

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 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.

By:
Title:
ATTEST: (if corporation)
Secretary/Treasurer

STATE OF COLORADO
COUNTY OF

Acknowledged before me this _____ day of _____, 200__ by _____
as _____

My commission expires _____

Witness my hand and official seal

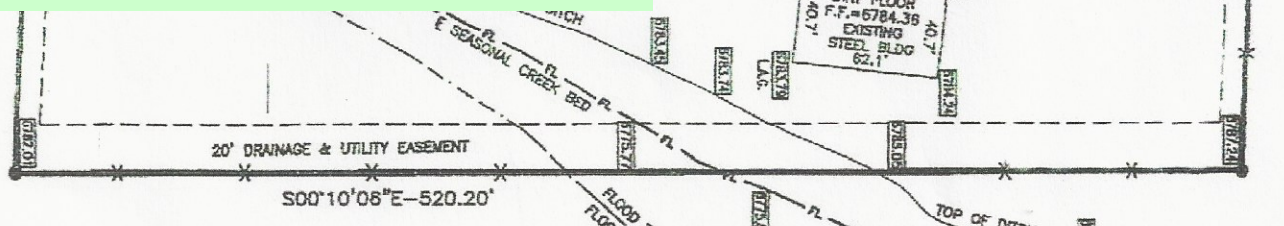
Notary Public

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 a 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, mortgagees 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 herein.

Planning and Community Development Director

LEGEND

Scale 1"=60'

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please add the following to this plat:

-there needs to be 2 visuals. one labeled "as platted" and one labeled "as replatted"

-add the following notes to the plat:

EASEMENTS

UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL INTERIOR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES ONLY, THE INSIDE OF ALL EXTERIOR LOT LINES ARE HEREBY PLATTED WITH A TWENTY (20) FOOT EASEMENT FOR DRAINAGE PURPOSES AND PUBLIC UTILITIES ONLY WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNERS. BOTH SIDES OF ALL INTERIOR STREETS ARE HEREBY PLATTED WITH A TWENTY (20) FOOT PUBLIC UTILITY EASEMENT.

1. THE DEPARTMENT OF TRANSPORTATION MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
2. 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 PERMIT FOR ANY DESIGN SYSTEM PRIOR TO APPROVAL.
3. 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.
4. RETURN FLOWS FROM HOUSEHOLD USE WILL BE BY SEPTIC TANKS AND LEACH FIELDS OR BY APPROVED METHOD.
5. LOTS 1 THROUGH 6, 10, & 15 THROUGH 18 WILL OBTAIN WATER FROM THE ARAPAHOE AQUIFER.
6. RETURN FLOWS FROM HOUSEHOLD USE WILL BE BY SEPTIC TANKS AND LEACH FIELDS OR BY APPROVED METHOD.
7. NEIGH WELLS WITHIN A MINIMUM DE 90% OF THE IN-HOUSE DRAINAGE SYSTEMS.

A portion of the property is located in Flood Zone A with no base flood elevations determined and in Flood Zone X un-shaded, areas determined to be outside the 0.2% annual chance flood per FEMA Flood Insurance Rate Map. Point No. 0804-1C0561 G, December 7, 2018.

The benchmark used in this survey is known as E-24 as described in the Colorado Springs Utilitia FIMS Survey control monument records. The published elevation of this benchmark is 6888.20 United States Survey Feet. The vertical control datum is MAD 83, NGVD 1928 and the 1980 supplementary adjustment as published.

A TRACT LOCATED IN SEC. 7,
T13S, R64W OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO
ARROWHEAD ESTATES FILING NO. 1
LOT 4
6815 CHIEF ROAD

72000 PLEAS ECRJ999E.A390N
PINNACLE LAND SURVEYING COMPANY, INC.
121 COUNTY ROAD 5, DIVIDE, CO 80814
719-687-7360

Surveyors Certificate

I, surveyor's name, 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.

I attest the above on this _____ day of _____, 20_____

Surveyor's Name, (Signature)

Date _____

Colorado registered PLS #

Clerk and Recorder

STATE OF COLORADO

COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on
this ____ day of _____, 20__, and was recorded at
Reception Number _____ of the records of
El Paso County

El Paso County Clerk and Recorder