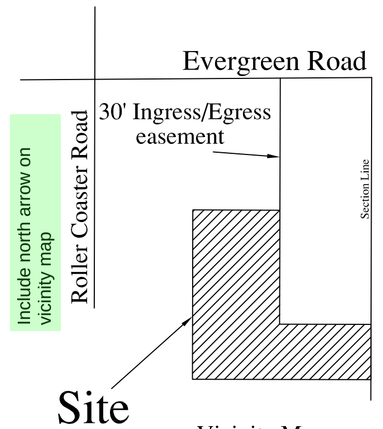
Studer Subdivision

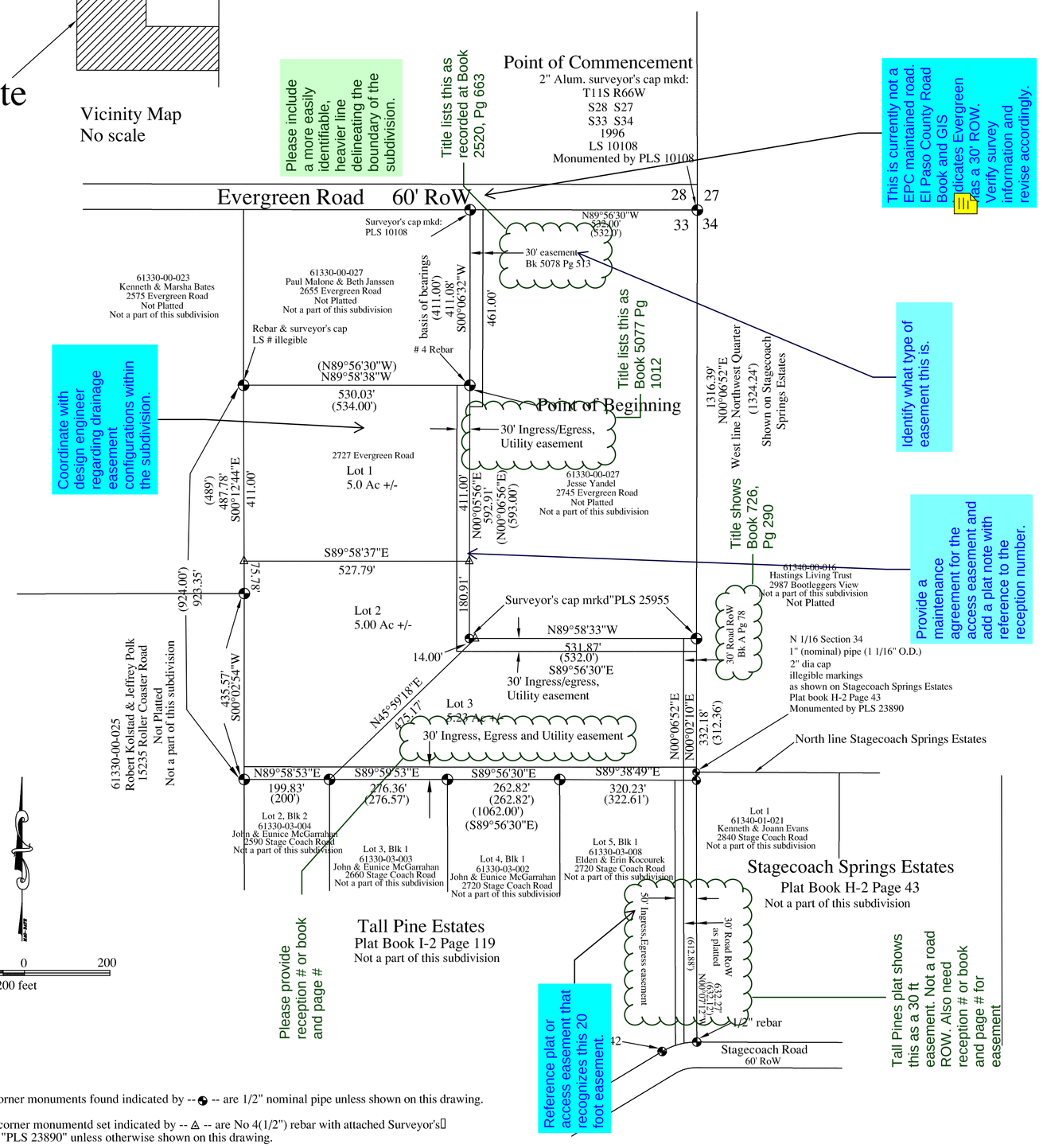
Northeast Quarter, Section 33, Township 11 South, Range 66 West of the 6th P.M., El Paso County, Colorado

Comment throughout: there are characters that are not displaying properly and appear as small white boxes. Please correct formatting errors.



Include north arrow on vicinity map

Vicinity Map
No scale



Please include a more easily identifiable, heavier line delineating the boundary of the subdivision.

Title lists this as recorded at Book 2520, Pg 663

This is currently not a EPC maintained road. El Paso County Road Book and GIS indicates Evergreen as a 30' ROW. Verify survey information and revise accordingly.

Coordinate with design engineer regarding drainage easement configurations within the subdivision.

Title lists this as Book 5077 Pg 1012

Identify what type of easement this is.

Title shows Book 726, Pg 290

Provide a maintenance agreement for the access easement and add a plat note with reference to the reception number.

Please provide reception # or book and page #

Reference plat or access easement that recognizes this 20 foot easement.

Tall Pines plat shows this as a 30 ft easement. Not a road ROW. Also need reception # or book and page # for easement.

NOTES:

All property corner monuments found indicated by -- ● -- are 1/2" nominal pipe unless shown on this drawing.

All propeerty corner monumentd set indicated by -- ◬ -- are No 4(1/2") rebar with attached Surveyor's cap markedkd "PLS 23890" unless otherwise shown on this drawing.

All measured, used or pro-rated information indicated by S00°06'32"W-411.08'.

All record information indicated by (411.00').

All bearings are relative to the east line of 2655 Evergreen Road, as monumented and shown on this plat, and was assumed S00°06'32"W.

All reasearch for recorded easements or rights-of-way was done by PLS 23890.

Datum: US Survey foot.

FEES:

Park fees: $672.00.

School fees:_____

Drainage fees:_____

Bridge fees:_____

Subject to change. Replace with a blank to be filled in when mylar is recorded

John Keilers & Associates LLC
9920 Otero Ave.
Colorado Springs, Colorado 80920
(719)599-5938 (719)649-9243 cell
JackKeilers@gmail.com

Add PCD File #

Studer.dwg
Nov 2017

"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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."

Remove highlighted text

Planning and Community Development Department

NOTES:

1. The following reports have been submitted in association with the Preliminary Plan or final Plan for this subdivision and are on filer at the County Development Services Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal report; Geology and Soil Report; Fire Protection Report; Wildfire Hazard Report; natural Features Report.

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 property owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

3. 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 and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20-foot (use 7 feet for lots smaller than 2.5 acres) public utility easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Preble's

4. Developer shall comply with federal and state laws, regulations, ordinances, review and other 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, US Army Corps of Engineers and the US Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g. Pebble's Meadow jumping Mouse).

5. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

6. A driveway access permit will be required from the El Paso County Development Services Division for any access to a county maintained roadway.

Revise note 6 to: No driveway shall be established unless an access permit has been granted by El Paso County

7. Mailboxes shall be installed in accordance with El Paso County and United States Postal Service regulations.

Include: in accordance with Soils & Geology submitted (include date of report)

8. Structural foundations on lots in this subdivision shall be designed by a Colorado Registered Professional Engineer.

9. 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 an engineer designed system prior to permit approval.

According to plat drawing 30' easement to second and third lot will be for ingress and egress. Update note to state intended use for easement.

10. Easements are for the benefit of the Utility providers.

11. In accordance with the Harry J. Studer Trust Wild fire Mitigation Plan, dated 11/22/2017 the wildland fire mitigation plan techniques and best practices for the existing residence and the new lot will be implimented within one year of the sale of the proposed lot.

12. The subdivider agrees for itself and its developer or builder successors and assigns that Subdivider and or its successors and assigns shall be required to pay traffic fees in accordance with the interim Countywide Transportation Improvement fee resolution(Resolution 10-66), as amended, 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. Lot 1, the site of the existing dwelling, is exempt Paragraph 3e of Resolution 10-66.

Revise note 12: 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 submittal. 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.

Ratification of Plat:
KNOW ALL MEN BY THESE PRESENTS: that the Harry J. Studer Trust, by virtue of that ce to the Public Trustee of El paso County, Colorado recorded under Reception No. _____ of the records of said County, does hereby ratify and confirm Studer Subdivision as described on plat as recorded under Reception No._____of the records of El Paso County, Colorad

By: _____

Notarial:
State of Colorado
County of El Paso
The foregoing instrument was acknowledged before me this _____ day of _____,
20___ A.D. By_____

My commission expires:_____

_____
Notary Public

This is a duplicate of Note #11 and can be removed.

In accordance with the submitted Harry J. Suder Trust Wild Fire Mitigation Plan, dated November 22, 2017 the wildland fire mitigation techniques and best practices for the existing residence and the new lots will be implemented within one year of the sale of the proposed lots.

Move this up to the rest of the plat notes and number it accordingly.

"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 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."

Owner:
Harry J. Studer Trust
2715 W. 119th Ave
Denver, Colorado 80920

SUMMARY:
Total Acerage: 15.23 acres, +/-
Number of Lots: 3 each
Acerage Lot 1: 5.0 acres +/-
Acerage Lot 2: 5.0 acres +/-
Acerage Lot 2: 5.23 acres +/-
Tract is zoned RR 5
No 100 year flood plain boundaries.
No slopes that exceed 30% grade

Add the following note:
Individual lot purchasers are responsible for construcing driveways, including necessary drainage culverts per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, driveway for Lot 2 and 3 will need to be specifically approved by the (name of Fire District).

Add a floodplain statement

BE IT KNOWN BY THESE PRESENTS:
That Harry J. Studer Trust is the owner of the following described tract of land,

TO WIT:

LEGAL DESCRIPTION:

A tract of land located in the Northeast Quarter of Section 33, Township 11 South, Range 66 West of the 6th P.M., El Paso County, Colorado more particularly described as follows:

Commencing at the Northeast corner of said Section 33, a surveyor's monument monumented by PLS 10108; thence S89°56'30"W, on the North line of said Section 33, 532.00 feet to a surveyor's cap marked PLS 10108; thence S00°06'32"W 411.08 feet to a 1/2" diameter rebar and the Point of Beginning; thence N89°58'38"W, 530.03 feet to an illegible surveyor's cap and rebar monument; thence S0°12'44"W, 487.78 feet to a 1/2" nominal pipe; thence S0°02'54"W, 435.57 feet to a 1/2" nominal pipe on the north line of Tall Pine Estates; thence N89°58'53"E, on the north line of Tall Pine Estates, 199.83 feet to a 1/2" nominal pipe; thence N89°59'53"E, on the north line of Tall Pine Estates, 276.36 feet to a 1/2" nominal pipe; thence S89°56'30"E, on the north line of Tall Pine Estates, 262.82 feet to a 1/2" nominal pipe; thence S89°38'49"E, on the north line of Tall Pine Estates, 320.23 feet to a 1/2" nominal pipe; thence N00°02'10"E, 332.18 to a surveyor's monument marked PLS25955; thence N89°58'33"W, 531.87 to a surveyor's monument marked PLS25955; thence N00°05'56"E, 592.91 feet to the Point of Beginning.
Said described tract contains 15.23 Acres, more or less.

The undersigned, being all the owners, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of STUDER 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 Commissioner 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 utilities 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 relate facilities.

_____
Harry J. Studer Truast

ATTEST:

NOTARIAL:
State of Colorado)
County of El Paso)
The foregoing instrument was acknowledged before me this _____ day of _____, 20___ AD by
Harry J. Studer Trust, as owner

My commission expires _____

_____
Notary Public

If no land is being proposed to be dedicated to the public, the highlighted text should be removed

Board of County Commissioners Cerificate
This plat of Studer 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 dedication of land to the public (streets, tracts, easements) are accepted, but public improvements thereon will not become the 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

Planning and Community Development

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.

_____
Planning and Community Development Director

Provide a date

SURVEYOR'S CERTIFICATION:

I, John H. Keilers, 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 the date of survey by me and that all monuments exist as shown hereon; that mathematical errors are less than 1:10,000 (and is in accordance with applicable standards of practice) 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. Is based upon the professional land surveyor's knowledge, information and belief and is not a guaranty or warranty, either expressed or implied.
I attest to the above on this _____ day of _____, 20____
John H. Keilers
PLS NO. 23890

RECORDING:
STATE OF COLORADO)
COUNTY OF EL PASO COUNTY) S.S.
I hereby certify that this instrument was filed for record in my office at ____ o'clock ___. M. this ____ day of _____, _____, A.D. and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

Chuck Broerman, Recorder

Fee:_____

Surcharge: _____ By: _____
Deputy