

RAFF SUBDIVISION

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 22,
TOWNSHIP 12 SOUTH, RANGE 65 WEST, THE 6TH P.M.,
EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That LENORE A. RAFF AND BLANCHE RAFF, being the owners of the following described tract of land to wit: A TRACT IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;
THENCE N 89°20'29" E ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 175.00 FEET;
THENCE N 00°04'23" E, 992.72 FEET;
THENCE S 89°32'56" W, 175.00 FEET;
THENCE S 89°19'55" W, 665.22 FEET;
THENCE S 00°05'14" W, 993.25 FEET TO A POINT ON SAID SOUTH LINE OF SECTION 22;
THENCE N 89°20'29" E ALONG SAID SOUTH LINE OF SECTION 22, 665.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.160 ACRES, 834,605 SQ. FT. MORE OR LESS.

OWNERS CERTIFICATE:

The undersigned, being all 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 a lot, public right-of-way addition for Arroya Lane and easements as shown hereon under the name and subdivision of RAFF SUBDIVISION. All public rights-of-way and easements, so platted are hereby dedicated to public use. 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.

By: LENORE A. RAFF

By: BLANCHE RAFF

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

Acknowledged before me this _____ day of _____, 20____ by
_____, and _____, Owners

My commission expires _____

Witness my hand and seal

Notary Public

NOTES:

- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. The client did not provide a title commitment for the property, therefore, no rights-of-way or easements of record were available for review by LDC, Inc. with this survey.
- Basis of bearings is the North right of way line of Arroya Lane, monumented as shown and assumed to bear N89°20'29"E.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0535 G, effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be a Zone X "white" (area determined to be out of the 500 year flood plain).
- 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 survey be commenced more than ten years from the date of the certification shown hereon.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- Water for this property is provided by 2 wells for domestic and stock use. Well permit numbers: 86006-A and 314509-A, both issued 8/12/2019.
- (9420) - Indicates property address. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- Fire protection to be provided by BLACK FORREST Fire Protection District.
- All exterior subdivision boundaries shall have a twenty foot Public Utility and Drainage Easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- The following reports and/or documentation have been submitted in association with the Final Plat for this subdivision and are on file at the County Development Services Department: Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Development Report and Evidence.
- 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.
- 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/or the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species, if applicable.
- 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.

Please edit specifically on what has been submitted:

Note Regarding Reports on File:

The following reports have been submitted in association with the Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)

Please add
notes

No driveway shall be established unless an access
permit has been granted by El Paso County.

The subdivider(s) agree on behalf of him/herself and any developer of 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 No. 25-337), 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 documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.

Wildfire Notes:
Fire Note on Final Plats:

At the time of approval of this project, this property is located within the _____ Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon 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. Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.

Wildfire Plat Restriction:

(The following plat restriction shall be placed on the first sheet of the plat whenever thinnings of forest cover are necessary to help reduce the hazards and risks of wildfire.)

As a condition of approval of this plat by the Board of County Commissioners, no conveyance, sale or transfer of title of lots (insert lot numbers) or tracts (insert tract names) identified hereon, shall be made, nor any building permit or certificate of occupancy be issued by El Paso County, until such times as the following has been accomplished by (the developer, homeowner, whomever is responsible):

A letter of compliance has been received from the Colorado State Forest Service, Fire Department, Fire Marshal, or other qualified professional stating practices designed to reduce wildfire hazards have been completed in accordance with the Wildland Fire and Hazard Mitigation Plan. Such work may include, but is not necessarily limited to the following:

- Forest-wide thinnings
 - Fuelbreak thinnings
 - Prunings
 - Debris disposal
- (alternative-surety and surety estimate sufficient to accomplish the work may be required in place of a plat restriction)

Soil and Geology Conditions:

Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances;wetland etc)

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 report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:

- Dropslope Creep: (name lots or location of area)
- Rockfall Source: (name lots or location of area)
- Rockfall Runout Zone: (name lots or location of area)
- Potentially Seasonally High Groundwater: (name lots or location of area)

•Other Hazard:

In Areas of High Groundwater:

Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Easements:

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 public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

SURVEYOR'S CERTIFICATION:

I Daniel Kupferer , 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 date of survey, 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 all applicable provisions of the El Paso County Land Development Code.

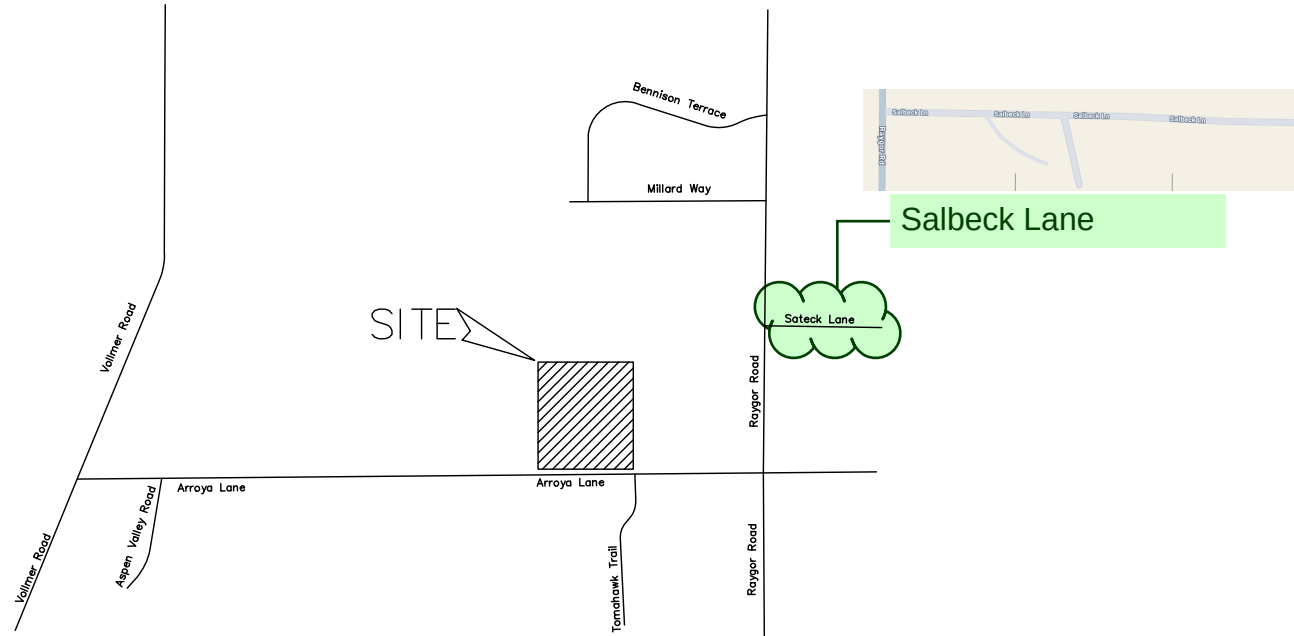
Daniel L. Kupferer

Colorado Professional Land Surveyor No. 18465

FEES:

Park Fee: _____ Drainage Fee: _____

School Fee: _____ Bridge Fee: _____



VICINITY MAP

NO SCALE

Please edit BoCC signature to the text below:

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 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 Improvements Agreement.

Chair, Board of County Commissioners

Date

Planning and Community Development Director

Date

RECORDING:

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 under

Reception No. _____ of the records of El Paso County, Colorado.

Chuck Broerman, Recorder

SURCHARGE: _____

SEE: _____

BY: _____ Deputy

PRELIMINARY COPY
SUBJECT TO FINAL
COUNTY APPROVAL

DSD FILE NO.:

SF2621

CALL BEFORE YOU DIG ...

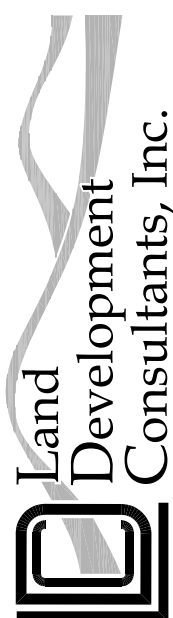
811

DIAL 811

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTE WATER

REVISIONS	No.	Description	By	Date

H Scale:	1"=100'
V Scale:	N/A
Designed By:	N/A
Drawn By:	TLC
Checked By:	DLK
Date:	08/01/23



PLANNING • SURVEYING

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3888 MAIZELAND ROAD • COLORADO SPRINGS, CO 80909

RAFF
SUBDIVISION
FINAL PLAT

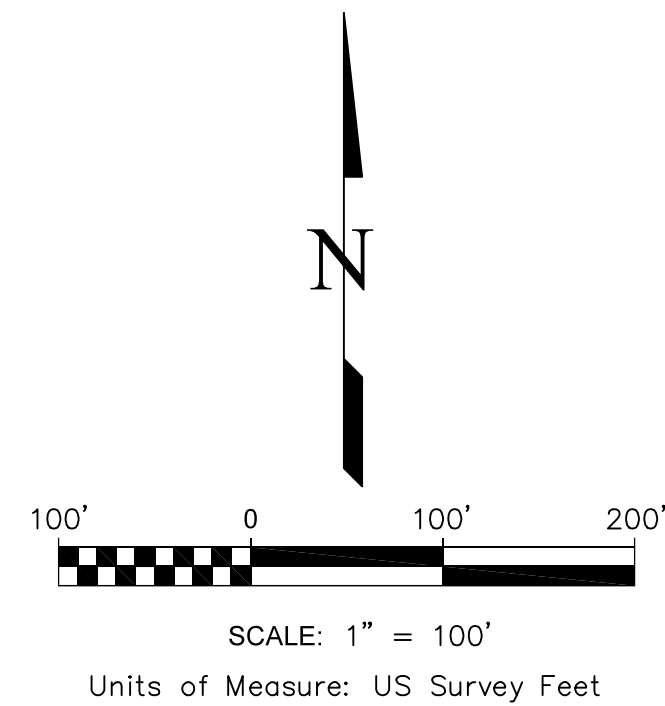
Project No.:

23018

Sheet:

1 of 2

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 22,
TOWNSHIP 12 SOUTH, RANGE 65 WEST, THE 6TH P.M.,
EL PASO COUNTY, COLORADO



- o - Indicates survey monument recovered as a #4 rebar with Surveyor's Cap, PLS #18465.
- - Indicates recovered survey monument as noted.

FOR LOCATING AND MARKING GAS, ELECTRIC, WATER
AND WASTEWATER

[illegible]

H Scale:	1"=100'
V Scale:	N/A
Designed By:	N/A
Drawn By:	TLC
Checked By:	DLK
Date:	08/01/23



3698 MAIZELAND ROAD • COLORADO SPRINGS, CO 80909

RAFF
SUBDIVISION
FINAL PLAT

Project No.: 23018

Sheet: 2 of 2

DSD FILE NO.: SF2621