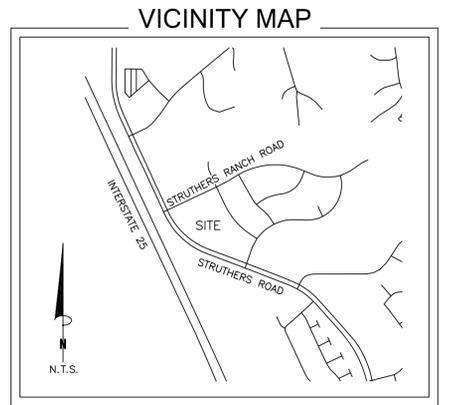


STRUTHERS RANCH SUBDIVISION FILING NO. 5

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 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 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: _____

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.

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 }
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 _____, 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.CSAMLIC.COM

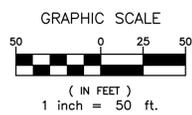
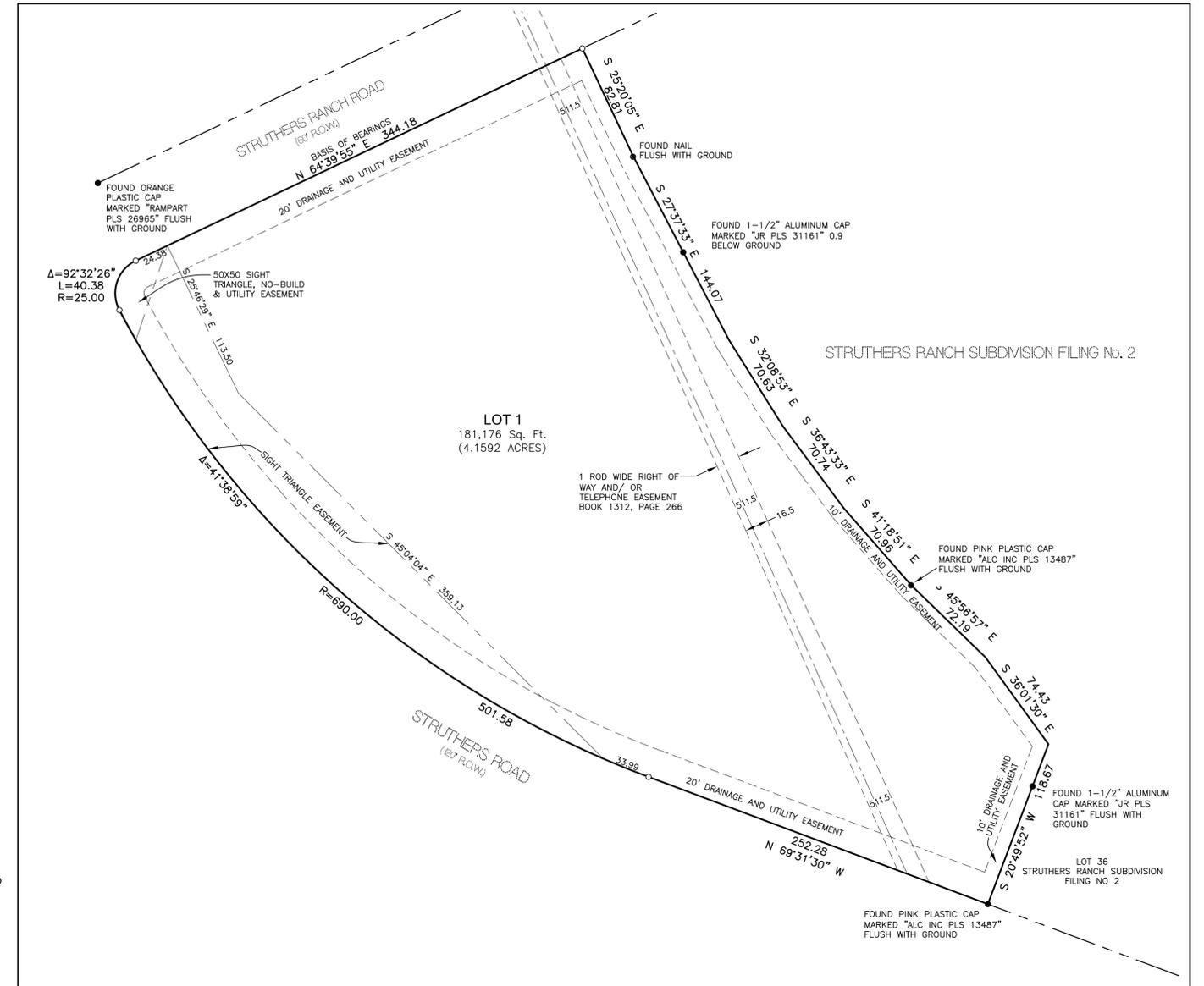
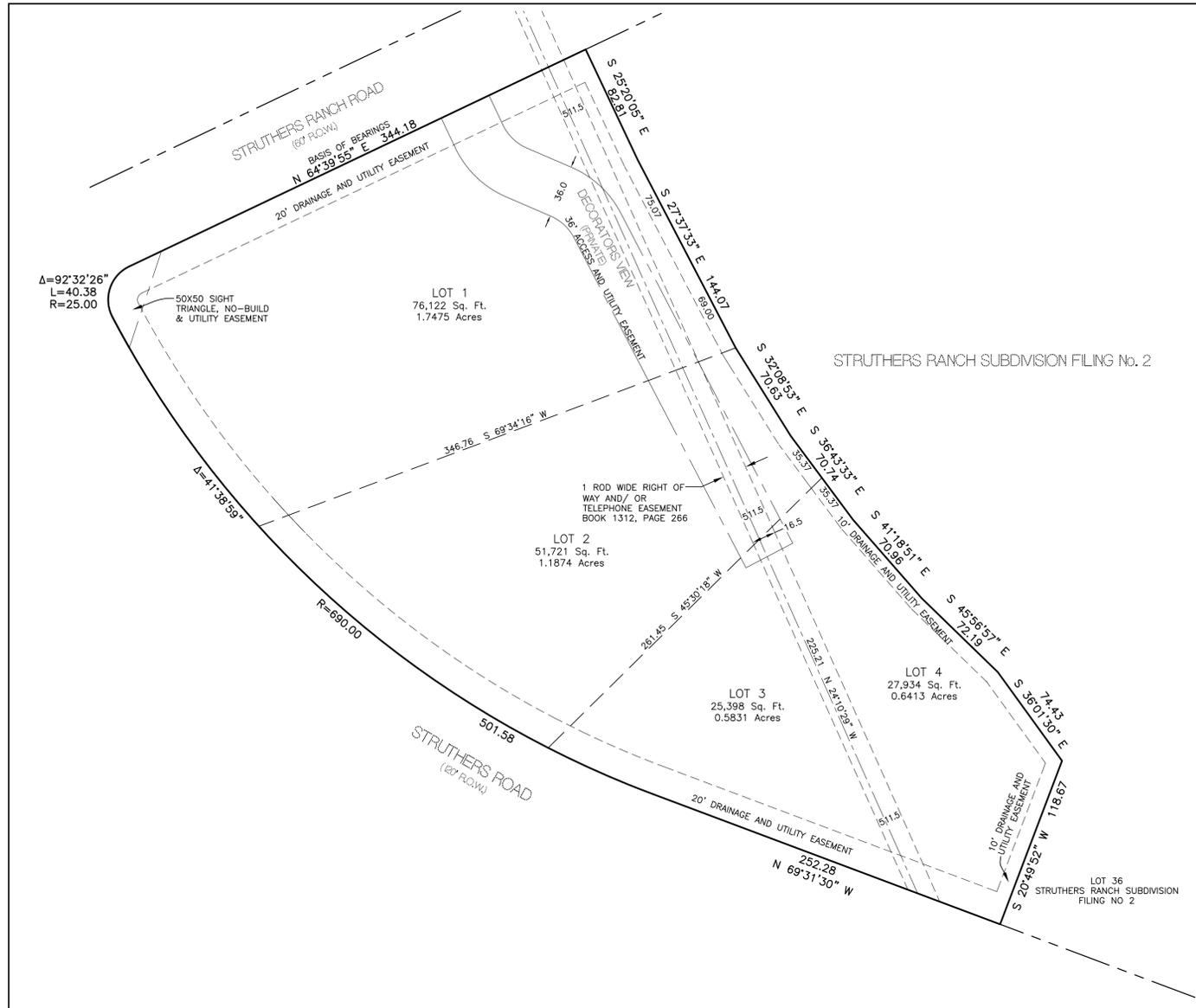
REVISIONS:		PROJECT NO.	20027
1	5/14/21 County comments.	DATE:	DECEMBER 2, 2020
		DRAWN BY:	EZJE
		CHECKED BY:	MSJ
		SHEET:	1 OF 2

STRUTHERS RANCH SUBDIVISION FILING NO. 5

A REPLAT OF LOTS 1, 2, 3 AND 4,
 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

AS REPLATTED



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