

# McCLINTOCK STATION FILING NO. 1A

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:**

LOTS A AND C IN McCLINTOCK STATION, A SUBDIVISION IN EL PASO COUNTY, STATE OF COLORADO.

**OWNERS CERTIFICATE/ DEDICATION STATEMENT:**

THE UNDERSIGNED, BEING 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 AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF McCLINTOCK STATION FILING NO. 1A. 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 OWNERS 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 LINE AND RELATED FACILITIES.

Is there an additional owner or mortgage holder? If not remove this signature block

OWNERS/MORTGAGEE

BY: \_\_\_\_\_

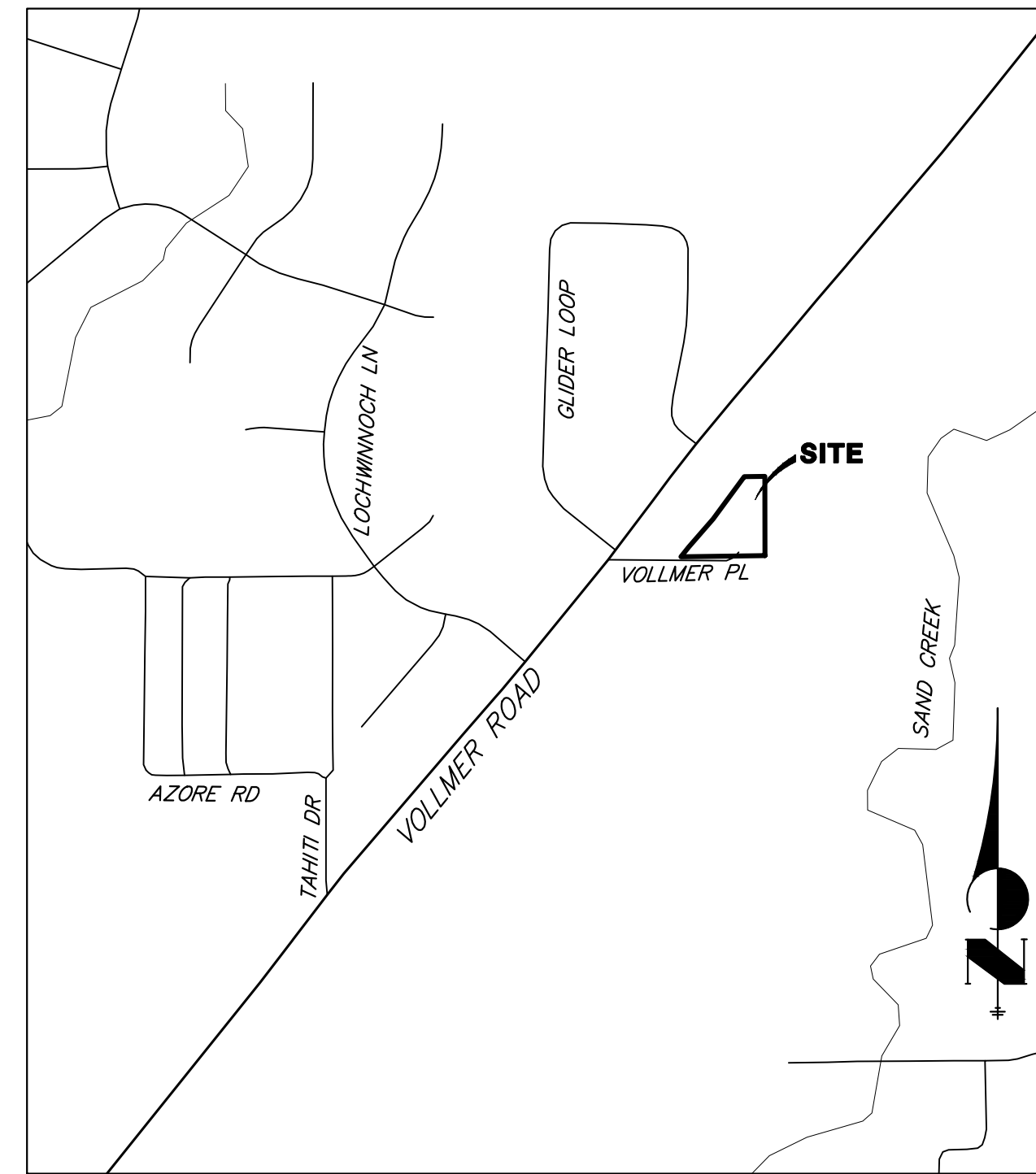
TITLE: \_\_\_\_\_

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ )SS

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_ NOTARY PUBLIC



VICINITY MAP  
1"=1000'

Is this correct? Assessors site says Belknap Ventures

**OWNERS CERTIFICATE (CONTINUED):**

THE AFOREMENTIONED MORTON VENTURES, LLLP, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

AS: \_\_\_\_\_ OF MORTON VENTURES, LLLP

STATE OF COLORADO )  
COUNTY OF EL PASO )SS

Is this correct? Assessors site says Belknap Ventures

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D. BY: \_\_\_\_\_

AS: \_\_\_\_\_ OF MORTON VENTURES, LLLP

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**PCD DIRECTOR CERTIFICATE:**

THIS PLAT FOR "McCLINTOCK SUBDIVISION FILING NO. 1A" 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 ITS 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, IN PLAT BOOK H-3 AT PAGE 9, UNDER RECEPTION NO. 458284

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**FEES:**

SAND CREEK DRAINAGE FEE: \_\_\_\_\_  
BRIDGE FEE: \_\_\_\_\_  
ACADEMY SCHOOL DISTRICT #20 FEE: \_\_\_\_\_  
PARK FEE: \_\_\_\_\_  
REGIONAL PARK FEE: \_\_\_\_\_  
URBAN PARK FEE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I, JARROD ADAMS, 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 MARCH 8, 2023, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXISTS 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\_\_\_\_.



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

**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.

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.

**CLERK AND RECORDER**

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 AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_ DEPUTY

**SUMMARY:**

2 LOTS	7.9801 ACRES	100.00%
TOTAL	7.9801 ACRES	100.00%

JOB NO. 25251.00  
NOVEMBER 8, 2023  
SHEET 1 OF 4 PCD FILE NO. VR2312



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# McCLINTOCK STATION FILING NO. 1A

## 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 S89°29'10"W A DISTANCE OF 5307.82 FEET.
2. WATER SERVICE TO BE PROVIDED BY INDIVIDUAL WELL AS IDENTIFIED IN REPORT
3. SEWER SERVICE TO BE PROVIDED BY ON-SITE WASTEWATER TREATMENT FACILITY AS IDENTIFIED IN THE REPORT PROVIDED BY ENTECH ENGINEERING UNDER JOB NO. 230381.
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: 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, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
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 RECEPTION NUMBER \_\_\_\_\_ 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. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NOS. SC55102041.1 (LOT A) AND SC55109585 (LOT C), PREPARED BY OLD REPUBLIC NATION TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF APRIL 15, 2023 AT 5:00 P.M. (LOT A) AND FEBRUARY 1, 2023 AT 5:00 P.M. (LOT C).
20. MAIL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
21. 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.
22. 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 FILE SP \_\_\_\_\_ AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
23. 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. ONE (1) EXISTING WELL PERMIT NO. 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 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 55 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 COST OF OPERATING THE PLAN FOR AUGMENTATION AND RESPONSIBILITY FOR METERING AND COLLECTING DATA REGARDING WATER WITHDRAWALS FROM WELL.
24. WASTEWATER: SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES, THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY 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 PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
25. DRAINAGE: 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 BMP(S). ALL DETENTION PONDS/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED PRIOR TO 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.



JOB NO. 25251.00  
NOVEMBER 8, 2023  
SHEET 2 OF 4 PCD FILE NO. VR2312

 **J-R ENGINEERING**  
A Westrian Company

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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

AS-PLATTED

S18°05'42"E 2387.45'

\* UNPLATTED  
REC. NO. 213096095

\* LOT B  
MC CLINTOCK STATION  
PLAT BOOK H-3 PAGE 9

LOT A  
MC CLINTOCK STATION  
PLAT BOOK H-3 PAGE 9

LOT C  
MC CLINTOCK STATION  
PLAT BOOK H-3 PAGE 9

\* TRACT L  
STERLING RANCH FILING NO. 1  
REC. NO. 218714151

### LEGEND

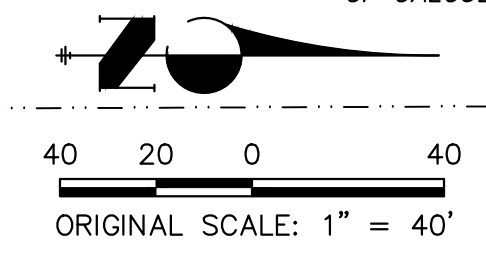
- SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252"
- RECOVERED 3/4" YELLOW PLASTIC CAP STAMPED "LS 9008"
- RECOVERED #5 REBAR
- RECOVERED #4 REBAR
- EXISTING RIGHT-OF-WAY
- - - EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- PROPOSED BOUNDARY LINE
- PROPOSED PROPERTY LINE
- - - PROPOSED EASEMENT LINE
- - - PROPOSED BUILDING SETBACK
- N, W NORTH, WEST
- (XXXX) PROPOSED ADDRESS
- \* NOT PART OF THIS SUBDIVISION



JOB NO. 25251.00  
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SHEET 3 OF 4 PCD FILE NO. VR2312



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AS-PLATTED

NW COR. SEC. 33  
T12S R65W 6TH P.M.  
RECOVERED 2-1/2" ALUMINUM CAP  
ON PIPE STAMPED "NW COR SEC 33 T12S R65W 6TH P.M. 1997"

N. LINE: S69°29'10"W 507.82'  
BASIS OF BEARINGS  
T12S R65W 6TH P.M.

NE COR. SEC. 33  
T12S R65W 6TH P.M.  
RECOVERED 3-1/4" ALUMINUM CAP  
STAMPED "LS 10319 2008"

RECOVERED 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 38160"

VOLLNER PLACE (60' EL PASO COUNTY ROW) RURAL GRAVEL LOCAL

(60' EL PASO COUNTY ROW) VOLLNER ROAD URBAN COLLECTOR

NW 1/4 SEC. 33 T.12S R65W 6TH P.M.

60.00'

60.00'

20' UTILITY EASEMENT BK H-3, PG 9

10' UTILITY EASEMENT BK H-3, PG 9

10' UTILITY EASEMENT BK H-3, PG 9

10' UTILITY EASEMENT BK H-3, PG 9

N39°04'18"E 80.00'(P)

0.41' N X 0.59' W OF CALCULATED POSITION

POINT OF BEGINNING

N50°45'42"W 126.56'(P)

N35°04'18"E 97.84'(P)

20' X 20' WELL EASEMENT BK H-3, PG 9

10' UTILITY EASEMENT BK H-3, PG 9

N71°42'20"E 238.28'(P)

UTILITY EASEMENT BK 2210, PG 905

N37°02'08"E 332.22'(P)

10' UTILITY EASEMENT BK H-3, PG 9

10' UTILITY EASEMENT BK H-3, PG 9

N89°42'17"E 539.14'(P)

0.32' N X 0.68' W OF CALCULATED POSITION

20' UTILITY EASEMENT BK H-3, PG 9

N89°42'17"E 130.36'(P)

S00°22'33"W 1093.17'(P)

526.02'(P)

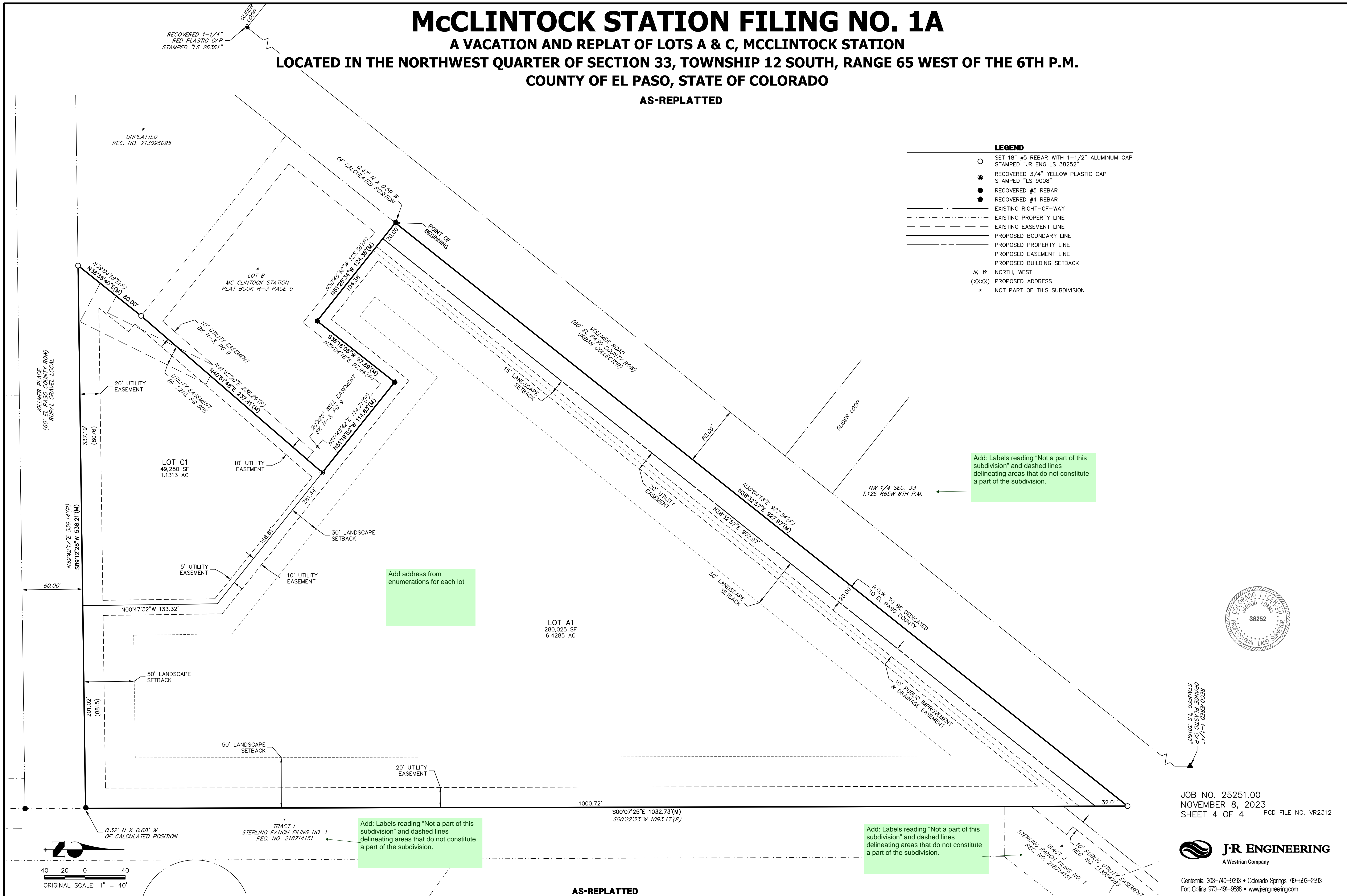
40 20 0 40  
ORIGINAL SCALE: 1" = 40'

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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

AS-REPLATTED



**LEGEND**

- SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252"
- RECOVERED 3/4" YELLOW PLASTIC CAP STAMPED "LS 9008"
- RECOVERED #5 REBAR
- RECOVERED #4 REBAR
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK
- N, W NORTH, WEST
- (XXXX) PROPOSED ADDRESS
- \* NOT PART OF THIS SUBDIVISION

Add: Labels reading "Not a part of this subdivision" and dashed lines delineating areas that do not constitute a part of the subdivision.

Add address from enumerations for each lot

Add: Labels reading "Not a part of this subdivision" and dashed lines delineating areas that do not constitute a part of the subdivision.

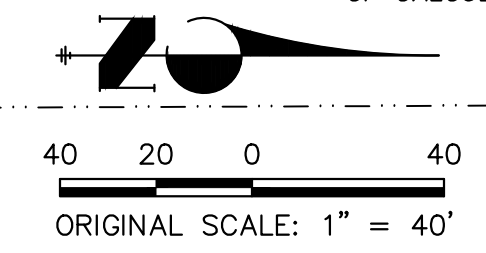
Add: Labels reading "Not a part of this subdivision" and dashed lines delineating areas that do not constitute a part of the subdivision.



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AS-REPLATTED