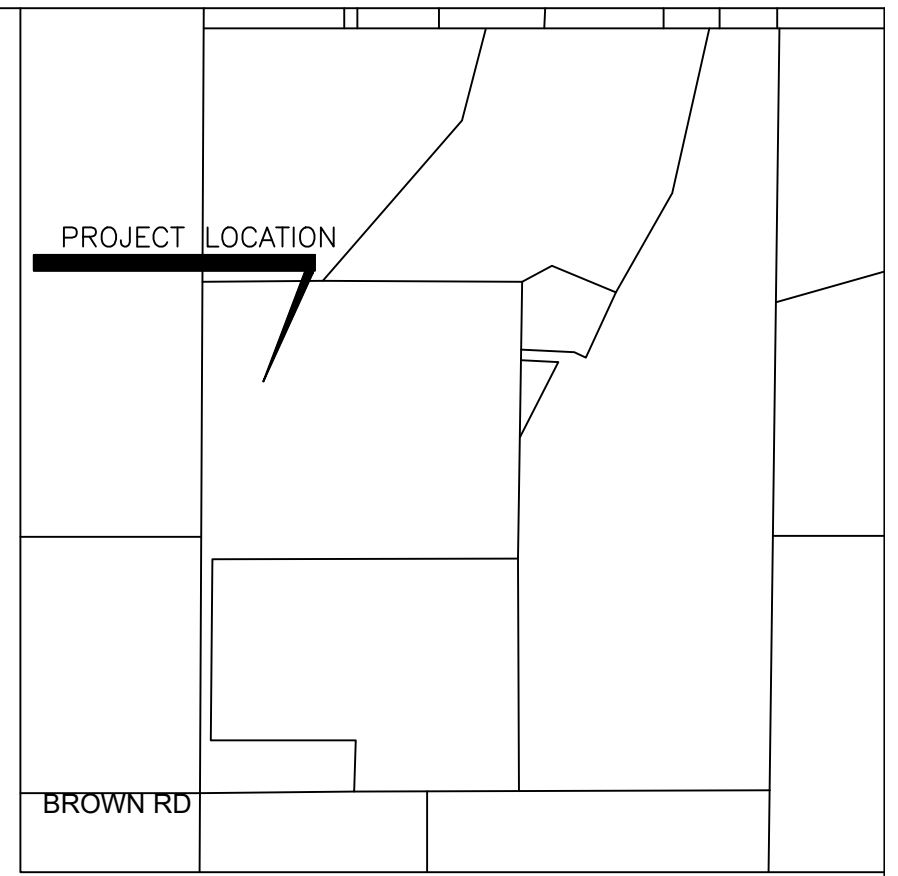


Final Plat OWL RIDGE SUBDIVISION

PART OF THE NORTH ONE HALF OF LOT 2 OF THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
(NOT TO SCALE)

Please make comments based on the Final Plat checklist provided. Make sure all applicable items are updated onto the final plat.

Add note: Individual lots purchasers are responsible for constructing driveways including necessary drainage in accordance with Land Development Code Section 6.3.3.C.2 and 6.3.3.C. Due to their length driveways for lots 1 and 2 will need to be approved by the Fire District Authority

Add Plat Note: The foundation systems for the proposed single-family residential structures and any retention/detention facilities should be designed and constructed based upon recommendations developed in a site-specific subsurface soil investigation

Add plat note for recorded water rights by REC# and , and restricting the further conveyance, sale, transfer, or change in use of the committed water rights.

Please updated Note #11 text to following:
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. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements

11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORMWATER 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

Update Note
THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), 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 DOCUMENTED ON ALL SALES DOCUMENTS AND PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

13. PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS AND PROVISIONS OF THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION 12-382) AND ANY SUBSEQUENT AMENDMENTS. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.

14. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT.

15. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND THE UNITED STATES POSTAL SERVICE REGULATIONS.

16. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICE DEPARTMENT: DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, AND FIRE PROTECTION REPORT.

17. THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

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

ENVIRONMENTAL:
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.

FLOODPLAIN NOTE:
FLOOD INSURANCE RATE MAP, MAP NUMBER 084041C0305G EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THAT THE AREA WITHIN THE SURVEYED PROPERTY TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN).

EASEMENTS:
UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

UTILITY NOTES:
ANY UTILITY COMPANY THAT LOCATES FACILITIES IN ANY EASEMENT SHALL HAVE THE RIGHT TO PRUNE, REMOVE, ERADICATE, CUT AND CLEAR AWAY ANY TREES, LIMBS, VINES, AND BRUSH ON THE UTILITY EASEMENT NOW OR AT ANY FUTURE TIME AND PRUNE AND CLEAR AWAY ANY TREE LIMBS, VINES, AND BRUSH ON LANDS ADJACENT TO THE UTILITY EASEMENT WHENEVER, IN THE UTILITY COMPANIES JUDGMENT, SUCH MAY INTERFERE WITH OR ENDANGER THE CONSTRUCTION, OPERATION, OR MAINTENANCE OF ITS FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THE UTILITY EASEMENT AND CONTIGUOUS LAND SUBJECT TO THIS PLAT FOR THE PURPOSE OF SURVEYING, ERECTING, CONSTRUCTING, MAINTAINING, INSPECTING, REBUILDING, REPLACING, AND WITH OR ENDANGERING THE CONSTRUCTION, OPERATION OR MAINTENANCE OF SAID FACILITIES.

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.

| ZONING DISTRICT | AREA | WIDTH (AT FRONT SETBACK LINE) | FRONT | REAR | SIDE | MAXIMUM LOT COVERAGE | MAXIMUM HEIGHT |
|-----------------|---------------|-------------------------------|-------|-------|-------|----------------------|----------------|
| RR-5 | 5 ACRES (1.2) | 200 FT | 25 FT | 25 FT | 25 FT | 25% | 30 FT |

OWNER:
COLT L HAUGEN
18885 BROWN ROAD
COLORADO SPRINGS, CO 80908
719-440-8808

TOTAL ACREAGE:
LOT 1 = 20.3 ACRES
LOT 2 = 35.0 ACRES
LOT 3 = 5.0 ACRES
FLAG STEM + 1.67 ACRES
TOTAL = 61.97 ACRES

SURVEYOR:
TIM SLOAN, VICE-PRESIDENT
SMH CONSULTANTS, P.A.
411 SOUTH TEJON STREET, SUITE 1
COLORADO SPRINGS, CO 80903
785-776-0541

SERVICE PROVIDERS:
TRI-LAKES MONUMENT FIRE DEPARTMENT
MOUNTAIN VIEW ELECTRIC ASSOC.
CENTURYLINK
INDIVIDUAL SEWAGE DISPOSAL SYSTEMS
DOMESTIC WELLS
PROPANE SERVICE

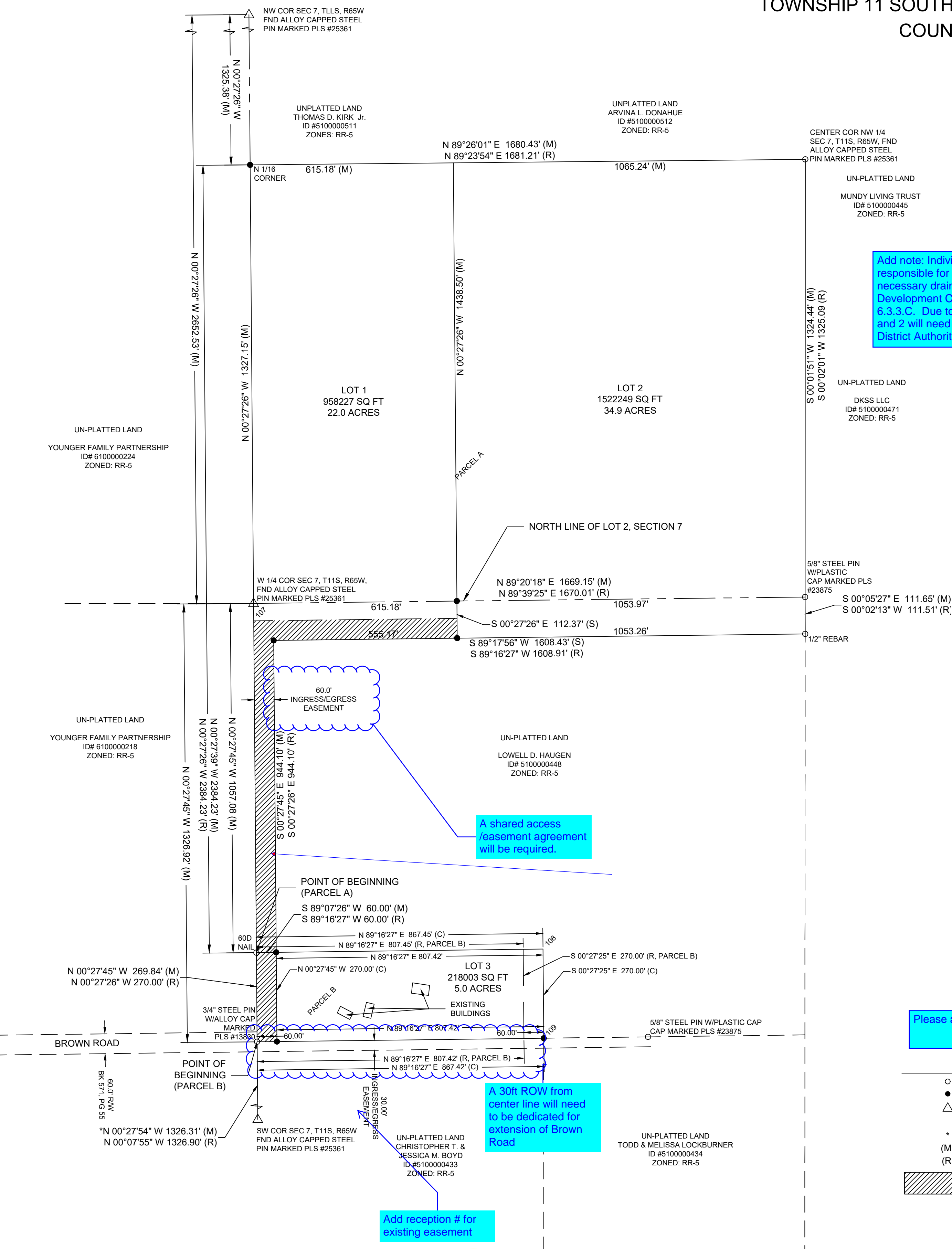
FEES:
Park Fee: _____
School Fee: _____
Road Impact Fee: _____

Add Traffic memo

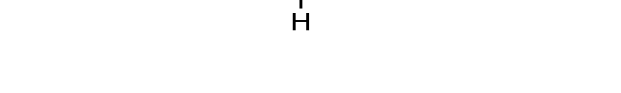
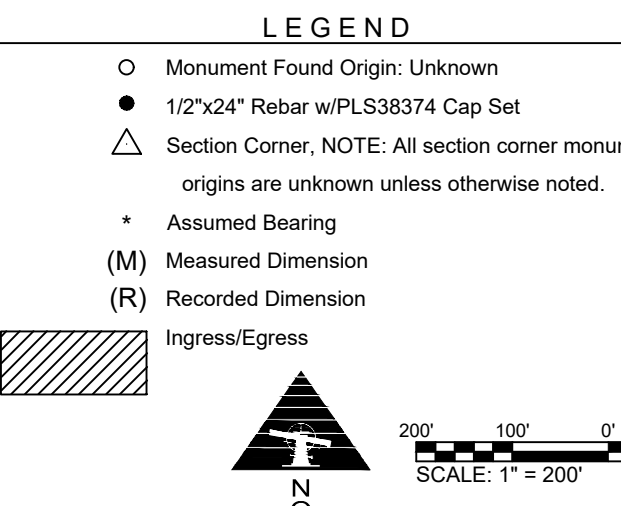
Please add PCD File # MS-22-005

SMH CONSULTANTS
Civil Engineering • Land Surveying • Landscape Architecture
www.smhconsultants.com
Manhattan, KS - HQ P: (785) 776-0541 • Dodge City, KS P: (620) 255-1952
Kansas City, KS P: (913) 444-9815 • Colorado Springs, CO P: (719) 465-2145
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Please add line type legend



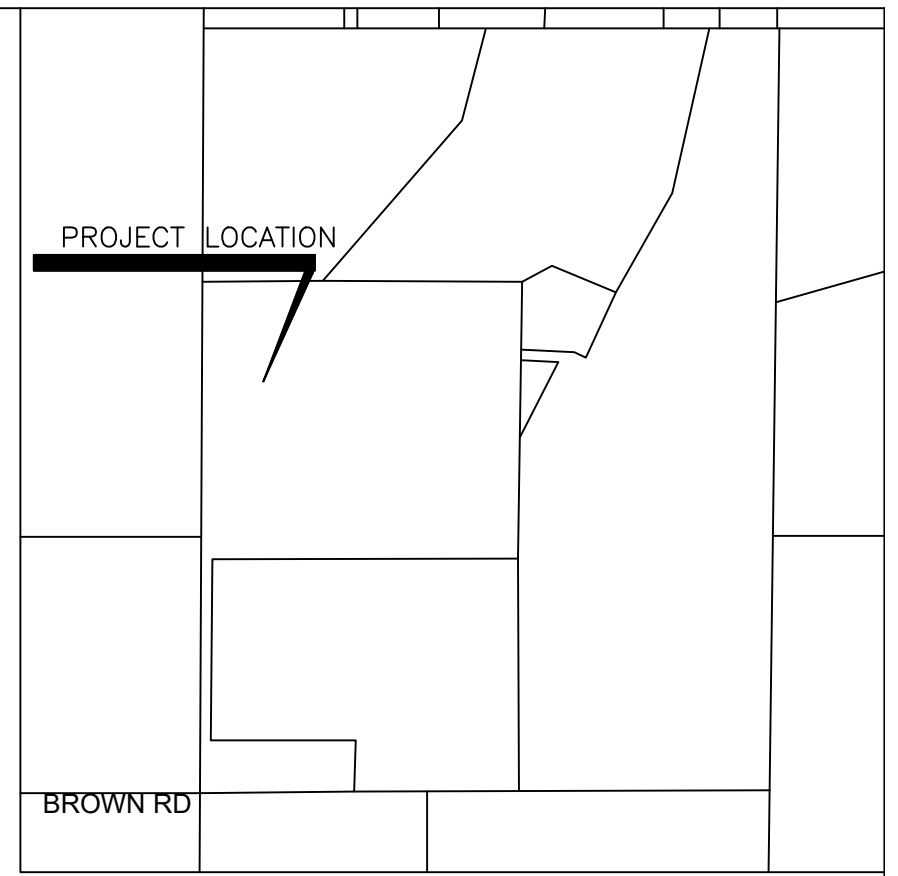
A shared access / easement agreement will be required.

A 30ft ROW from center line will need to be dedicated for extension of Brown Road

Add reception # for existing easement
30' INGRESS/EGRESS & UTILITY EASMT (REC# 204150804)

Final Plat
OWL RIDGE SUBDIVISION

PART OF THE NORTH ONE HALF OF LOT 2 OF THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
(NOT TO SCALE)

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This Plat OWL RIDGE SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 2022, 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 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

Director, Planning and Community Development Department Date

El Paso County Assessor Date

RECORDINGS:

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 _____, 2022 A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, State of Colorado.

Chuck Broerman, Recorder

By: _____ Deputy _____ Date

SURVEYOR'S CERTIFICATION:

The undersigned Registered Land Surveyor in the State of Colorado hereby states that the accompanying plat was surveyed and drawn to normal standards and care of a Professional Land Surveyor practicing in the State of Colorado. The survey was performed and plat prepared under his supervision and accurately shows the described tract of land and subdivision thereof, and the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his knowledge, information and belief, and monuments exist as shown hereon.



Tim Sloan, Professional Land Surveyor
State of Colorado, No. #38374

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Colt H. Haugen and Kathryn E. Haugen, being the owners of the following described tract of land:

TO WIT:

PROPERTY DESCRIPTION: DEED OF TRUST #219120728

PARCEL A:

A tract of land located in the Southwest one-quarter of the Northwest one-quarter and the Northwest one-quarter of the Southwest one-quarter of Section 7, Township 11 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Commencing at the South one-sixteenth corner of said Section and Section 12, Township 11 South, Range 65 West of the 6th P.M.; Thence N 00 degrees 27 minutes 26 seconds W along the common aliquot line of said Sections, a distance of 270.00 feet to the point of beginning; Thence continuing N 00 degrees 27 minutes 26 seconds W along said common line, a distance of 2384.23 feet to the North one-sixteenth corner of said sections; Thence N 89 degrees 23 minutes 54 seconds E along the North one-sixteenth line of said Section 7, a distance of 1681.21 feet to the Northwest one-sixteenth corner of Section 7; Thence S 00 degrees 02 minutes 01 seconds W along the West one-sixteenth line of said Section 7, a distance of 1325.09 feet to the West one-sixteenth corner of said Section 7; Thence S 00 degrees 02 minutes 13 seconds W along the West one-sixteenth line of said Section 7, a distance of 111.51 feet; Thence S 89 degrees 16 minutes 27 seconds W along a line parallel to the South line of the Northwest one-quarter of Southwest one-quarter of said Section 7, a distance of 1608.91 feet; Thence S 00 degrees 27 minutes 26 seconds E along a line parallel to the West line of the Northwest one-quarter of the Southwest one-quarter of said Section 7, a distance of 944.10 feet; Thence S 89 degrees 16 minutes 27 seconds W along a line parallel to the South line of the Northwest one-quarter of the Southwest one-quarter of said Section 7, a distance of 60.00 feet to the point of beginning.

PARCEL B:

A tract of land located in the Northwest one-quarter of Section 7, Township 11 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the South one-sixteenth corner of said Section 7 and Section 12, Township 11 South, Range 65 West of the 6th P.M.; Thence N 00 degrees 27 minutes 26 seconds W along the common aliquot line of said Sections, a distance of 270 feet; Thence N 89 degrees 16 minutes 27 seconds E along a line parallel to the South one-sixteenth line of Section 7, a distance of 270.00 feet; Thence N 89 degrees 16 minutes 27 seconds E along a line parallel to the South one-sixteenth line of Section 7, a distance of 807.42 feet; Thence S 00 degrees 27 minutes 26 seconds E along a line parallel to the West line of Section 7, a distance of 270.00 feet; Thence S 89 degrees 16 minutes 27 Seconds W along the South one-sixteenth line of Section 7, a distance of 807.42 feet to the point of beginning.

DEDICATION:

The undersigned, being all the Owners, Mortgages, 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 and easements as shown hereon under the name and subdivision of "Owl Ridge Subdivision". 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.

IN WITNESS WHEREOF:

The aforementioned Colt H. Haugen and Kathryn E. Haugen, has executed this instrument this _____ day of _____, 2022 A.D.

Colt H. Haugen Kathryn E. Haugen

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2022 A.D. by Colt H. Haugen and Kathryn E. Haugen

Witness my hand and seal _____
Address _____

My Commission expires _____



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