

# 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.

## SURVEYOR'S CERTIFICATION:

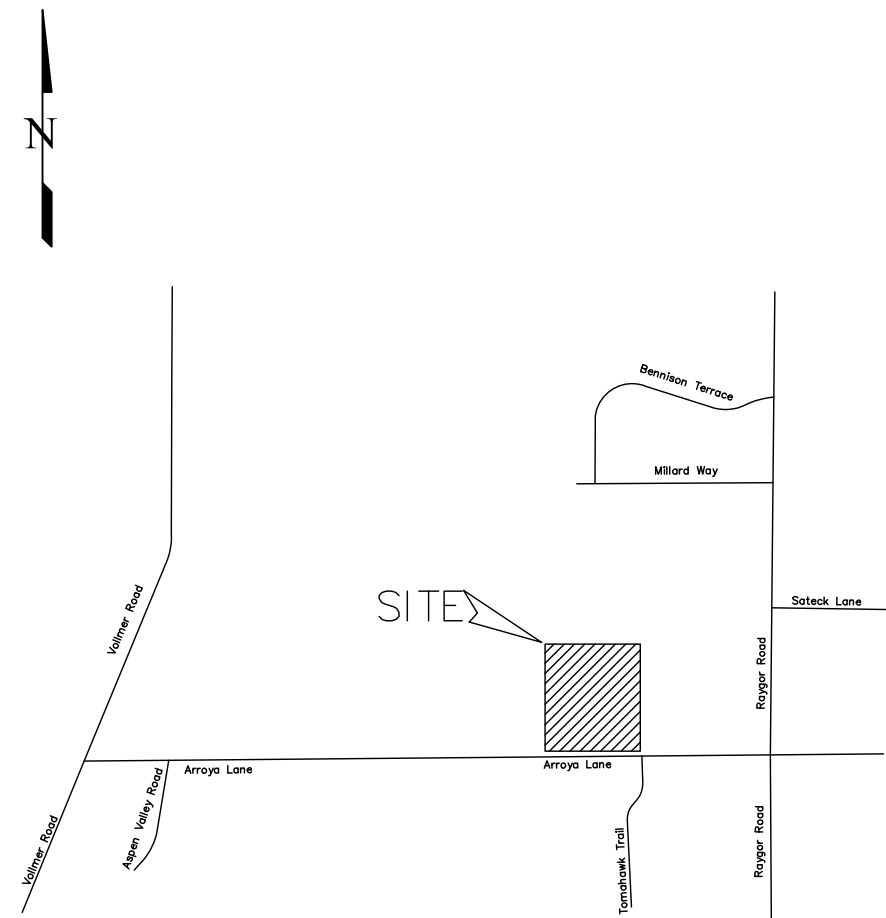
I Daniel Kupferer, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical 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: \_\_\_\_\_

PRELIMINARY COPY  
SUBJECT TO FINAL  
COUNTY APPROVAL



VICINITY MAP  
NO SCALE

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for RAFF 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 dedications of land to the public streets and easements are accepted, but the 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

## APPROVALS:

This subdivision was approved by the El Paso County Planning and Community Development Services Department this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

Director

Development Services

## 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: \_\_\_\_\_

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

Deputy

DSD FILE NO.: \_\_\_\_\_

CALL BEFORE YOU DIG ...

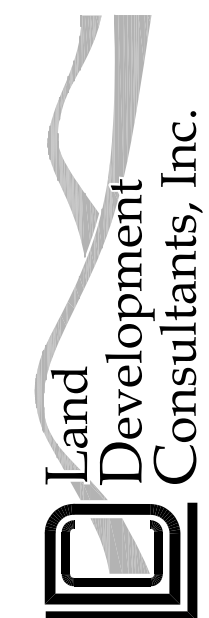
811

DIAL 811

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

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| 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

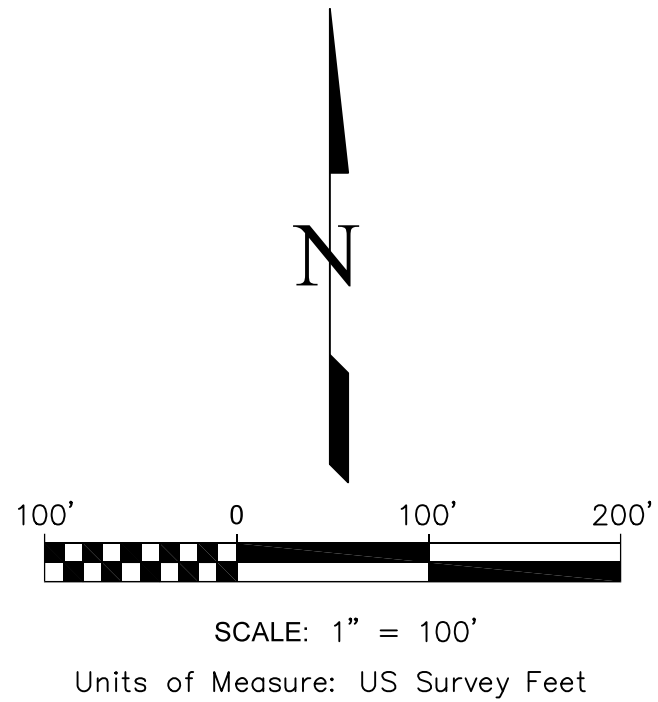
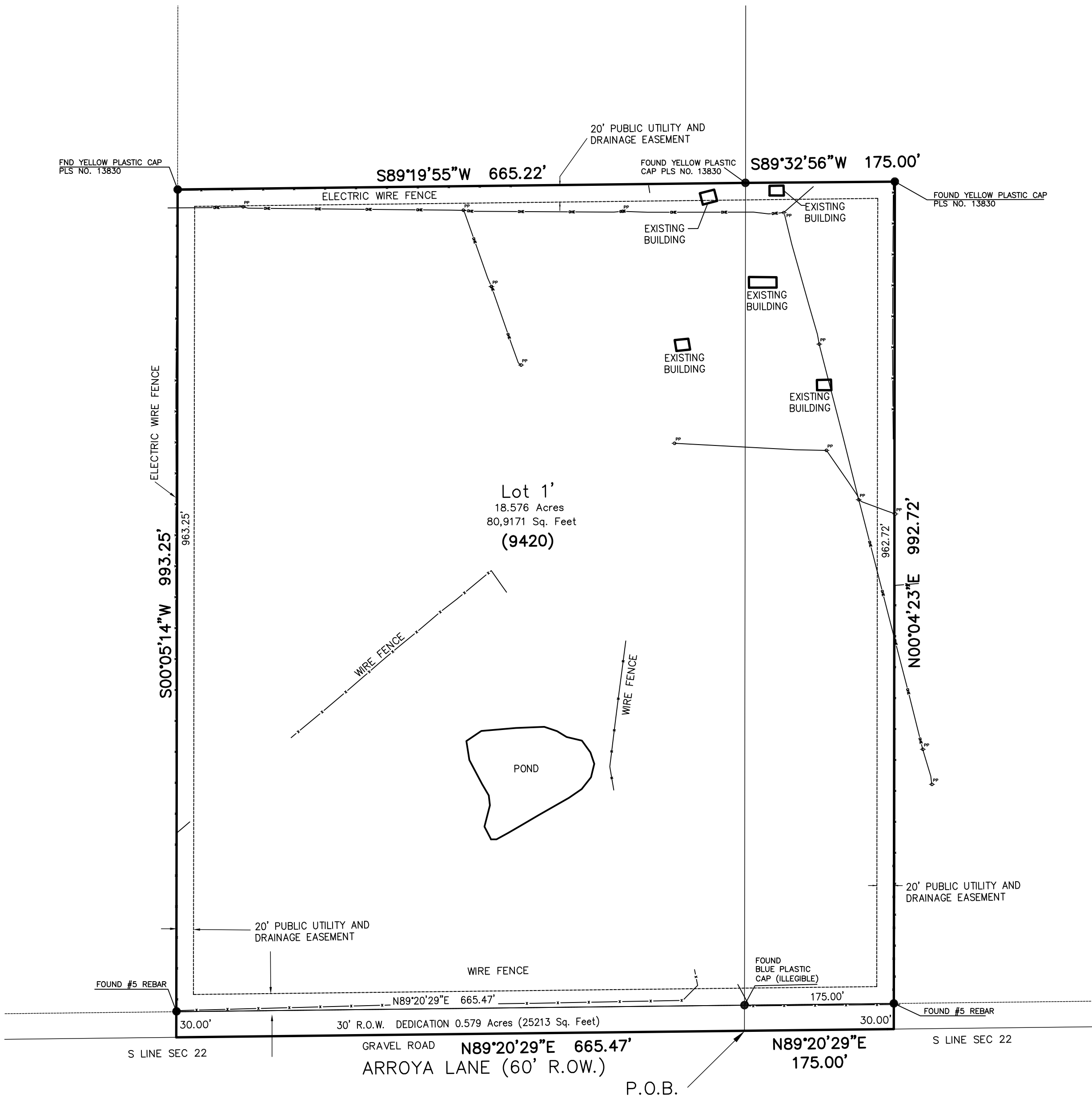
Project No.: 23018

Sheet:

1 of 2

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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



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

PRELIMINARY COPY  
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COUNTY APPROVAL

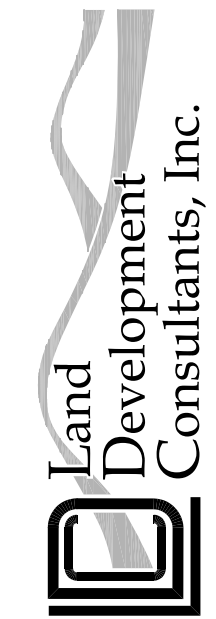
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School Fee: \_\_\_\_\_ Bridge Fee: \_\_\_\_\_

DSD FILE NO.: \_\_\_\_\_

RAFF  
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Project No.: 23018  
Sheet: 2 of 2



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

| REVISIONS |             |      |
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