

Steve Schleiker
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El Paso County, CO



223715198

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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Reception Fee	Number of Pages	File Number
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Kinch Miner Subdivision
Name of Plat

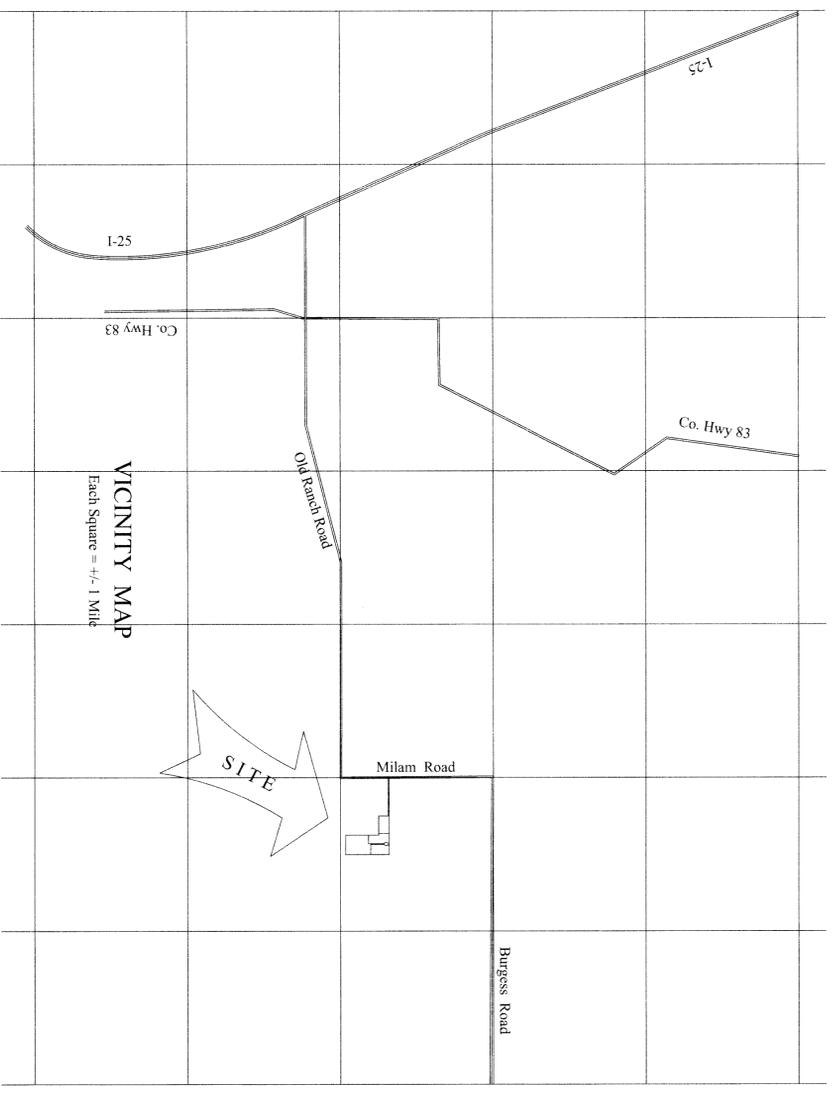
Paul A Kinch , Amy L Kinch
Owner's Name

Subdivision

Condominium

KINCH MINOR SUBDIVISION

A Four Lot Minor Subdivision Located in Section 24, Township 12 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado.



NOTES:

- 1.) Interior lot lines are subject to a 10' utility and drainage easement. Exterior Subdivision boundaries are subject to a 20' utility and drainage easement. Maintenance of those easements is hereby vested with the individual property owners.
- 2.) All property within this subdivision is subject to a Declaration of Covenants as recorded under Reception Number **238023068** of the El Paso County records.
- 3.) The following reports have been submitted in association with the Final Plat and are on file at El Paso County Planning and Community Development: Fire Protection Report, Final Drainage Report, Soil, Geology, Geologic Hazard and Watershed Study, Natural Features Report and the Findings, Conclusions, Judgment and Advice in Water Court Consolidated Case Numbers 20/CW 3068 and 20/CW 3170.
- 4.) All property owners are responsible for maintaining proper storm water drainage in and through their property. Public Drainage Easements as specifically noted hereon 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.
- 5.) The addresses exhibited hereby (xxxx) on this plat are for informational purposes only. They are not a legal description and are subject to change.
- 6.) No driveway shall be established unless an access permit has been granted by El Paso County Planning and Community Development.
- 7.) Manholes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- 8.) At the time of approval of this plat, this property is located within the Black Forest Fire Protection District which has adopted a code having residential fire sprinkler requirements for covered structures over 6000 square feet in area, and other fire mitigation requirements depending on the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code.
- 9.) The applicant agrees, on behalf of himself and any development or builder successors and assigns shall be required to pay traffic impact fees in accordance with the comprehensive transportation improvement fee resolution (Resolution 1-9-71), as amended, as or prior to holding permits submitted. The fee obligation, if not paid at final plat recitation, shall be documented on all site documents and on plat maps to ensure that a title search would find the fee obligation before sale of the property.

- 10.) The road impact fee is based on the established rate at the time of building permit application and will be paid by the applicant at that time. No PID is requested.
- 11.) This property does not lie in the 100 year floodplain per FIRM 08041 CO 5266 dated Dec. 07, 2018
- 12.) Zoning is RR-5.
- 13.) Lot 1 shall not have direct access to Milam Road, rather it shall access from Sierra Ridge Trail, Lots 2,3 and 4 access from Kinch Court.
- 14.) 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).
- 15.) No Lot, or interest therein, shall be sold, conveyed or transferred, whether by deed or contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and preliminarily accepted in accordance with the Subdivision Improvement Agreement between the applicant/owner and El Paso County as recorded under Reception Number **238092067** 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 El Paso County Board of County Commissioners or, if permitted by the Subdivision Improvement Agreement, by the Planning and Community Development Department Director 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.

- 16.) Individual Lot purchasers are responsible for constructing 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, some driveways will need to be specifically approved by the Fire Protection District.
- 17.) This subdivision has been found to be impacted by Seismic and Geologic Study" by RMG dated February 4, 2021 in the PCD File No. MS-224 available at the El Paso County Planning and Community Development Department. Concerns include potential Expansion of Slops, Steep Slopes and Final Seismic Hazards and Seismicity and Risk.
- 18.) 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.
- 19.) 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 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 the 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewables water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
- 20.) Any object within a sight distance easement more than 30 inches above the edge of the adjacent roadway shall constitute a sight obstruction and shall be removed or lowered.

PROPERTY DESCRIPTION:
The East half of the Southeast quarter of the Southwest quarter, except the South 1.80 feet thereof, The South Half of the South half of the Northeast quarter of the South-west quarter, and the South 33 feet of the North Half of the South half of the North Half of the Southwest quarter of Section 24, Township 12 South, Range 66 West of the 6th P.M., El Paso County, Colorado. Containing 29.27 acres, more or less.

OWNERS' CERTIFICATE:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds or Trusts and holders of other interests in the land described hereon, have held out, subdivided and platted said lands into lots, streets, easements and a Trail as shown hereon, under the name and subdivision of "Kinch Minor Subdivision". All public improvements so planned 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 said Board, all public improvements dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are 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.

OWNER NOTARY CERTIFICATE:
State of Colorado }
County of El Paso } SS
LAURIE HARRIS
Notary Public
Notary ID # 2010408938
My Commission Expires 07/28/22

The Dedication hereon was acknowledged before me on this 17th day of August, 2023, by Paul A. Kinch and Amy L. Kinch.

Witness My Hand and Official Seal:
Notary: Quinn Blawie Date: 8/17/2023
My Commission Expires: 1/1/2027

MORTGAGE HOLDER NOTARY
State of Colorado }
County of El Paso } SS
LAURIE HARRIS
Notary Public
Notary ID # 2010408938
My Commission Expires 07/28/22

The Dedication hereon was acknowledged before me on this 17th day of August, 2023, by Kim Wright as Vice President of Integrity Bank and Trust.

Witness My Hand and Official Seal:
Notary: Quinn Blawie Date: 8/17/2023
My Commission Expires: 1/1/2027

DIRECTOR, PLANNING and COMMUNITY DEVELOPMENT:
This plat for Kinch Minor Subdivision was approved for filing by the El Paso County, Colorado, Planning and Community Development Director on the 8th day of September, 2023, subject to any notes or conditions specified hereon.
Mary H
Director, Planning and Community Development
Date: 9/20/23

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for Kinch Minor Subdivision was approved for filing by the El Paso County, Colorado, Board of County Commissioners on the 4th day of June, 2023, subject to any notes specified hereon and any conditions included in the resolution of Approval. The dedications of land to the public for 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 Improvement Agreement.
Carri B
President, Board of County Commissioners
Date: 9/12/23

SURVEYOR'S CERTIFICATE:

I, Jerome W. Hammigan, a duly licensed 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 June 29, 2021, 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 to the best of my knowledge, all applicable provisions of the El Paso County Land Development Code.

State of Colorado }
County of El Paso } SS
I hereby certify that this instrument was filed for record in my office at 9:04 o'clock A.m. this 27th day of September, 2023, and was duly recorded at Reception No. 23571516 of the records of El Paso County, Colorado.
J.W. Hammigan
Jerome W. Hammigan
Colorado PLS No. 25626
6-29-21

CLERK AND RECORDERS CERTIFICATE:

State of Colorado }
County of El Paso } SS
I hereby certify that this instrument was filed for record in my office at 9:04 o'clock A.m. this 27th day of September, 2023, and was duly recorded at Reception No. 23571516 of the records of El Paso County, Colorado.
Steve Schlicker
Steve Schlicker
County Clerk & Recorder

REVISIONS
5-06-22: Peg Planning
10-11-22: Drainage Easement
01-20-23: Dates
02-15-23: Trail
08-11-23: Mortgage Co.

Witness My Hand and Official Seal:
Notary: Quinn Blawie Date: 8/17/2023
My Commission Expires: 1/1/2027

Park Fees: 1946.00
School Fees: 672.00
Road & Bridge Fees: 17380.38
Drainage Fees: 74380.38

PCD File No. MS-224

JEANNE W. HANNIGAN, ASSOCIATES, INC.
LAND SURVEYING & LAND PLANNING
LAND DEVELOPMENT CONSULTING
19600 SPRING VALLEY ROAD
MONUMENT, COLORADO 80132-9613
719-481-8292 o FAX: 719-481-9071
SCALE 1"=100' DATE 03-02-21 DRAWN BY jwh

TITLE: KINCH MINOR SUBDIVISION
Section 24, T 12 S., R 66 W., 6th P.M., El Paso County, Colorado.

CLIENT: Paul and Amy Kinch
JOB NUMBER: 20-007

