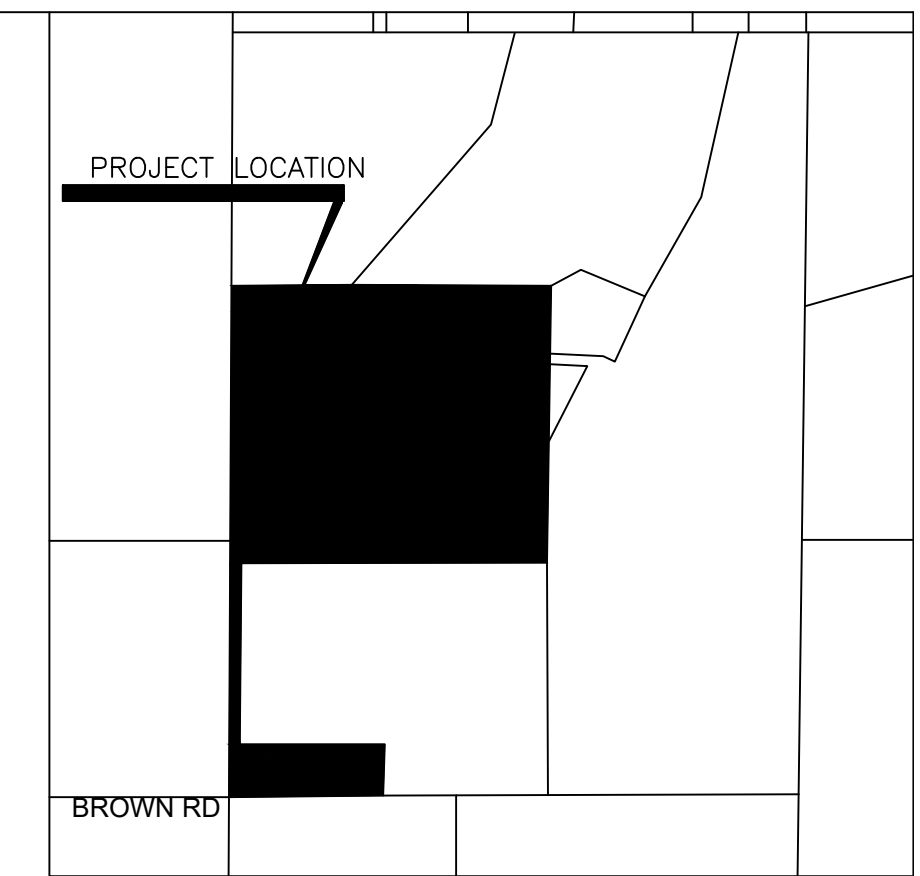
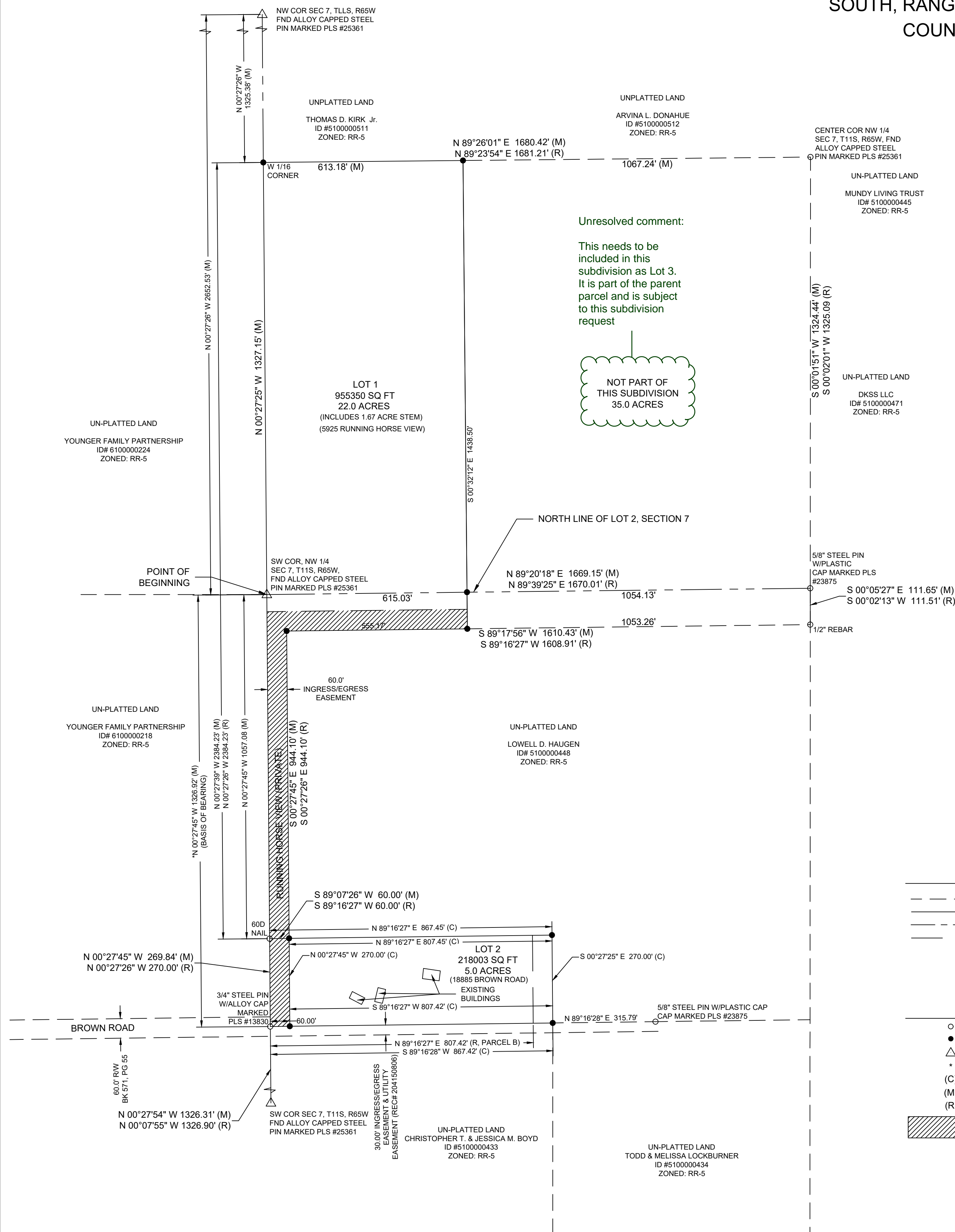


Final Plat OWL RIDGE SUBDIVISION

PART OF THE WEST HALF 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)



Unresolved comment:
This needs to be included in this subdivision as Lot 3. It is part of the parent parcel and is subject to this subdivision request.

NOT PART OF THIS SUBDIVISION
35.0 ACRES

LINETYPE LEGEND

---	Adjacent Property Line
---	Property Line
---	Section Line
---	Easement Line

SYMBOL LEGEND

○	Monument Found Origin: Unknown
●	1/2"x24" Rebar w/PL S38374 Cap Set
△	Section Corner
+	Assumed Bearing
(C)	Calculated Dimension
(M)	Measured Dimension
(R)	Recorded Dimension
▨	Ingress/Egress

- NOTES:
- NO GAPS OR OVERLAPS EXIST.
 - THERE ARE NO LINES OF POSSESSION THAT AFFECT THIS SURVEY.
 - PARENT TRACT IS RECORDED IN BOOK INSTRUMENT #219120728, REGISTER OF DEEDS OFFICE, EL PASO COUNTY, COLORADO.
 - ALL BUILDING SETBACK REQUIREMENTS SHALL BE DETERMINED BY THE ZONING DISTRICT, UNLESS OTHERWISE NOTED.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SMH CONSULTANTS, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR INFORMATION REGARDING EASEMENTS AND RIGHT OF WAY, SMH CONSULTANTS RELIED UPON THE TITLE POLICY PREPARED BY STEWART TITLE COMPANY dba LEGACY TITLE, 1641867, DATED APRIL 4, 2022.
 - BASIS OF BEARINGS IS THE WEST PROPERTY LINE, MONUMENTED AS SHOWN AND BEARING NORTH 00 DEGREES 27 MINUTES 45 SECONDS WEST, 1326.92 FEET.
 - SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY PUBLIC HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES, THE DEPARTMENT MAY REQUIRE AN ENGINEER-DESIGNED SYSTEM PRIOR TO PERMITTING APPROVAL.
 - INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
 - WATER IN THE DENVER WATER 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 ELLEVATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS, THE HOME OWNERS 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 SHOULD 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.
 - THE PROPERTY OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL FUTURE LOT OWNERS IN THIS DEVELOPMENT ARE HEREBY ON NOTICE THAT THEY MAY BE REQUIRED TO COMPLY WITH APPLICABLE RULES, IF ANY, OF THE COLORADO GROUND WATER COMMISSION AND/OR THE UPPER BLACK SQUIRREL CREEK GROUND WATER MANAGEMENT DISTRICT, WHICH COMPLIANCE MAY RESULT IN A REDUCTION OF WELL WITHDRAWAL LIMITS, AND THUS A REDUCTION IN WATER AVAILABILITY.
 - 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.
 - ACCESS TO LOTS 1 & 2 SHALL BE THROUGH THE SHOWN ACCESS EASEMENT. THE RESPONSIBILITY AND MAINTENANCE OF SAID ACCESS IS SUBJECT TO THE MAINTENANCE AGREEMENT AND ALL RESTRICTIONS CONTAINED THEREIN, AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER.
 - THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS 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.
 - DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT.
 - MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND THE UNITED STATES POSTAL SERVICE REGULATIONS.
 - 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, FIRE PROTECTION REPORT, AND TRAFFIC MEMO.
 - THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
 - INDIVIDUAL LOTS SHALL CONTRIBUTE TO THE BROWN ROAD IMPROVEMENT ESCROW AGREEMENT. FOR FUTURE IMPROVEMENTS TO BROWN ROAD, AS RECORDED WITH EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. _____.
 - WATER RIGHTS MAY NOT BE CONVEYED, SOLD OR TRANSFERRED PER COURT DECREE 2021CW3128 DATED FEBRUARY 8, 2022. USE OF WATER RIGHTS CAN NOT BE CHANGED FROM WHAT IS OUTLINED IN THE PRECEDING COURT DECREE.
 - 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.
 - INDIVIDUAL LOT 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 ITS LENGTH, DRIVEWAY FOR LOT 1 WILL NEED TO BE APPROVED BY THE FIRE DISTRICT AUTHORITY.

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.

ACCESS:
NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

GEOLOGIC HAZARD NOTE:
THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE SOILS & GEOLOGY REPORT BY RMG - ROCKY MOUNTAIN GROUP DATED SEPTEMBER 9, 2022 IN FILE MS-22-005 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
• OTHER HAZARD: ARTIFICIAL FILL AREA

Unresolved Comment
All this data needs to be updated to include the 35 acre lot as well

DENSITY AND DIMENSIONAL STANDARDS FOR RESIDENTIAL DISTRICT RR-5

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 & KATHRYN HAUGEN LIVING TRUST
18855 BROWN ROAD
COLORADO SPRINGS, CO 80904
719-440-8808

SURVEYOR:
TIM SLOAN, VICE-PRESIDENT
SMH CONSULTANTS, P.A.
411 SOUTH TEJON STREET, SUITE I
COLORADO SPRINGS, CO 80903
719-465-2145

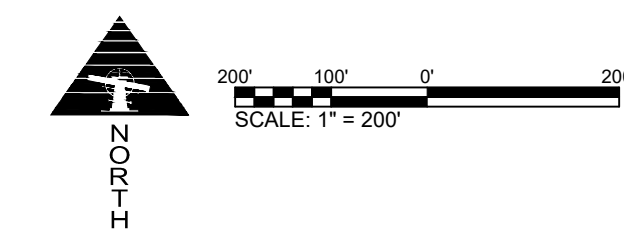
TOTAL ACREAGE:
LOT 1 = 20.33 ACRES
LOT 2 = 5.00 ACRES
FLAG STEM = 1.67 ACRES
TOTAL = 27.00 ACRES

LOT & DENSITY DATA
GROSS ACREAGE: 27.00 ACRES
TOTAL LOTS: 2
GROSS DENSITY: 0.074 LOTS/ACRE
NET DENSITY: 0.079 LOTS/ACRE
NET ACREAGE: 25.33 ACRES

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

DATE SUBMITTED: 01/20/2023

FEES:
Park Fee: _____
School Fee: _____
Brown Road Cost Share: \$14,866.31



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) 444-9615 • Colorado Springs, CO P: (719) 465-2145

Drawn By: JTH Project 2010CS4031 DD TDS87 PCD File # MS-22-005

JANUARY 2023

Final Plat OWL RIDGE SUBDIVISION

PART OF THE WEST HALF 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 _____, 2023, 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 _____, 2023 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:

I, Tim Sloan, 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 November 19, 2020, 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____.

Tim Sloan, Professional Surveyor
Colorado Registered PLS #38374



KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Colt & Kathryn Haugen Living Trust, being the owners of the following described tract of land:

TO WIT:

PROPERTY DESCRIPTION:

A tract of land in the West Half of Section 7, Township 11 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado described as follows:

Beginning at Southwest Corner of the Northwest Quarter of said Section 7; thence N 00°27'25" W 1327.15 feet along the West Line of the Northwest Quarter of said Section 7; thence N 89°26'01" W 613.18 feet; thence S 00°32'12" W 1438.50 feet; thence S 89°17'56" W 555.17 feet; thence S 00°27'45" E 944.10 feet; thence N 89°16'27" W 807.45 feet; thence S 00°27'25" E 270.00 feet; thence S 89°16'28" W 867.42 feet; thence N 00°27'45" W 1326.92 feet to the point of beginning, containing 27.0 acres.

Subject to easements and restrictions of record.

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 & Kathryn Haugen Living Trust, has executed this instrument this _____ day of _____, 2023 A.D.

Colt H. Haugen, Trustee Kathryn E. Haugen, Trustee

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2023 A.D. by Colt H. Haugen and Kathryn E. Haugen

Witness my hand and seal _____

Address _____

My Commission expires _____

DATE SUBMITTED: 01/20/2023
REVISIONS:

