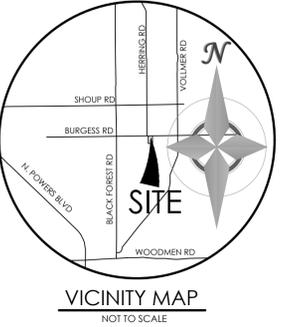


# MINOR SUBDIVISION PLAT

## FOR

# SKYFALL SUBDIVISION FILING NO. 1

LOCATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO



### KNOW ALL MEN BY THESE PRESENTS

THAT RAMSES II PROPERTIES LLC IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:  
A TRACT OF LAND LOCATED IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS REFERRED TO HEREIN ARE BASED ON THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21, BEARING S 89°12'45" W.)

**COMMENCING** AT THE NORTHWEST CORNER OF THE SAID SECTION 21, THENCE N 89°13'04" E, A DISTANCE OF 657.15 FEET ALONG THE NORTH LINE OF THE SAID NORTHWEST ONE-QUARTER;

THENCE S 00°25'18" E, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BURGESS ROAD AND THE **POINT OF BEGINNING**;

THENCE N 89°13'04" E, A DISTANCE OF 657.16 FEET ALONG A LINE THAT IS 30 FEET SOUTHERLY AND PARALLEL WITH THE SAID NORTH LINE TO A POINT ON THE EASTERLY LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE S 00°26'53" E, A DISTANCE OF 1290.97 FEET ALONG SAID EASTERLY LINE TO THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE S 89°12'45" W, A DISTANCE OF 657.76 FEET ALONG THE SOUTHERLY LINE OF THE SAID NORTHWEST ONE-QUARTER TO A POINT ON THE WESTERLY LINE OF THE SAID EAST ONE-HALF;

THENCE N 00°25'18" W, A DISTANCE OF 1291.04 FEET ALONG SAID WESTERLY LINE TO THE **POINT OF BEGINNING**;

SAID TRACT CONTAINS 848,769 SF (19.485 ACRES), MORE OR LESS.

### COUNTY GOVERNMENT NOTES

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: DRAINAGE REPORT; WATER RESOURCES REPORT; WATER QUALITY REPORT; WILDLAND FIRE AND HAZARD MITIGATION REPORT; FIRE PROTECTION REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT 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.
- 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 DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE 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.
- 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 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 USED FOR ALLOCATION 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.
- 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.
- WASTEWATER/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.
- ACCESS TO LOTS 1, 2 & 3 SHALL BE THROUGH THE SHOWN 35' INGRESS/EGRESS EASEMENT AND ACCESS TO LOT 3 MAY ALSO BE THROUGH THE SHOWN 40' INGRESS/EGRESS EASEMENT. THE RESPONSIBILITY AND MAINTENANCE OF SAID ACCESS SHALL BE PER THE ACCESS MAINTENANCE AGREEMENT AS RECORDED IN RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

### NOTES

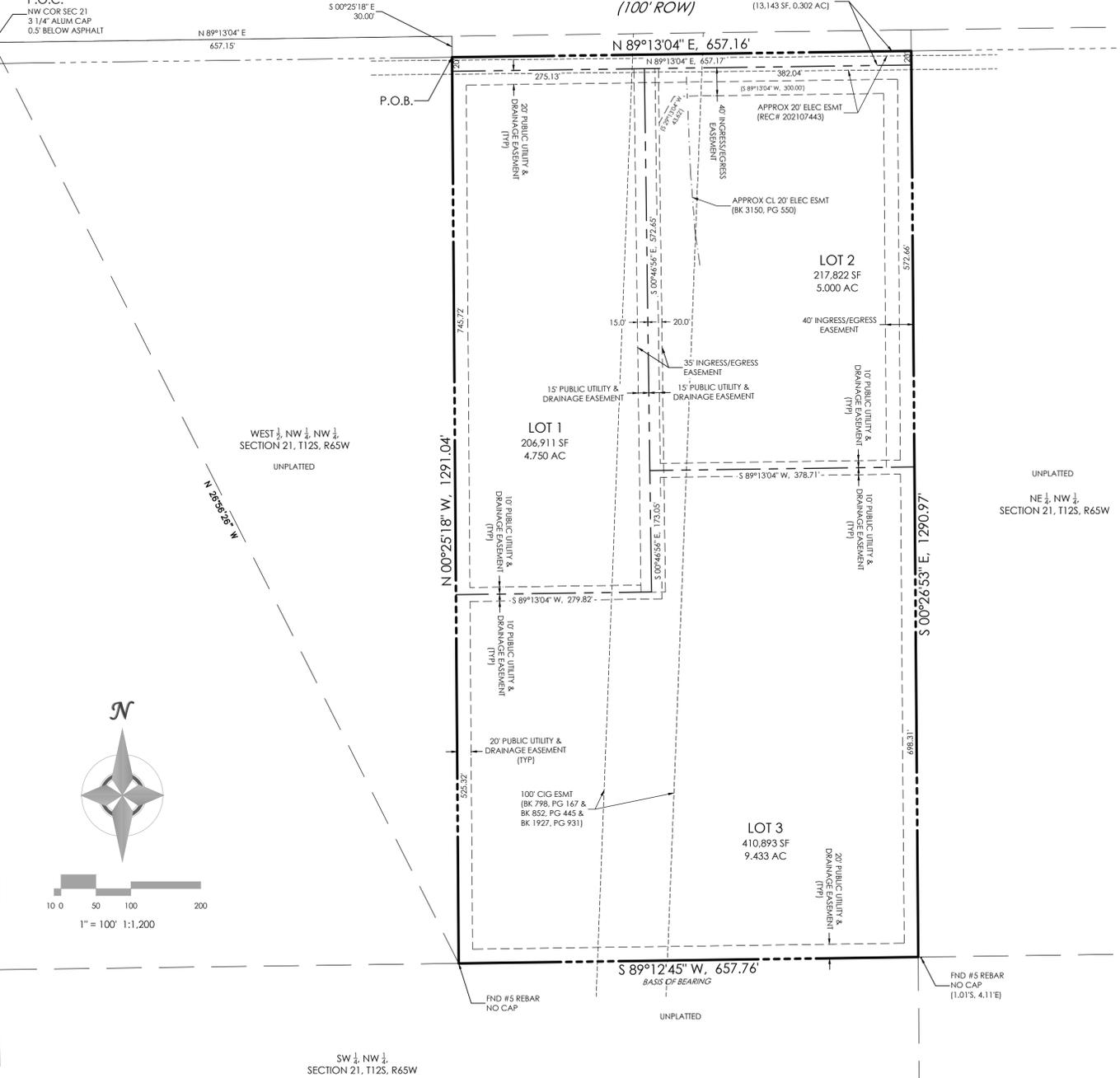
- BASIS OF BEARING STATEMENT PER POLICIES CONCERNING THE PRACTICE OF LAND SURVEYING, SECTION 60.1.2.4 - THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST; BEARING S 89°12'45" W.
- SET #5 REBAR WITH ALUMINUM CAP MARKED "POLARIS - PLS 27605" FLUSH WITH THE GROUND AT ALL CORNERS UNLESS SHOWN OTHERWISE.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POLARIS SURVEYING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, POLARIS SURVEYING, INC. RELIED UPON TITLE INSURANCE POLICY PREPARED BY EMPIRE TITLE OF COLORADO SPRINGS, FILE NO. 84898ECS WITH EFFECTIVE DATE OF MAY 10, 2021.
- FLOODPLAIN STATEMENT: THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS ESTABLISHED BY FEMA PER FIRM PANEL 08041 C0535 G, EFFECTIVE DATE 12/27/2018.
- LINEAL UNITS USED FOR THIS SURVEY ARE U.S. SURVEY FEET.
- LAND SURVEY PLAT FILED UNDER DEPOSIT # 89890058, OF THE RECORDS OF EL PASO COUNTY, COLORADO, WAS USED AS A REFERENCE FOR THIS SURVEY.
- 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 THE CERTIFICATION SHOWN HEREON. (SECTION 13-80-105 C.R.S.).
- PORTIONS OF THIS PROPERTY SUBJECT TO THE TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN ENCROACHMENT AGREEMENT, RECORDED MARCH 25, 2021 AT RECEPTION NO. 221059403. (NOT PLOTTABLE)
- PORTIONS OF THIS PROPERTY SUBJECT TO THE TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN AGREEMENT, RECORDED APRIL 1, 2021 AT RECEPTION NO. 221064259. (NOT PLOTTABLE)

### EASEMENTS

UNLESS OTHERWISE NOTED, ALL EXTERIOR PROPERTY LINES ARE HEREBY PLATTED WITH A TWENTY (20) FOOT PUBLIC UTILITY & DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT PUBLIC UTILITY & DRAINAGE EASEMENT, AND SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT PUBLIC UTILITY & DRAINAGE EASEMENT.



P.O.C.  
NW COR SEC 21  
3 1/4" ALUM CAP  
0.5' BELOW ASPHALT



### OWNER'S CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE VACATED, LAID OUT, SUBDIVIDED, AND REPLATED SAID LANDS INTO LOTS, TRACTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF SKYFALL SUBDIVISION FILING NO. 1. 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.

### RAMSES II PROPERTIES LLC

DONNIE WISENBAKER, MANAGER

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 BY \_\_\_\_\_ AS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_  
NOTARY PUBLIC

### SURVEYOR'S STATEMENT

I, RANDALL D. HENRY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SUBDIVISION EXEMPTION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 10/08/2020, 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 SUBDIVISION EXEMPTION 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 AND IS NOT A WARRANTY EITHER EXPRESSED NOR IMPLIED.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

RANDALL D. HENRY  
COLORADO REGISTERED PLS #27605  
FOR AND ON BEHALF OF M.V.E., INC.

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR "SKYFALL SUBDIVISION FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS & 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.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAT FOR "SKYFALL SUBDIVISION FILING NO. 1" 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 HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_

### CLERK AND RECORDER

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 \_\_\_\_\_, 2021, A.D. AND IS DULY RECORDED.

AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHARLES D. BROERMAN, RECORDER

BY: \_\_\_\_\_ DEPUTY

MINOR SUBDIVISION PLAT  
SKYFALL SUBDIVISION FILING NO. 1  
E1/2, NW1/4, S21, T12S, R65W

**MVE, INC.**  
ENGINEERS SURVEYORS

MVE PROJECT: 61146  
MVE DRAWING: 61146-PLAT-CS  
DATE: MAY 25, 2021  
SHEET: 1 OF 1

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