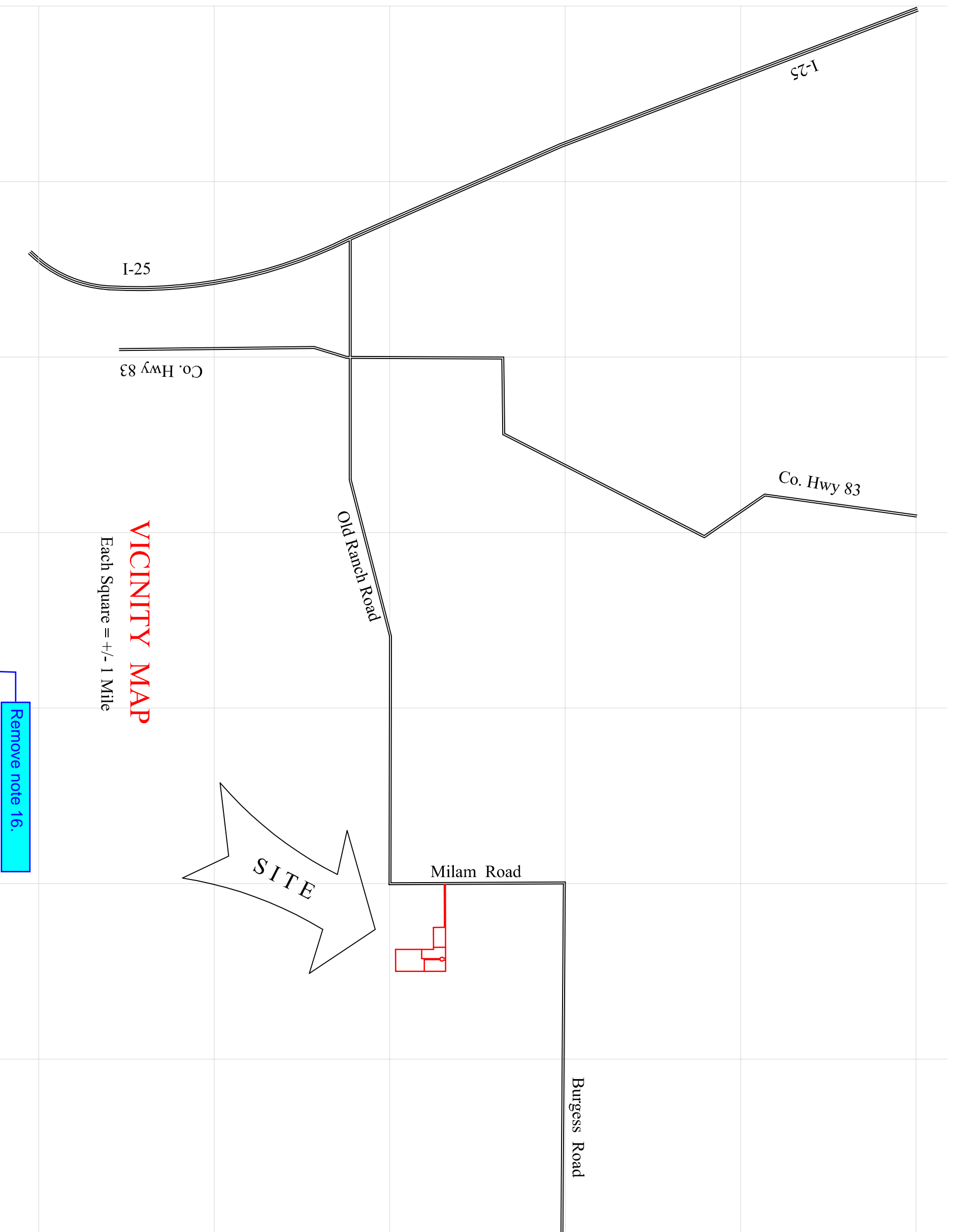


KINCH MINOR SUBDIVISION

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 _____ 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, Traffic Impact Study, Natural Features Report and the Final Geologic Hazard and Watershed Study, Judgment and Deceit in Water Court Consolidated Case Numbers 15 CW XXXX and 15 CW XXXX.
- 4.) All property owners are responsible for maintaining proper storm water drainage in and through their property. Public Drainage Easement as specifically noted hereon shall be maintained by the individual lot owners unless otherwise indicated. Structures, Fences, materials or landscaping that could impact the flow of runoff shall not be placed in drainage easements.
- 5.) The address 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 in accordance with all El Paso County and United States Postal Service regulations.
- 7.) Mailboxes 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 subdividers agree on behalf of themselves and any development or builder successors and assigns shall be required to pay traffic impact fees in accordance with the countywide transportation improvement fee resolution (Resolution 14-471), as amended, at or prior to building permit submission. The fee obligation, if not paid at final plat/recordation, shall be documented on all subdivisions and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

Remove TIS from list.

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

shall incorporate an underground drainage system.

Reverse to 19-471.

Add Planning and Community Development after the sentence.

- 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 XX and XXX. XX, XXXX.
- 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 Kincaid 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 completed and preliminarily accepted in accordance with the Subdivision Improvement 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 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.) This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvement Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso County Board of County Commissioners of all improvements reported to be constructed and completed in accordance with said Subdivision Improvement Agreement. The partial release of any said, conveyance restriction may not be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvement Agreement.

Remove note 16.

- 16.) Lot X and Lot Y of this property are subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception Number _____ of the records of El Paso County. The Abert Ranch HOA is responsible for maintenance of the subject drainage facilities.
- 17.) 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.
- 18.) Reserved.

- 19.) 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.
- 20.) 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 renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
- 21.) Any object within a sight distance 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 180 feet thereof; The South Half of the South half of the Northeast quarter of the South-west quarter; and the South 53 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 xx,xxx acres, more or less.

DEDICATION CERTIFICATE:

Know All Men by These Presents: That Paul A. Kinch and Amy L. Kinch, being all of the owners of the above described property, have caused said property to be surveyed, subdivided and platted as shown hereon under the name and style of "Kinch Minor Subdivision" and by these presents do hereby dedicate all roads to El Paso County for public right of way purposes and public easements for the purposes stated hereon. The 20 foot Drainage easement on Lot X and X; the 30 foot Drainage Access Easement on lot X and X, and the varying width Drainage easements on Lots X and X are hereby dedicated to the Homeowners Association for drainage swale and Detention Pond construction, use, maintenance and access.

Paul A. Kinch, Owner

Amy L. Kinch, Owner

NOTARY CERTIFICATE:

State of Colorado }
County of El Paso } SS

The Dedication hereon was acknowledged before me on this _____ day of _____, 2021, by Paul A. Kinch and Amy L. Kinch.

Witness My Hand and Official Seal:

Notary: _____ Date: _____

My Commission Expires: _____

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 _____ day of _____, 2021.

Director, Planning and Community Development _____ Date _____

SURVEYOR'S CERTIFICATE:

I, Jerome W. Hannigan, 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 Jan. 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.

Jerome W. Hannigan
Colorado PLS No. 25629

CLERK AND RECORDER'S CERTIFICATE:

State of Colorado }
County of El Paso } SS

I hereby certify that this instrument was filed for record in my office at _____ on this _____ day of _____, 2021, and was duly recorded at Reception No. _____ of the records of El Paso County, Colorado.

Check, Brokerman
County Clerk & Recorder

Park Fees: _____
School Fees: _____
Road & Bridge Fees: _____
Drainage Fees: _____

Project No. _____

Please add PCD File No. MS-224

Please add the following note to the plat:
The subdivision has been found to be impacted by geologic constraints. Mitigation measures and explanation of constraints in the area can be found in the report Soil, Geology, and Geology Study by RMG February 4, 2021 in the PCD File No. MS-224, available at the El Paso County Planning and Community Development Department.

- Potential Expansive Soils
- Steep Slopes and Hard Bedrock
- Faults and Seismicity
- Radon

Owners Certificate
The undersigned, being all the owners, mortgages, 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 _____ 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.

Owners/Mortgagee (Signature) _____
By: _____
Title: _____
ATTEST: (if corporation)
Secretary/Treasurer
STATE OF COLORADO)
) ss. COUNTY OF _____
Acknowledged before me this _____ day of _____, 200__ by _____ as _____
My commission expires _____
Witness my hand and official seal _____
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.
Signatures of managers/members for an LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company. (Note: Required when separate ratification statements for deed of trust holders, mortgages are not utilized)

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

	Jerome W. HANNIGAN and ASSOCIATES LAND SURVEYING & LAND DEVELOPMENT CONSULTANTS 19469 SPRING VALLEY ROAD MONUMENT, COLORADO 80132 PHONE: 719-481-8829 FAX: 719-481-8829 SCALE: 1"=100' DATE: 03-02-21 JOB:
--	--

Board of County Commissioners Certificate
This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200__ subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements, list those applicable) are accepted, but public improvements shall 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.

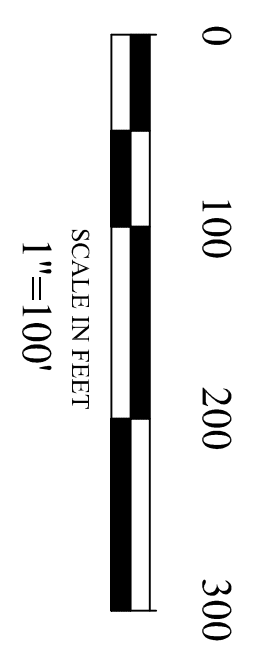
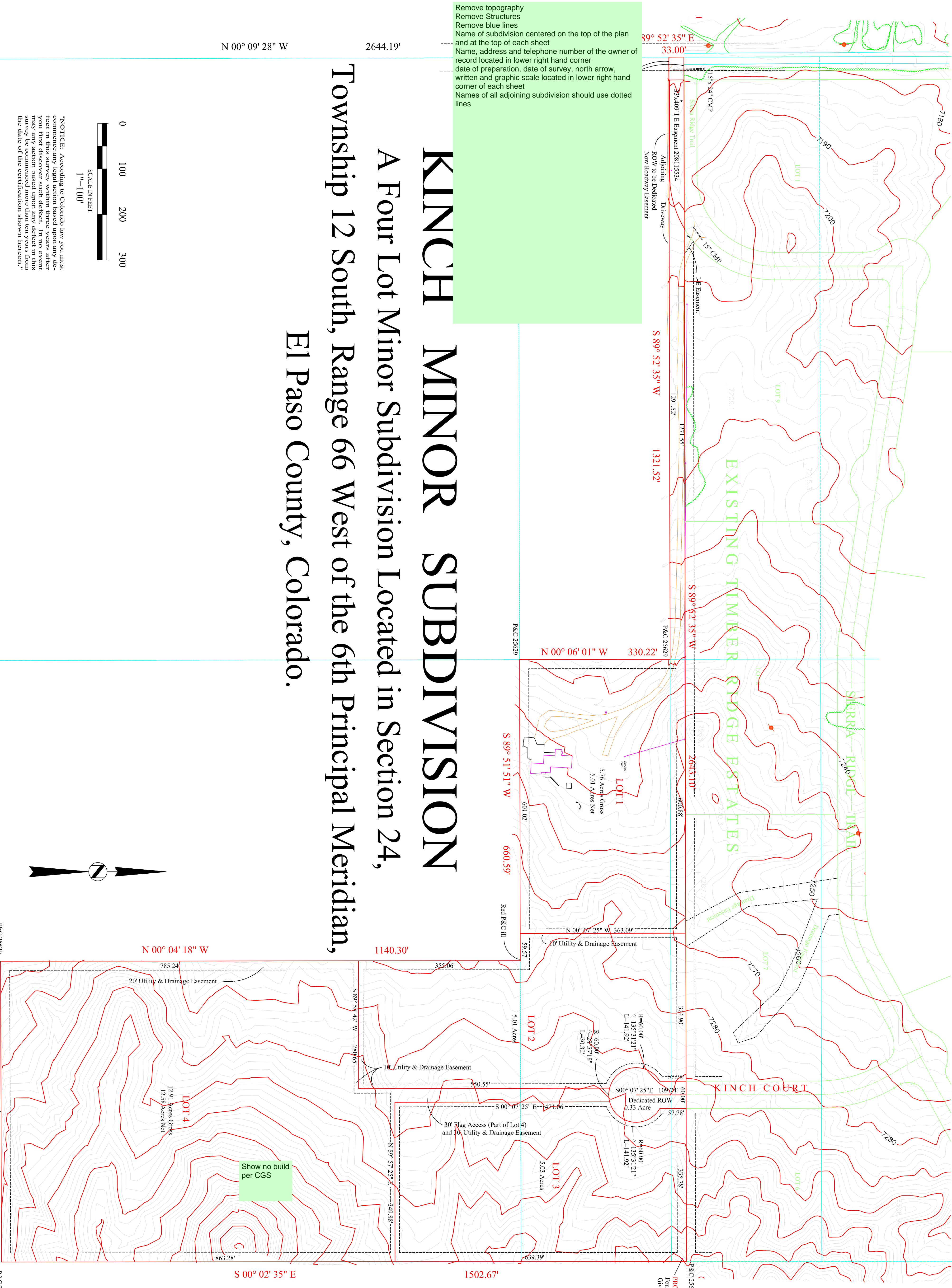
President, Board of County Commissioners _____ Date _____
JINOR SUBDIVISION
 T 12 S, R 66 W, 6th P.M.,
 El Paso County, Colorado.
 Amy Kinch
 700 NUMBER
 OF 2 20-007

Please update plat drawing to include any drainage easements, if necessary per drainage report.

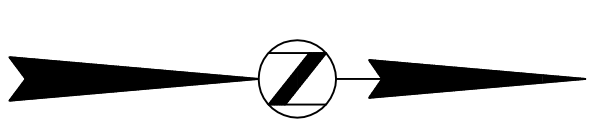
Remove topography
Remove Structures
Remove blue lines
Name of subdivision centered on the top of the plan and at the top of each sheet
Name, address and telephone number of the owner of record located in lower right hand corner
date of preparation, date of survey, north arrow, written and graphic scale located in lower right hand corner of each sheet
Names of all adjoining subdivisions should use dotted lines

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.



"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."



SW Corner Section 24
Found Witness Corners per
LS 10377 per Monument
Record on file.

REVISIONS	
1	Initial Survey
2	Final Survey

HANNIGAN and ASSOCIATES, INC. LAND SURVEYING & LAND PLANNING LAND DEVELOPMENT CONSULTING 19466 SPRING VALLEY ROAD MONUMENT, COLORADO 80132-9613 719-481-8292 or FAX: 719-481-9071 SCALE: 1"=100' DATE: 03-16-21 DRAWN BY: JMB CHECKED BY:	TITLE: KINCH MINOR SUBDIVISION Section 24, T 12 S, R 66 W, 6th P.M. COUNTY: El Paso County, Colorado CLIENT: Paul & Amy Kinch JOB NUMBER: 204007 SHEET: 2 OF 2 2639.42'
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South 1/4 Corner Section 24
Found Witness Corners per
Monument Records on file.