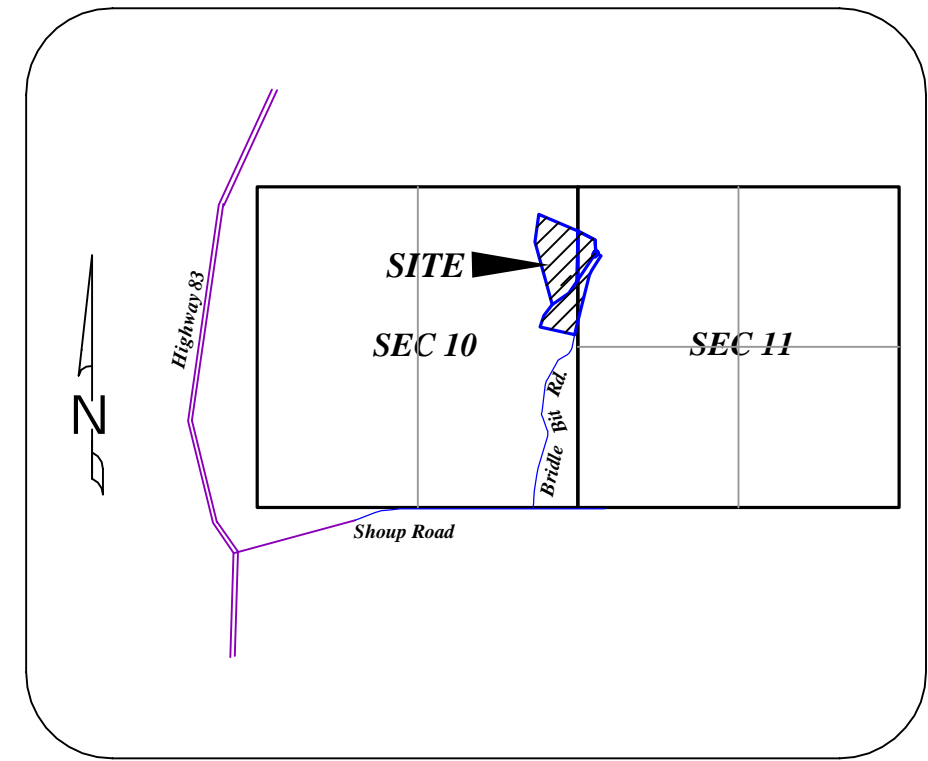
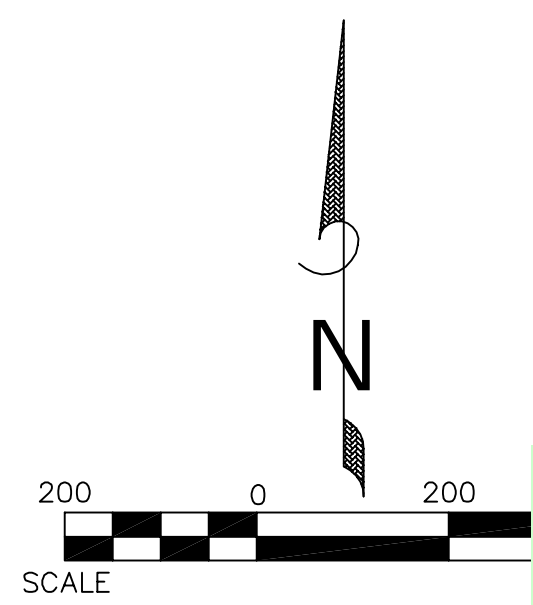


Terra Benedetta Subdivision

A Replat of Lot 10, Bridle Bit Ranch Subdivision and tracts in a portion of Sections 10 and 11, Township 12 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado



VICINITY MAP
Not to Scale



Scale 1 inch = 200 feet
Units of Measure: U.S. Survey

Wildfire Notes:
Fire Note on PUD Development Plans and Final Plans:
(Applicable in the fire districts which have adopted the International Fire Code Appendix H, but subject to fire district approval. As of 4/1/2008 this includes: Black Forest Fire Protection District; Cimarron Hills Fire Protection District; Donald Wescott Fire District; Falcon Fire Protection District; and Tri-Lakes Fire Protection District.)
At the time 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
•Purings
•Debris disposal
(alternative-surety and surety estimate sufficient to accomplish the work may be required in place of a plat restriction)

Total Acreage:

the water supply's well information for the 3 lots will need to be revised accordingly per comment from State DWR requiring revised well permits per an augmentation plan.

ers:
District
c.

Century Lnk
Stratus IQ
Individual Sewage Disposal Systems
Domestic Wells

Legend:

(F) Field Measurement
(D) Deed Measurement
(P) Plat Measurement

Notes:

1. Lot 1, Terra Benedetta Sub. (formerly Lot 10, Bridle Bit Ranch Sub. ("BBR")) is subject to the Covenants, Conditions and Restrictions of BBR recorded in Book 3317 at Page 145 in the records of El Paso County, CO Clerk and Recorder, and subsequent amendments, modifications or restatements thereof. Said Lot 1 is also subject to membership in the Bridle Bit Ranch Association, Inc. Lots 2 and 3 are not subject to covenants or property owner association.
2. Easements: In addition to any easements shown on the plat, the following apply:
 - 2.1. Utility/Drainage Easements: Lot 1 is hereby platted with public utility and drainage easements being ten feet on the south, east and north lot lines, and twenty feet on the west lot line. Public utility and drainage easements are hereby platted being twenty feet on the perimeter of Lots 2 and 3, and ten feet either side of the common lot line between Lots 2 and 3.
 - 2.2. Right(s) of way and easement(s) granted to Mountain View Electric Association, Inc. in instrument recorded in Book 3684 at Page 505 and Book 2438 at Page 538, and Notice of underground facilities in Book 3718 at Page 812.
 - 2.3. Right of way granted to Mountain View Electric Association in instrument recorded July 25, 2019 at Reception No. 219085163 (applies only to Lot 1, Terra Benedetta).
3. The addresses shown on the plat are for informational purposes only. They are not the legal description, and are subject to change.
4. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
5. No driveway shall be established unless an access permit has been granted by El Paso County.
6. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. Natural drainage locations shall be avoided by construction and site-specific foundation/septic investigations shall be required.

Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan or 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; Wildlife Hazard Report; Natural Features Report; (other; modify based upon specific reports)

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.

obtained from the State Engineer who by law has the authority to set conditions for the issuance of those permits.
Per the water supply plan for BBR, Lot 1, Terra Benedetta Sub. (former Lot 10, BBR) can utilize an exempt Dawson aquifer well for domestic uses and irrigation of up to 17,000 square feet of lawn and garden, as stated on the plat of said subdivision recorded in Book L-3 at Page 20 of the records of El Paso County, CO.

10. Water Continue: Lots 2 and 3 will utilize exempt domestic Dawson aquifer wells under permit conditions established by the Division of Water Resources. The creation deeds for these pre-SB35 parcels are recorded in Book 847 at Page 439 (Lot 2) and Book 854 at Page 535 (Lot 3) in the records of the El Paso County, Colorado Clerk and Recorder.
11. 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 (as to Lot 1) 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 nonrenewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
11. Terra Benedetta Subdivision is NOT within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map No. 08041C0295G, with a date of identification of December 7, 2018, for Community No. 080059, in El Paso County, State of Colorado.
12. All Property owners are responsible for maintaining proper storm drainage in and through their property. Public drainage easements 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.
13. 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 Department of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers, the U.S. Fish & Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
14. Assumed Basis of Bearings: Beginning at a point being the Southeast corner of Lot 10, Bridle Bit Ranch, as recorded in the Office of the El Paso County Clerk and Recorder in Book L-3 at Page 20, dated April 1, 1980, County of El Paso, State of Colorado, said point being an aluminum cap LS 5199; thence N76°07'52"W coincident with the Southerly line of said Lot 10, a distance of 489.21 feet to the Southwest corner of said Lot 10, point being an aluminum cap LS 30130 being the point of terminus.
15. This subdivision replat does not constitute a title search by Alessi and Associates, Inc., to determine ownership, easements or rights-of-way of record. For all information regarding said matters of record, Alessi and Associates, Inc. relied upon Title Commitment File No. 81121UTC prepared by Unified Title Company LLC., dated January 12, 2021.
16. Any interest which may have been acquired by reason of the Resolution of the Board of County Commissioners dated and recorded June 20, 1917 in Book 571 at Page 55, declaring all section, township and range lines on the public domain to be County road right of way is hereby relinquished and vacated by the County's execution and recordation of this plat.

17. The 30 foot right of way running from Parcel B south to Shoup Road which is referenced in deeds in Book 854 at Page 535, Book 1820 at Page 589 and at Reception No. 202140171 in the records of the El Paso County, CO Clerk and Recorder has been vacated by quitclaim deed recorded February 1, 2021 at Reception No. _____ in the records of the El Paso County, CO Clerk and Recorder.
18. The easement reserved by Rawhide Enterprises, Inc. for access over Lot 10, Bridle Bit Ranch to Parcel A in deed recorded in Book 8061 at Page 535 in the records of the El Paso County, CO Clerk and Recorder has been vacated by quitclaim deed recorded February 1, 2021 at Reception No. _____ in the records of the El Paso County, CO Clerk and Recorder.
19. The effect, if any, of inclusion within the Fountain Valley Soil Conservation District as disclosed by the instrument recorded February 15, 1945 in Book 957 at Page 259.
20. Terms, agreements, provisions, conditions and obligations as contained in Subdivision Improvements Agreement recorded April 1, 1980 in Book 3298 at Page 387 (applies only to Lot 1, Terra Benedetta).
21. Easements, notes and notices as set forth on the plat of Bridle Bit Ranch recorded April 01, 1980 in Book L-3 at Page 20. Surveyor's Certificate of Correction in connection therewith recorded May 07, 1980 in Book 3309 at Page 76 (applies only to Lot 1, Terra Benedetta).
22. Terms, agreements, provisions, conditions and obligations as contained in Organization Resolution for the Bridle Bit Ranch Association, Inc., a Colorado nonprofit corporation recorded November 4, 2003 at Reception No. 203260848. Bylaws in connection therewith recorded April 02, 2007 at Reception No. 207043996 (applies only to Lot 1, Terra Benedetta).

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 certification shown hereon.

Know All Men By These Presents:

That the undersigned, Zonta Partnership Ltd., LLLP, Douglas H. Barber, Managing Partner and Douglas H. Barber Irrevocable Trust, Douglas H. Barber Trustee, being the owners of the following described tract of land:

To Wit:

Lot 10, Bridle Bit Ranch as recorded in the Office of the El Paso County Clerk and Recorder, in Plat Book L-3 at Page 20, dated April 1, 1980 and an un-platted parcel being in a portion of the NE1/4 of Section 10 and a portion of the NW 1/4 of Section 11 described as follows:
Commencing at most Southwest corner of said Lot 10, Bridle Bit Ranch; the following two (2) courses are coincident with the most Westerly lot lines of said Lot 10; (1) thence N.11°37'25"E., a distance of 117.87 feet; (2) thence N.55°11'10"E., a distance of 144.43 feet to the POINT OF BEGINNING of a parcel of land described as follows: thence N.16°04'29"W., a distance of 1052.84 feet; thence N.06°34'49"E., a distance of 463.48 feet; thence S.68°03'07"E., a distance of 696.73 feet; thence S.64°03'17"E., a distance of 323.97 feet; thence S.01°53'11"E., a distance of 210.00 feet; thence S.23°21'49"E., a distance of 62.50 feet; the following (3) three courses are coincident with the Westerly lines of said Lot 10; (1) thence S.33°07'01"W., a distance of 490.18 feet; (2) thence S.34°26'42"W., a distance of 242.22 feet; (3) thence S.55°10'01"W., a distance of 336.80 feet to the POINT OF BEGINNING.
Containing 1,107,320.52 square feet or 25.4206 acres, more or less.

Dedication:

The above owner, having caused said tract of land to be platted into a lots and easements as shown on the plat, which subdivision shall be entitled "TERRA BENEDETTA SUBDIVISION", a subdivision in El Paso County, Colorado. All easements platted are hereby dedicated to public use and said owner does hereby agree that proper drainage will be provided at the owner's expense and all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado.

In Witness Whereof:

The aforementioned Zonta Partnership Ltd., L.L.L.P., Douglas H. Barber, Managing Partner has executed this instrument this _____ Day of _____, 2021 A.D. _____

Notarial:

State of Colorado)
) SS

County of El Paso)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021 A.D.,

by Douglas H. Barber, Managing Partner

Witness my hand and seal _____

Address _____

My Commission expires _____

In Witness Whereof:

The aforementioned Douglas H. Barber Irrevocable Trust, Douglas H. Barber Trustee has executed this instrument this _____ Day of _____, 2021 A.D. _____

Notarial:

State of Colorado)
) SS

County of El Paso)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021 A.D.,

by Douglas H. Barber, Trustee

Witness my hand and seal _____

Address _____

My Commission expires _____

Surveyor's Certification:

I, Joseph Alessi, 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 February 15, 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, ore surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this _____ day of _____, 2021.

Joseph Alessi
Colorado Professional Land Surveyor No. 30130

Date



Board of County Commissioners Certificate:

This Plat "TERRA BENEDETTA SUBDIVISION" was approved for filing by the El Paso County, Colorado Board of Commissioners on the _____ day of _____, 2021, subject to any notes specified hereon and any conditions included in the resolution of approval.

Chair, Board of County Commissioners _____ Date _____

Executive Director, Planning
and Community Development _____ Date _____

Recordings:

State of Colorado)
) SS

County of El Paso)

I hereby certify that this instrument was filed for deposit in my office at _____ O'clock _____ M. this _____ Day of _____, 2021 A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, State of Colorado.

By: _____ Date _____
Chuck Broerman, Recorder

Revise to
"Clerk and
Recorder"



ALESSI and ASSOCIATES, Inc.

APPRAISERS • ENGINEERS • SURVEYORS
2989 Broadmoor Valley Road, Suite C
Colorado Springs, CO 80906

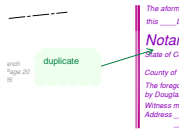
Tele. 719/540-8832
Fax 719/540-2781

Portions of Sections 10 & 11, Township 12 South, Range 66 West
6th Principle Meridian, El Paso County, Colorado

Job No. 211012 Terra Benedetta Subdivision DATE February 02, 2021

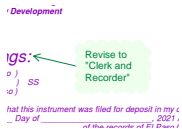
Final Plat_V1.PDF Markup Summary

Sophie Kiepe (11)



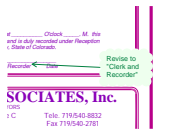
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Revise to "Clerk and Recorder"



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Please revise this certificate to indicate only PCD Director's approval. No BOCC approval for this plat; please remove



Subject: Reports on File
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Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan or 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)



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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.



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Indicate ROW width for each road



Subject: Wildfire
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Wildfire Notes:

Fire Note on PUD Development Plans and Final Plats:

(Applicable in the fire districts which have adopted the International Fire Code Appendix H, but subject to fire district approval. As of 4/1/2008 this includes: Black Forest Fire Protection District; Cimarron Hills Fire Protection District; Donald Wescott Fire District; Falcon Fire Protection District; and Tri-Lakes Fire Protection District".) 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):

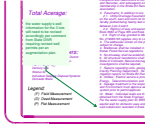
A letter of compliance has been received from the Colorado State Forest Service, Fire Department, Fire Marshal, or other qualified professional stating practices designed to reduce wildfire hazards have been completed in accordance with the Wildland Fire and Hazard Mitigation Plan. Such work may include, 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)

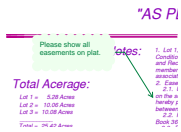


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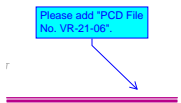
the water supply's well information for the 3 lots will need to be revised accordingly per comment from State DWR requiring revised well permits per an augmentation plan.



Subject: Callout
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Please show all easements on plat.

lpackman (1)



Subject: Callout
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Date: 5/11/2021 9:02:57 AM
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Please add "PCD File No. VR-21-06".