McCLINTOCK STATION FILING NO 2

A VACATION AND REPLAT OF LOTS A & C, MCCLINTOCK STATION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. **COUNTY OF EL PASO, STATE OF COLORADO**

BE IT KNOWN BY THESE PRESENTS:

THAT BELKNAP VENTURES LLC, A COLORADO LIMITED LIABILITY COMPANY AND MORTON VENTURES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF LOTS A & C, MCCLINTOCK STATION RECORDED IN PLAT BOOK H-3 AT PAGE 9 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BASIS OF BEARINGS: THE NORTH LINE OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 2-1/2" ALUMINUM CAP STAMPED "NW COR S33 LS 4842 1997" ON PIPE AND AT THE EAST END BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10376 2006", SAID LINE BEARS S89°29'10"W A DISTANCE OF 5307.82 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE S18°05'42"E A DISTANCE OF 2.387.45 FEET. TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD, SAID POINT BEING THE NORTHERLY CORNER OF LOT B, MCCLINTOCK STATION RECORDED IN PLAT BOOK H-3 AT PAGE 9 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID VOLLMER ROAD, N38°32'57"E A DISTANCE OF 927.97 FEET, TO A POINT ON THE WESTERLY LINE OF STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 218714151;

THENCE ON THE WESTERLY LINE OF SAID STERLING RANCH FILING NO. 1, S00°07'25"E A DISTANCE OF 1,032.73 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VOLLMER PLACE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°12'28"W A DISTANCE OF 538.21 FEET, TO THE SOUTHEASTERLY CORNER OF THAT PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED UNDER RECEPTION NO. 213096095;

THENCE ON THE EASTERLY LINE OF SAID PROPERTY, N38°35'40"E A DISTANCE OF 80.00 FEET, TO THE SOUTHEASTERLY CORNER

THENCE ON THE BOUNDARY LINE OF SAID LOT B, THE FOLLOWING FOUR (4) COURSES:

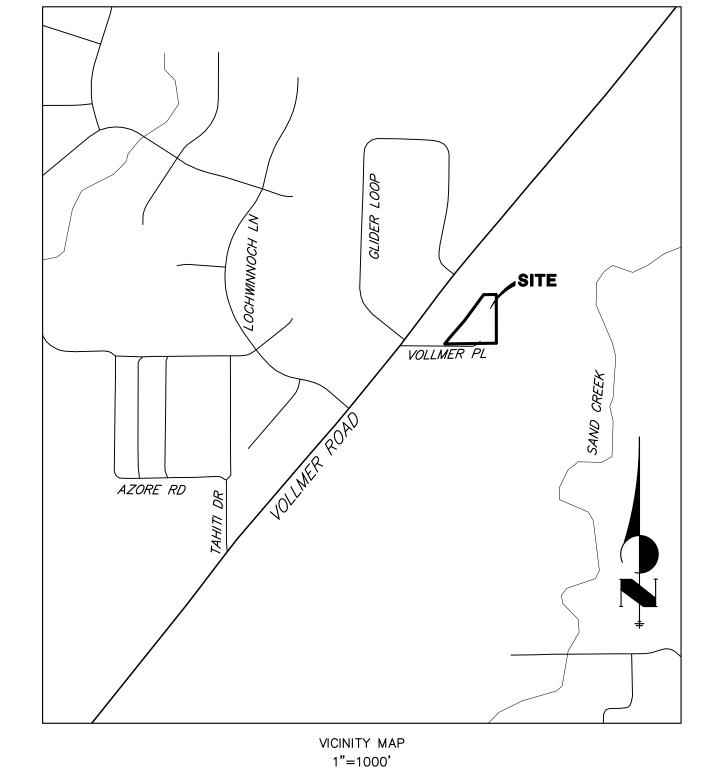
- 1. N40°51'48"E A DISTANCE OF 237.41 FEET;
- N51°19'52"W A DISTANCE OF 114.83 FEET;
- 3. S38°16'05"W A DISTANCE OF 97.89 FEET;

OF SAID LOT B, MCCLINTOCK STATION;

4. N51°28'34"W A DISTANCE OF 124.38 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 347,615 SQUARE FEET OR 7.9801 ACRES.

OWNERS CERTIFICATE/ DEDICATION STATEMENT: THE ABOVE OWNER HAVE CAUSED SAID TRACT OF I Change Owners Certificate block to reflect language below ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A BOUNDARIES AND DIMENSIONS OF SAID TRACT AND interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, and the land described herein, have laid out, subdivided and platted said lands into lots, tracts, and the land described herein, have laid out, subdivided and platted said lands into lots, tracts, and the land described herein, have laid out, subdivided and platted said lands into lots, tracts, and lands into lots, and lands into lots, and lands into lots, tr KNOWN AS McCLINTOCK STATION FILING NO. 2, EL streets, and easements (use which are applicable) as shown hereon under the name and subdivision of ALL STREETS HEREBY PLATTED ARE HEREBY DEDICA . All public improvements so platted are hereby dedicated to public use and COVENANT AND AGREE THAT ALL PLATTED STREETS said owner does hereby covenant and agree that the public improvements will be constructed to El Paso PROPER DRAINAGE FOR SAME WILL BE PROVIDED A County standards and that proper drainage and erosion control for same will be provided at said owner's COMMISSIONERS OF EL PASO COUNTY, COLORADO, / expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. BECOME MATTERS OF MAINTENANCE BY EL PASO C 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. THE AFOREMENTIONED, BELKNAP VENTURES, LLC, H/ EXECUTED THIS INSTRUMENT THIS ______ DAY Owners/Mortgagee (Signature) ATTEST: (if corporation) UPDATED ONWERS Secretary/Treasurer CERTIFICATE STATE OF COLORADO) COUNTY OF _____ STATE OF COLORADO Acknowledged before me this _____ day of ___ COUNTY OF EL PASO THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BE My commission expires _ _____, 202____, A.D. BY: _____ Witness my hand and official seal_ OF E Notary Public signatures of officers signing for a corporation shall be acknowledged as follows: (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation. WITNESS MY HAND AND OFFICIAL SEAL: Signatures of managers/members for a LLC shall be acknowledged as follows: MY COMMISSION EXPIRES: (print name) as Manager/Member of company, a state limited liability company. NOTARY PUBLIC (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not



PLEASE SEE PLAT NOTE 18 ON SHEET 2 FOR STATEMENT

The following note shall be placed on the plat: "Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. § 18-4-508", and Reference to the information relied on to establish all easements, rights-of-way, and other features which may include specific reference

to a certain title policy including the policy number. ADDED A NEW NOTE WITH TITLE COMMITMENT REFERENCES ON SHEET 2

SURVEYOR'S	CERTIFICA	Update Surveyors Certif
SUNVEIUNS	CENTIFICA	

THE UNDERSIGNED REGISTERED PRC I surveyor's name, a duly registered Professional Land Surveyor in the State of Colorado,

OF COLORADO, HEREBY STATES AN do hereby certify that this plat truly and correctly represents the results of a survey made on SURVEYED AND DRAWN UNDER HIS DESCRIBED TRACT OF LAND, AND SOFTITLE 38 OF THE COLORADO REMET TO THE BEST OF HIS KNOWLEI MET TO THE BEST OF HIS KNOWLEI Paso County Land Development Code.

SURVEYORS CERTIFICATE | I attest the above on this _____ day of ___ HAS BEEN UPDATED

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

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR COLORADO NO. 38252 FOR AND ON BEHALF OF JR ENGINEERING, LLC

NOTICE:

CHANGED TO 1A

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.

CLERK AND RECORDER

DEPUTY

<u></u>	
STATE OF COLORADO)	
)SS COUNTY OF EL PASO)	
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN	MY OFFICE
AT O'CLOCKM., THIS DAY OF	_ , 20, A.D.
AND IS DULY RECORDED AT RECEPTION NOEL PASO COUNTY, COLORADO.	OF THE RECORDS (
CHUCK BROERMAN, RECORDER	
BY:	

OWNERS CERTIFICATE (CONTINUE)	D):
THE AFOREMENTIONED, MORTON VENTURES, LLLP, H	IAS
EXECUTED THIS INSTRUMENT THIS DAY	OF

EXECUTED THIS INSTRUMENT THIS	DAY OF	, 202, A.D.
BY:		
PRINTED NAME:		
AS:	OF MORTON VENTURES,	LLLP
STATE OF COLORADO)) SS		
COUNTY OF EL PASO)		
	ACKNOWLEDGED BEFORE ME THIS	
AS:	OF MORTON VENTURES, LLLP	
WITNESS MY HAND AND OFFICIAL S	SEAL:	

MY COMMISSION EXPIRES: ____ NOTARY PUBLIC PCD DIRECTOR CERTIFICATE: THIS PLAT FOR "McCLINTOCK SUBDIVISION FILING NO. 2" WAS APPROVED FOR FILING

BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

DIRECTOR ON THIS _____ DAY OF __

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY

OR CONDITIONS SPECIFIED HEREON.

DEVELOPMENT DEPARTMENT

UPDATED NOTE TO REFLECT THE BELOW LANGUAGE

Change Plat Note to reflect language below 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 Adiustment 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

SAND CREEK DRAINAGE FEE: _____ BRIDGE FEE: _____

__, 202____, SUBJECT TO ANY NOTES ←___

ACADEMY SCHOOL DISTRICT #20 FEE: PARK FEE: REGIONAL PARK FEE: URBAN PARK FEE:

SUMMARY:

7.9801 ACRES 100.00% 7.9801 ACRES 100.00% ADDED NUMBER

JOB NO. 25251.00 MAY 4, 2023 SHEET 1 OF 4

PCD FILE NO. ____



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McCLINTOCK STATION FILING NO. 2

A VACATION AND REPLAT OF LOTS A & C, MCCLINTOCK STATION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. **COUNTY OF EL PASO, STATE OF COLORADO**

PLAT NOTES: 1. BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 2-1/2" ALUMINUM CAP STAMPED "NW COR S33 LS 4842 1997" ON PIPE AND AT THE EAST END BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10376 2006", SAID LINE BEARS \$89°29'10"W A DISTANCE OF 5307.82 FEET.

WATER SERVICE TO BE PROVIDED S IDENTIFIED IN REPORT

Include report

- SEWER SERVICE TO BE PROMIDED BY ON-SITE WASTEWATER TREATMENT FACILITY AS IDENTIFIED IN REPORT JUPDATED SEWER SERVICE
- WITH REPORT NUMBER.

 4. ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. 5. NATURAL GAS SERVICES SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
- 6. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
- 7. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- 8. 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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: ION IMPACT STUDY: DRAINAGE_REPORT: WATER RESOURCES REPORT WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT; WETLAND STUDY / 404 PERMIT.
- 9. 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.
- 10. UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WHEN THE SIDE YARD IS ADJACENT TO A PUBLIC STREET AND THEREFORE A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT, AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 11. 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 PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.
- 12. THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 13. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 14. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT. NOR SHALL BUILDING PERMITS BE ISSUED. UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/ OWNER AND EL PASO COUNTY AS RECORDED UNDER __ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE. CONVEYANCE OR TRANSFER.
- THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- 15. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS A NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT. WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL OPERATIONS.

PLAT NOTES:

- 16. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" AREAS.
- 17. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0533G, EFFECTIVE DATE DECEMBER 7, 2018.
- 18. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
- 19. MAIL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
- 20. 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. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT
- 21. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE GEOLOGIC HAZARD REPORT BY LINCOLN DEVORE, DATED FEBRUARY 22, 1978 IN _____ AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY **DEVELOPMENT DEPARTMENT:**

emove the crossed ut reports from this atement since the *r*ere not included ir REMOVED REPORTS THAT DO NOT APPLY.

> Your plat shows 20 foot public utility easement on the subdivision boundary, see below

Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

UPDATED NOTE

Water Supply: (utilized when the water supply is individual wells) (Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the / County Attorney's Office) Individual wells are the responsibility of each property 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. 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 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 non-renewable aguifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with 🛭 water supply. (Utilized when there is a joint well agreement for common use of

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. Two (2) existing well permits Nos. _ and _____ will serve two (2) single family dwellings each. Well permit No. _ <mark>y</mark>vill serve Lots ___ and ___, Block _{_} subject to a joint Use Water Well Agreement as recorded under . Well permit No. will serve Lot _, Block __ and Lot __, Block __, subject to a Joint Use Water Well

Agreement as recorded under Reception No. _____, which between ___ and ___ feet below ground surface. Lot __ and __, Block __ and Lots __ through __, Block __ will limit production to the

_ Aquifer/at an interval between ____ and ____ feet below ground surface. Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the 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. Owner shall reserve in any deeds of the property _____ Aquifer and _____ acre feet total of Aquifer water as decreed in Case No. _ (Division/__) for use in this augmentation plan.

Water withdrawal and wells are subject to limitations, restrictions and aygmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. ____, of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.

Sewage treatment is the responsibility of each ndividual property owner. The El Paso County

ADDED WASTEWATER NOTE

Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed nay cost more to design, install, and maintain. Soils and Geology conditions on site require that all (or certain lots)On-Site Wastewater Systems shall be located and designed by a Professiona Engineer, currently registered in the State of Colorado. (Note: this note used in special cases only when requested by the Health Department or pursuant to a condition of

Water and wastewater service for this subdivision is provided by the (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be

proken into separate notes for water or sewer in the case of different providers)

The individual lot purchaser(s) shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved Preliminary/Final Drainage Report for this subdivision. Final design, construction drawings and drainage report updates for the detention pond/water quality BMP(s) serving each lot shall be provided with Site Development Plan submittals. The detention pond/water quality BMP(s) shall be constructed and completed prior to the issuance of any building permits for the subject lots. The subdivision developer is responsible for providing financial assurances as indicated in the Subdivision Improvements Agreement and Estimate of Guaranteed Funds for all detention ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances. Individual lot purchasers shall enter into a Private Detention Basin / Stormwater Quality BMP Maintenance Agreement and Easement ("Agreement") prior to the issuance of any building permits for the subject lots. In the case that the developer constructs the detention pond(s), the developer shall enter into an Agreement for each pond constructed.

ADDED DRAINAGE NOTE

Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulation SEE NOTE 20 FOR MAILBOXES

Add the following

USE THIS LANGUAGE instead

ADDED NOTE

the State Engineer who by law has the authority to set conditions for the issuance of these permits. One (1) existing well permits Nos. 83615-F will serve development on both Lot A1 and C1. Well permit No. 83615-F is permitted to provide water for ordinary household purposes, livestock, poultry, horse areas, greenhouse, nursery, dust suppression, aggregate, drip irrigation and pond evaporation, and has provided water service for these purposes to the warehouse currently located on Lot C which will remain located on Lot C1. Water usage on Lot A1 will be limited to drip irrigation for establishing and maintaining landscaping, trees and bushes. Well Permit No. 83615-F is decreed as an augmented structure under Case No. 07CW129, with augmentation supplies provided by the Middle Arkansas

Water Supply: (Utilized when there is a joint well

Permits for individual wells must be obtained from

agreement for common use of wells)

Groundwater Users Association ("MAGUA"). Well Permit No. 83615-F will be subject to a Joint Use Water Well Agreement as recorded under Reception No. , which limits production to the Dawson Aquifer at an interval between 56 and 250 feet below ground surface. Owner, its successors and assigns shall advise all future owners of these lots of all applicable requirements of the decree entered in Case No. 07CW129 (Division 2), and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.

JOB NO. 25251.00 MAY 4, 2023 SHEET 2 OF 4

PCD FILE NO. ____

A Westrian Company

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