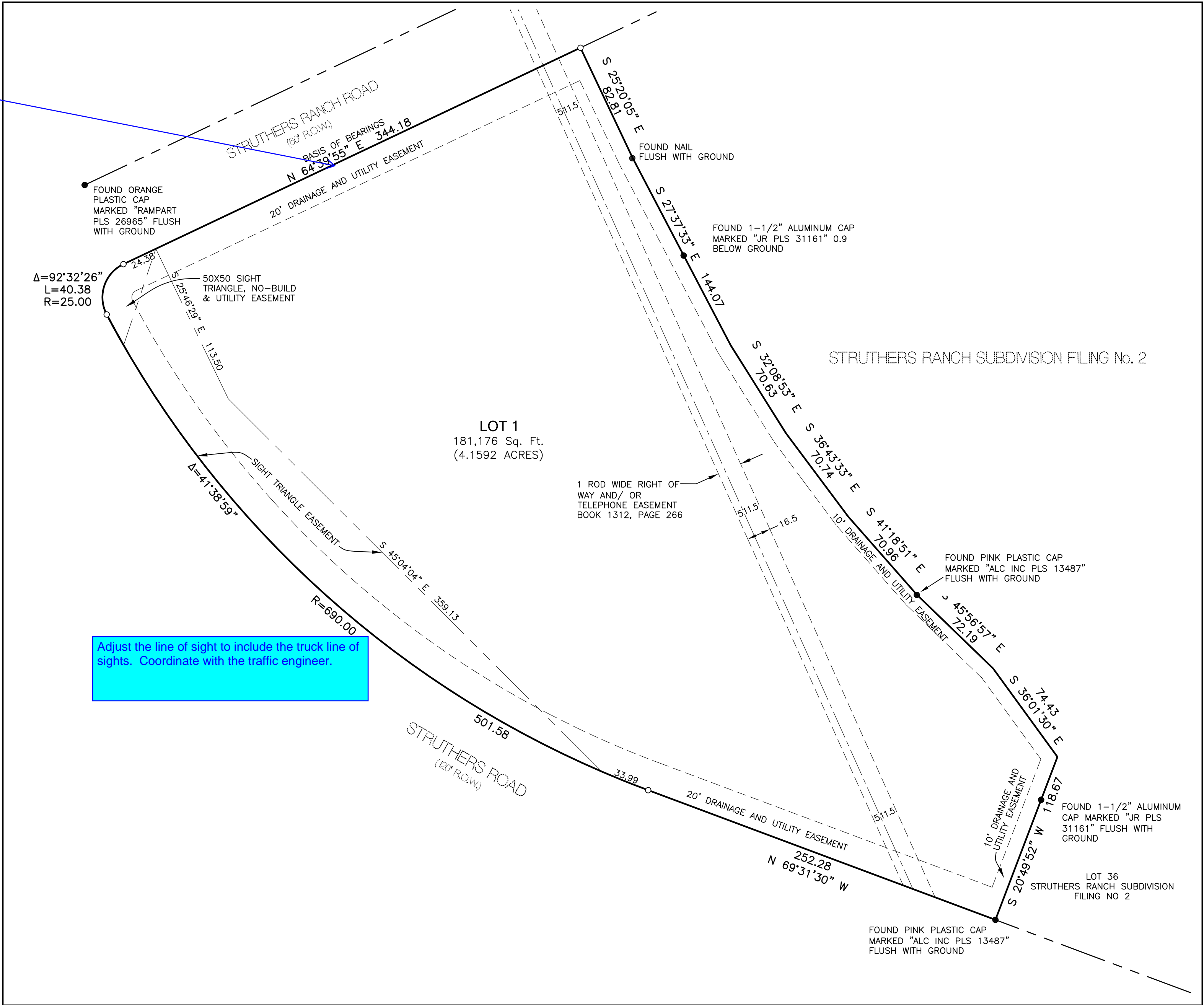
Coordinate with the Traffic Engineer. Additional ROW may be required based on review 1 comments to the traffic study. At a minimum the TIS as submitted recommended a "reservation" strip.

[Unresolved]

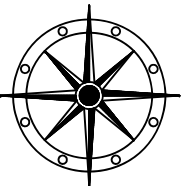
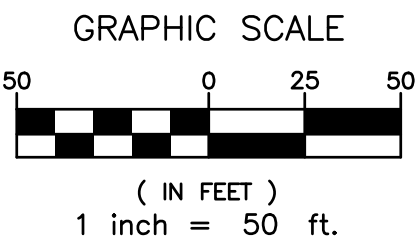
The revised TIS recommended not installing an eastbound right turn (EBRT) lane. This requires an approved deviation request. Staff is requesting the traffic engineer submit a deviation request for a determination by the ECM Administrator.

Note: If the deviation request is denied, the plat must be updated to dedicate additional ROW for the exclusive EBRT Lane.

AS REPLATTED



Adjust the line of sight to include the truck line of sight. Coordinate with the traffic engineer.



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

PCD FILE NO: VR-21-01

REVISIONS:			PROJECT NO.	20027
1	5/14/21	County comments.	DATE:	DECEMBER 2, 2020
			DRAWN BY:	EZJE
			CHECKED BY:	MSJ
			SHEET:	2 OF 2