

805003

TANNER RANCH SUBDIVISION FILING NO. 1

12474

A PORTION OF SECTION 18, T 14 S, R 61 W, 6th. P.M.
EL PASO COUNTY, COLORADO

TRACT DESIGNATION AND USE			
TRACT	USE	AREA (acres)	MAINTENANCE (ownership)
Tract A	Open space	33.45	Homeowners Association
Tract B	Open space	7.03	Homeowners Association
Tract C	Open space w/ active recreation	24.83	Homeowners Association
FD - 1	Fire cistern	0.911	Homeowner Association (owner)
Swales	Drainage		Homeowners Association
50' Buffer Zone	Open Space		Homeowners Association
50' R-O-W reservation	Futura road		Homeowners Association
20' Perimeter easement	Utility/Drainage		Homeowners Association

NOTES:

- Open space tracts, recreational sites, fire cistern location (FD-1) and drainages included in the open space will be maintained by the TANNER RANCH HOMEOWNERS ASSOCIATION. Access to tract (FD-1) shall be from Dinner Bell Drive. No direct access to Highway 94 is permitted.
- All drainage, setback and utility easements are "no build" areas.
- A right-of-way and/or easement for communication purposes exists in favor of EL PASO MUTUAL TELEPHONE COMPANY, Book 2616 at Page 588. The exact location was not set forth.
- No individual lot or tract access will be allowed to Highway 94 or South Caiman Road.
- "Open Space" tracts A-C will be owned and maintained by the TANNER RANCH HOMEOWNERS ASSOCIATION. See table for "Tract Maintenance".
- EASEMENTS: All single family lots have utility and drainage easements as follows: Front - 25 feet; rear - 25 feet and sideyards, 15 feet. All "Open Space" Tracts will be considered a utility and drainage easement in their entirety. A 20 foot utility easement exists around the perimeter of the development as shown.
- The Development Services Department must issue driveway permits prior to any driveway construction.
- All structural foundations shall be located and designed by a professional engineer, currently registered in the State of Colorado.
- Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department must approve each system and in some cases, the department may require a specially designed system prior to permit approval.
- Individual wells are the responsibility of each property owner. Permits for individual domestic wells must be obtained from the State Engineer, who by law has the authority to set conditions for the issuance of these permits.
- The Basis of bearings is the west line of the northwest quarter of Section 18. The west 1/4 corner and the northwest corner of Section 18 have been monumented. The Basis of bearings is assumed to be N 00°24'09" W.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal descriptions and are subject to change.
- This subdivision is located within the boundaries of the Tri-County Fire Protection District and therefore is subject to the rules and regulations the district has adopted.
- "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 Homeowners Association, 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 would 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".
- This subdivision plat was completed with the aid of a Title Policy as issued by Land Title Guarantee Company, Policy # SC139329 and dated 11/29/2000.
- The following reports have been submitted and are on file at the County Planning Department: Soils and Geological Study; Water Availability Study; Drainage Report; Wildfire Hazard Report; Percolation Test Results; Erosion Control Report;
- A Private Retention Pond Maintenance Agreement is recorded under Reception No. 200714153 of the records of El Paso County.
- No lot or interest therein, shall be sold, conveyed or transferred whether by deed or by contract, nor shall building permits be issued, until and unless the required public improvements have been constructed and completed in accordance with the Subdivision Improvements Agreement between the applicant and El Paso County as recorded at Reception No. 20067184, in the office of the Clerk and Recorder of El Paso County, Colorado, or in the alternative, other collateral is provided which is sufficient in the judgment of the Board of County Commissioners, to make provision for the completion of said improvements.
- This plat is regulated by P.U.D. Development Plan as recorded under Reception No. 204206188. Development of the property shall be in accordance with the approved Development Plan and Development Guide.
- Temporary turnaround provisions shall be relinquished upon the construction completion of Filing No. 2.
- Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service Regulations.
- The following lots have been found to be the most impacted by geologic Hazards. Mitigation measures and a map of the hazard area can be found in the report, Soil Geology and Geologic Hazard Study, County Line Road, El Paso County, Colorado, by Entech Engineering Inc., May 3, 2002 in file SP-02-007 at the El Paso County Planning Department.
Seasonally Wet Areas: Lots 44 and 45
Natural Drainage Swales: Lots 9, 10, 11, 20, 21, 22, 26, 36, 37, 38, 39 and 45.
- All property within this subdivision is subject to a Declaration of Covenants and establishment of a Homeowners Association as recorded at Reception No. 200718154 of the records of El Paso County.
- Applicant, its successors and assigns, at the time of lot sales, shall convey by warranty deed to individual lot owners sufficient water rights in the Laramie-Fox Hills Aquifer underlying said lot to satisfy El Paso County's 300 year water supply requirement: (Laramie-Fox Hills Aquifer) 120 acre-feet (10,400 cfs./lot x 300 yrs.). Different amounts will be required where two lots share a well. The amount that is allocated for a shared well shall equal twice the amount allocated for single lot wells.
- This subdivision is surrounded by agricultural land. Property owners may be impacted by sounds, smells and/or activities associated with active agricultural practices. Pursuant to Article 3.5, Title 35, C.R.S., it is the declared policy of the State of Colorado to conserve, protect, and encourage the development and improvement of its agricultural land for the production of food and other agricultural products. Colorado is a "Right-to-Farm" State pursuant to C.R.S. 35-3.5-101, et seq. Landowners, residents and visitors must be prepared to accept the activities, sights, sounds, and smells of agricultural operations as a normal and necessary aspect of living in a county with a strong rural character and a healthy agricultural sector. Those with an urban sensitivity may perceive such activities, sights, sounds and smells only as inconvenience, eyesore, noise, and odor. However, State law provides that ranching, farming, or other agricultural activities and operations shall not be considered to be nuisances so long as operated in conformance with the law and in a non-negligent manner. Therefore, all must be prepared to encounter noises, odors, lights, mud, dust, smoke, chemicals, machinery on public roads, livestock on public roads, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides, and one or more of which may naturally occur as a part of legal and non-negligent agricultural operations.

KNOW ALL MEN BY THESE PRESENTS:

That TANNER RANCH LLC, being the owner of a parcel of land located in Section 18, T 14 S, R 61 W, 6th. P.M. in El Paso County, Colorado, and more particularly described as follows:

Beginning at the west 1/4 corner of said Section 18; thence: N00°24'09"W, 2551.52 ft. along the west line of said Section 18, to a point on the southerly right-of-way of State Highway 94, as recorded in Book 978 at Page 392; thence: S 89°56'30" E, along said southerly right-of-way a distance of 2566.98 ft. to a point on the north-south centerline of said Section 18; thence: S 01°00'41" E, along said north-south centerline a distance of 2575.48 ft. to the center of said Section 18; thence: S 36°47'28" W, 103.43 ft.; thence: S 26°43'11" W, 627.43 ft. to the northerly right-of-way of the road known as Dinner Bell Drive; thence: Along a curve to the left whose chord bears N 67°32'25" W, 191.81 ft., Delta = 10°41'08" for a distance of 192.09 ft.; thence: N 72°52'59" W, 460.69 ft.; thence: Leaving said northerly right-of-way S 17°06'51" W, 519.81 ft.; thence: S 02°52'02" W, 208.26 ft.; thence: S 83°53'01" W, 471.59 ft.; thence: S 32°42'30" E, 136.12 ft.; thence: S 57°17'27" W, 535.00 ft.; thence: N 32°26'17" W, 152.62 ft.; thence: N 53°50'11" W, 425.95 ft.; thence: N 59°25'14" W, 170.26 ft. to the West line of said Section 18; thence: N 00°24'09" W, 1227.25 ft. to the west 1/4 corner of said Section 18 and the point of beginning. The above described tract of land contains 208.51 acres.

DEDICATION:

Said owner, TANNER RANCH LLC has caused said tract of land to be surveyed, subdivided into lots, streets, tracts and easements and platted as shown on the attached plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundary dimensions of said tract. All streets as platted are hereby dedicated to public use and upon acceptance by resolution, all streets will become matters of maintenance of El Paso County Colorado, which tract so platted shall be known as TANNER RANCH FILING NO. 1, in the County of El Paso, State of Colorado.

IN WITNESS WHEREOF:

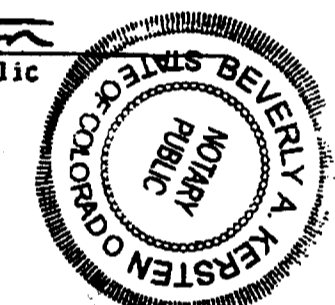
The aforementioned has executed these presents this 3RD day of NOVEMBER A.D., 2006.

TANNER RANCH LLC
By Jon J. Matthews
Jon J. Matthews - Manager

STATE OF COLORADO)
COUNTY OF EL PASO)

The above and foregoing statement was acknowledged before me this 3RD day of NOVEMBER A.D., 2006.

Witness my hand and Official Seal: Beverly A. Kersten
Notary Public
My commission expires: 9-11-08



COUNTY APPROVAL

Approval is hereby granted this 10th day of NOVEMBER A.D. 2006.
Archie Clark
Chair - Board of County Commissioners

Approved by the El Paso County Development Services Department, this 13th day of Nov. A.D. 2006.

R. J. Anderson
Development Services Director

STATE OF COLORADO)
COUNTY OF EL PASO)

I hereby certify that this instrument was filed for record in my office on this 17th day of Nov 2006 A.D., at 12:05 o'clock P.M., and is duly recorded at Reception No. 200712474 of the records of El Paso County, Colorado.

Robert C. Belink, Clerk and Recorder

By Brent A. Blendall Fee 30.00 Surcharge: 1.00
Deputy

DRAINAGE FEE 0
SCHOOL FEE \$8510.00 Misc. - 76.00 #60
PARK FEE \$4122.00
BRIDGE FEE 0

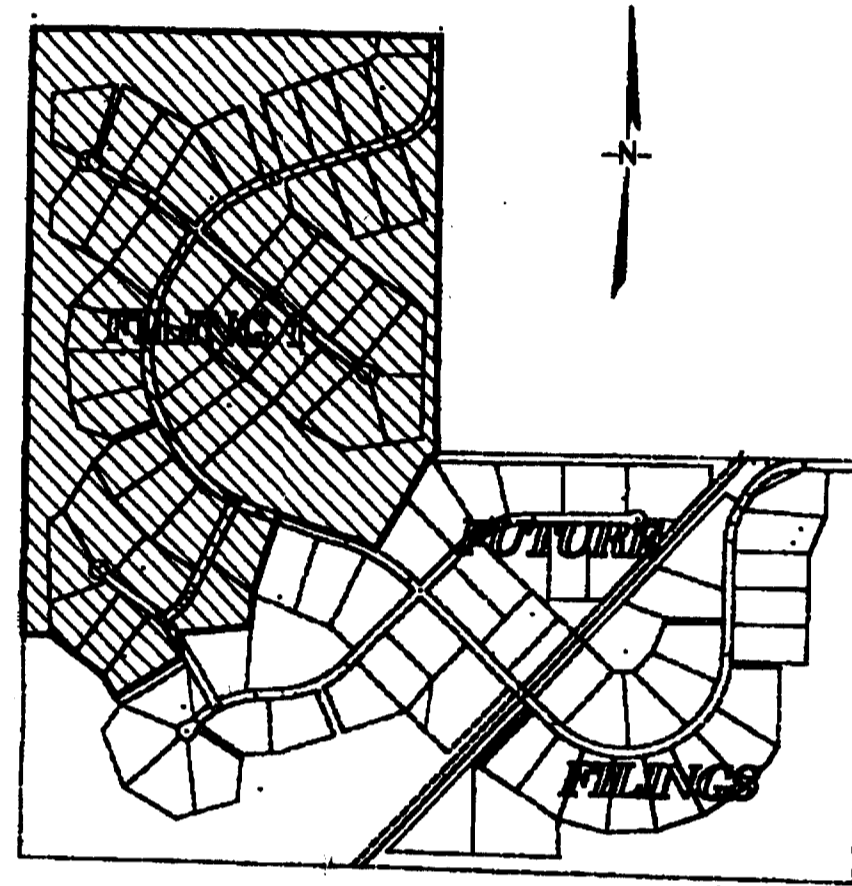
NOTICE:

According to Colorado law you must commence any legal action based upon any defect in this survey within six 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 declaration shown hereon, (CRS 13-80-1127.3).

CERTIFICATION:

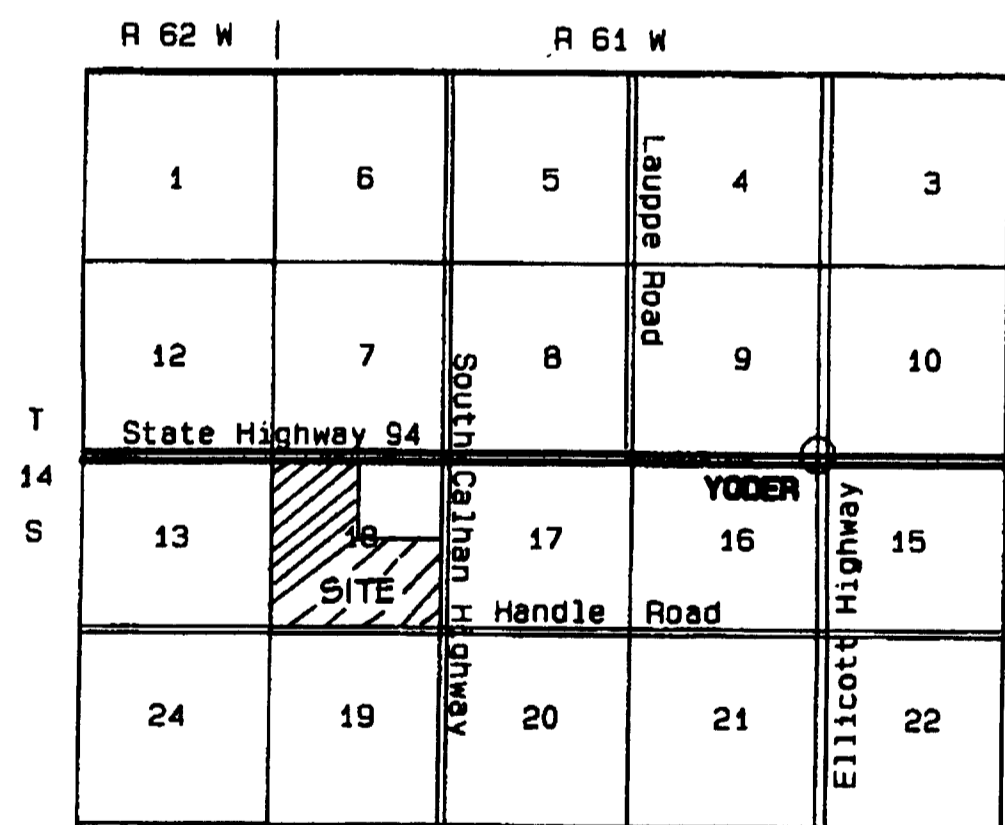
I, Norman E. Bostrom, a Registered Land Surveyor in the State of Colorado, do hereby certify that this survey and plat was done by me, and that the same is true, accurate and complete and that the provisions of Title 38, CRS 1973 as amended, have been met to the best of my knowledge and belief.

Norman E. Bostrom
Norman E. Bostrom - L.S. 9477
NOVEMBER 3, 2006



INDEX MAP SHEET

not to scale



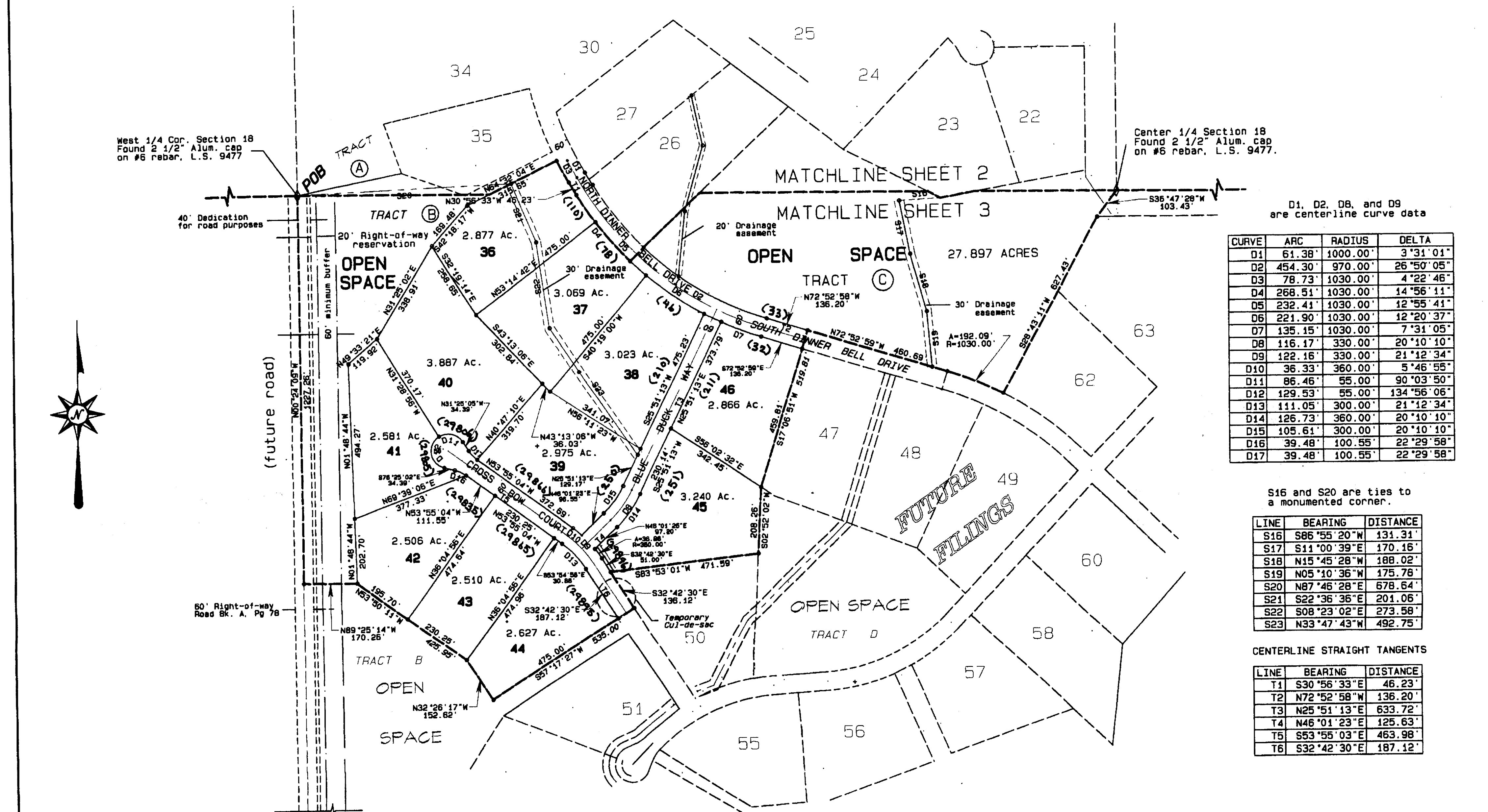
VICINITY MAP

Date of preparation - January 18, 2005

TANNER RANCH SUBDIVISION FILING NO. 1			
LOCATED IN SECTION 18, T 14 S, R 61 W 6th. P.M. EL PASO COUNTY, COLORADO			
REV	DESCRIPTION	DATE	DATE
1	Plat notes	9/21/05	10/28/06
2	Plat notes	9/22/05	
3	Plat check	10/18/06	

TANNER RANCH SUBDIVISION FILING NO. 1

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D1, D2, D8, and D9 are centerline curve data

CURVE	ARC	RADIUS	DELTA
D1	61.38'	1000.00'	3°31'01"
D2	454.30'	970.00'	26°50'05"
D3	78.73'	1030.00'	4°22'46"
D4	268.51'	1030.00'	14°56'11"
D5	232.41'	1030.00'	12°55'41"
D6	221.90'	1030.00'	12°20'37"
D7	135.15'	1030.00'	7°31'05"
D8	116.17'	330.00'	20°10'10"
D9	122.16'	330.00'	21°12'34"
D10	36.33'	360.00'	5°46'55"
D11	86.46'	55.00'	90°03'50"
D12	129.53'	55.00'	134°56'06"
D13	111.05'	300.00'	21°12'34"
D14	126.73'	360.00'	20°10'10"
D15	105.61'	300.00'	20°10'10"
D16	39.48'	100.55'	22°29'58"
D17	39.48'	100.55'	22°29'58"

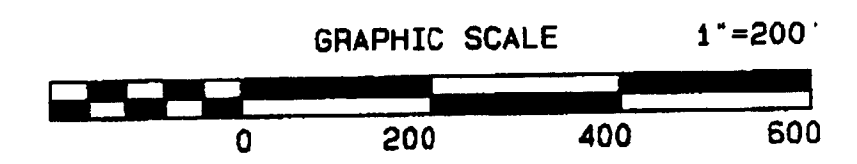
S16 and S20 are ties to a monumented corner.

LINE	BEARING	DISTANCE
S16	S86°55'20"W	131.31'
S17	S14°00'39"E	170.16'
S18	N15°45'28"W	188.02'
S19	N05°10'36"W	175.78'
S20	N87°46'28"E	678.64'
S21	S22°36'36"E	201.06'
S22	S08°23'02"E	273.58'
S23	N33°47'43"W	492.75'

CENTERLINE STRAIGHT TANGENTS

LINE	BEARING	DISTANCE
T1	S30°56'33"E	46.23'
T2	N72°52'58"W	136.20'
T3	N25°51'13"E	633.72'
T4	N46°01'23"E	125.63'
T5	S53°55'03"E	463.98'
T6	S32°42'30"E	187.12'

- LEGEND:
- ◆ Found or set monument as noted on the plat.
 - Set #5 rebar x 18" w/yellow plastic cap, L.S. 9477.
 - M, L1, ... Road data, centerline or right-of-way, (see tables).
 - Easements as shown on the plat. (typical).
 - Indicates reservations for road or buffers.



Date of preparation - January 18, 2005

TANNER RANCH SUBDIVISION FILING NO. 1

LOCATED IN SECTION 18, T 14 S, R 61 W, 6th. P.M. EL PASO COUNTY, COLORADO

Prepared by: Norman E. Bostrom 7020 Juniper Road Colorado Springs, CO 80908	Prepared for: TANNER RANCH, LLC 8 Ridge Road Colorado Springs, CO 80904
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REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
1	Plat notes	6/21/05	4	N/S Dinner Bell Dr.	10/22/06
2	Plat notes	9/02/05			
3	Final plat check	10/14/06			

