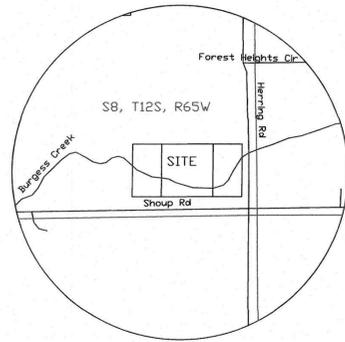


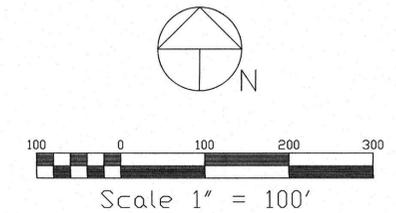
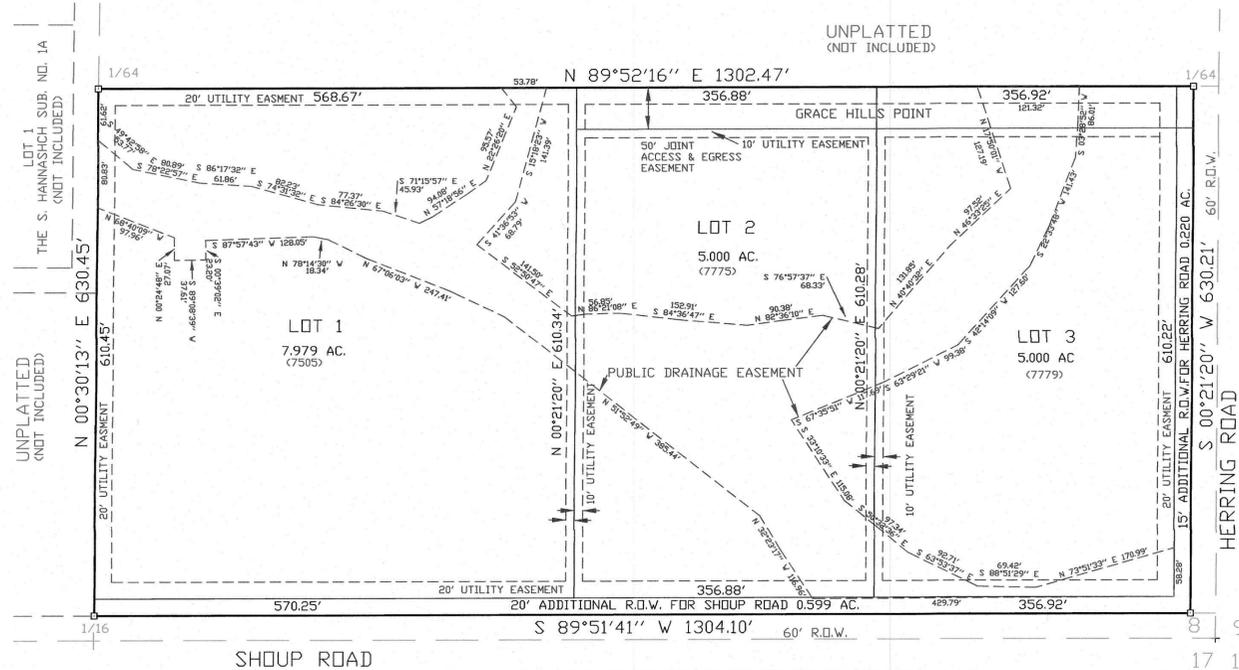
# POENITSCH SUBDIVISION

A SUBDIVISION OF THE S1/2, SE1/4, SE1/4 SECTION 8, T.12S., R.65W. OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO



VICINITY MAP

1"=1000'



**LEGEND:**

- FOUND #33649 AL. CAP ON e#5 REBAR
- BOUNDARY LINE
- LOT LINE
- - - EASEMENT LINE
- PUBLIC DRAINAGE EASEMENT NO BUILD AND NO STORAGE OF MATERIALS. THE SOLE RESPONSIBILITY FOR MAINTENANCE IS VESTED WITH THE INDIVIDUAL PROPERTY OWNER
- ( ) ADDRESS

**Know all men by these presents**  
That, Christy L. Mullins and Thomas R. Poenitsch Jr. being the owner of the following described tract of land, to wit:  
The South half of the Southeast quarter of the Southeast quarter of Section 8, Township 12 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado.  
And containing 18.86 acres

**Dedication**  
The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of the "Poenitsch Subdivision". All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. 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.

**In witness whereof:**  
The aforesaid owners have executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Christy L. Mullins \_\_\_\_\_

Thomas R. Poenitsch Jr. \_\_\_\_\_

State of Colorado )  
County of El Paso ) ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.  
By Christy L. Mullins and Thomas R. Poenitsch Jr.

My commission expires: April 9, 2022

Oliver E. Watts, Notary public \_\_\_\_\_

**Certification**

I, Oliver E. Watts, 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 May 25, 2018, 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\_\_\_\_.

Oliver E. Watts, Colorado PE-LS No. 9853  
For and On Behalf of: Oliver E. Watts, Consulting Engineer, Inc.

**Bearings are based** on the record bearing of, S89°51'41" W, for the south line of the site, being the north right-of-way line for Shoup Road, using a GPS 1-step monumented on each end by a 1 1/2" aluminum cap, LS # 33649, on a # 5 rebar, as shown on the plat.

**Units of measurement:** US Survey Feet

**Title information was provided by the client as follows:**

Title Company: Unified Title Company, LLC  
File No: 57960UTC Amendment No: 2  
Effective date: May 07, 2018 at 7:30 am  
This survey does not constitute a title search or opinion.

**Notice:** according to Colorado law, you must commence any legal action based upon any defect in the 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.

**Notes:**

1. Floodplain statement:  
This site is not within the limits of the 100-year floodplain per FEMA map panel no. 08041C0320 G, dated December 7, 2018. Historic drainageways are shown on the plat. No structures, or storage or materials are permitted within the drainageways.
2. 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.
3. Water in the Denver Basin aquifers is allocated based upon 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin aquifers is evaluated on a 300-year aquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based upon 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 non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
4. Easements statement:  
Unless otherwise indicated, side lot lines are hereby platted on either side with a ten foot public utility easement. All exterior subdivision boundaries shall have a twenty foot public utility easement. A fifty foot Joint Access and Egress Easement, as shown on the plat is hereby dedicated for joint access and egress purposes for the exclusive use of the lots being served by the easements, with the sole responsibility for construction and maintenance being vested with the owners of the lots being served. All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 21212548 of the records of El Paso County, Colorado. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
5. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
6. All property within this subdivision is subject to a declaration of covenants as recorded at reception no. \_\_\_\_\_ of the records of the El Paso County Clerk and Recorder.
7. The addresses exhibited on this plan for Grace Hills Point are for informational purposes only. They are not a legal description and subject to change.
8. Prior to the establishment of any driveway onto a county road, an access permit must be granted by the El Paso County Planning and Community Development.
9. A twenty-five foot (25') by twenty-five foot (25') slight triangle no-build area exists for all lot corners. No obstructions greater than eighteen inches (18") is allowed in this area.
10. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
11. There shall be no direct lot access to Shoup Road. Access shall be onto Herring Road per the private driveway, 50' Access and Egress Easement shown on the plat, to be known as Grace Hills Point. NOTE: 911 requested the none, but that it is still a driveway and not a public or private road.
12. All property within this subdivision is subject to a Private Driveway Maintenance Agreement as recorded at Reception No. \_\_\_\_\_ of the records of the El Paso County Clerk and Recorder.
13. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Herring Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to the length, the shared driveway will need to be specifically approved by the Black Forest Fire Protection District.
14. For driveways proposed to cross the No-Build drainage easement, the applicant shall specify on the site plan the installation of the required culvert size identified in the approved drainage report. Prior to certificate of occupancy for the structure, PCD shall complete an inspection to verify the culvert was installed correctly.
15. Individual wells are the responsibility of each property owner. Permits for individual domestic wells must be obtained from the State Engineer, who by law has the authority to set conditions for the issuance of these permits. All wells shall be more than one hundred feet (100') from all lot lines.
16. Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department must approve each system and, in some cases, the department may require a special designed system prior to permit approval. All individual systems shall be designed by a Professional Engineer.
17. The following reports have been submitted and are on file with El Paso County Planning and Community Development: soils and geologic report, maintenance agreement, water supply information study, drainage letter / report, fire protection report, onsite wastewater treatment system report.
18. Owners, successors and assigns of the property owners association of this subdivisions lots shall be advised of all applicable requirements of decree entered in Case no. \_\_\_\_\_ division \_\_\_\_\_ and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.
19. Due to wildfire concerns, the applicants and subsequent homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through said office.
20. The Subdivider(s) agree(s) on behalf of himself/herself and any developer or builder successor and assigns that Subdivider and/or said successor and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No 18-471), 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.
21. Environmental:  
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).

**Board of County Commissioners Certificate**

This plat for Poenitsch Subdivision was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public streets, 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 \_\_\_\_\_

Executive Director \_\_\_\_\_ Date \_\_\_\_\_

El Paso County Planning and Community Development

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 \_\_\_\_\_, 20\_\_\_\_, A.D., and is duly recorded under Reception Number \_\_\_\_\_ of the records of El Paso County, Colorado.  
Chuck Broerman, Recorder

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

Fee: \_\_\_\_\_  
Surcharge: \_\_\_\_\_

School Fees: \_\_\_\_\_ Park Fees: \_\_\_\_\_  
Drainage Fees: \_\_\_\_\_ Bridge Fees: \_\_\_\_\_

PREPARED BY THE OFFICE OF:  
OLIVER E. WATTS PE-LS  
CONSULTING ENGINEER  
614 ELKTON DRIVE  
COLORADO SPRINGS, CO 80907  
(719) 593-0173  
oliewatts@aol.com  
Celebrating over 40 years in business