

MISFIT CREW ESTATES

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

COUNTY GOVERNMENT NOTES

- NOTE REGARDING REPORTS ON FILE: THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: FINAL DRAINAGE REPORT; WATER RESOURCES REPORT; OWTS WASTEWATER STUDY; GEOLOGY & SOILS REPORT; FIRE PROTECTION REPORT, AND NATURAL FEATURES REPORT.
- 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. 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.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- 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 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 OF 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 ON NON-RENEWABLE AQUIFERS. ALTERNATE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- 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.
- 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 ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- ACCESS TO LOTS 2 AND 3 FROM MOUNTAIN SHADOW VIEW SHALL BE LOCATED WITHIN THE COMMON ACCESS EASEMENT SHOWN HEREON. THE RESPONSIBILITY FOR CONSTRUCTION AND MAINTENANCE OF SAID ACCESS IS DESCRIBED IN THE "DECLARATION OF WATER COVENANTS AND EASEMENTS FOR MISFIT CREW ESTATES" AS RECORDED IN RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- NOTICE: FUTURE PROPERTY OWNERS ARE ADVISED THAT EL PASO COUNTY'S APPROVAL OF THIS PLAT DOES NOT INCLUDE CERTIFICATION OF WATER RIGHTS OR THE STRUCTURAL STABILITY OF THE EXISTING STOCK POND LOCATED ON THE SUBJECT PROPERTY. THE STATE OF COLORADO HAS JURISDICTION REGARDING MODIFICATION OR ELIMINATION OF THE POND. EL PASO COUNTY SHALL NOT BE RESPONSIBLE OR LIABLE FOR SUCH MODIFICATIONS, REPAIRS, ENLARGEMENTS, OR REPLACEMENT AND THE COST THEREOF BY VIRTUE OF THIS SUBDIVISION APPROVAL.
- 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 IMPACT OF LIVING IN A COUNTY WITH A STRONG RURAL CHARACTER AND A HEALTHY AGRICULTURAL SECTOR. 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, ODOORS, 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. (USED WHEN SUBDIVISION IS ADJACENT TO AN EXISTING AGRICULTURAL OPERATION SUCH AS FEEDLOT, FARMED FIELD, OR WHEN DETERMINED NECESSARY BY THE PROJECT MANAGER).
- SOIL AND GEOLOGIC CONDITIONS: AREAS WITHIN THIS SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY POTENTIAL GEOLOGIC CONSTRAINTS AS DETAILED IN THE SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY PREPARED BY ENTECH ENGINEERING, INC. AND DATED AUGUST 20, 2024. THE REPORT IS AVAILABLE IN THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT RECORDS (WWW.EPCDPLANREVIEW.COM) UNDER FILE NUMBER _____. THE REPORT INCLUDES MAPPING OF THE POTENTIAL HAZARD AREAS WITHIN THE SUBDIVISION, A DESCRIPTION OF THE AFFECTED LOTS, POTENTIAL CONSTRAINTS AND MITIGATION MEASURES ARE LISTED BELOW. NO AREAS OF THE SITE EXCEED 30% IN GRADE. INDIVIDUAL SOILS INVESTIGATIONS AND FOUNDATION DESIGNS FOR ALL NEW BUILDING SITES AND SEPTIC SYSTEMS ARE REQUIRED ONCE BUILDING LOCATIONS HAVE BEEN DETERMINED. SHOULD GROUNDWATER OR BEDROCK BE ENCOUNTERED WITHIN 4 FEET OF THE SURFACE, DESIGNED ONSITE WASTEWATER SYSTEMS WILL BE REQUIRED. DESIGNED ONSITE WASTEWATER SYSTEMS ARE ANTICIPATED ON THE LOT DUE TO SEASONAL SHALLOW GROUNDWATER, HIGH ROCK PERCENTAGE, AND RESTRICTIVE CLAY SOILS. WASTEWATER ABSORPTION FIELDS MUST BE LOCATED AT LEAST 100 FEET FROM ANY WELL, 50 FEET FROM DRAINAGES, FLOODPLAINS OR PONDED AREAS AND 25 FEET FROM DRY GULCHES. NO ELEMENTS OF WASTEWATER TREATMENT SYSTEMS SHOULD BE PLACED IN AREAS OF POTENTIALLY SEASONAL SHALLOW GROUNDWATER OR SEASONAL SHALLOW WATER. ARTIFICIAL FILL: LOT 1. MITIGATION MEASURES INCLUDE: OVEREXCAVATION, REPLACEMENT AND COMPACTION OF SOILS BENEATH FOUNDATIONS. EXPANSIVE SOILS: ALL LOTS MITIGATION MEASURES INCLUDE: SPECIAL FOUNDATION DESIGN, OVEREXCAVATION, REPLACEMENT AND COMPACTION OF SOILS BENEATH FOUNDATIONS. POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOT 1 & 2. MITIGATION MEASURES INCLUDE: EXTENSION OF FOUNDATIONS A MINIMUM OF 30 INCHES BELOW GRADE. INSTALLATION OF FOUNDATION PERIMETER DRAINS AND GRADING TO DIRECT SURFACE FLOWS AWAY FROM STRUCTURES. ALL ORGANIC MATERIAL WOULD BE COMPLETELY REMOVED PRIOR TO ANY FILL PLACEMENT. SEASONAL SHALLOW WATER: ALL LOTS (DRAINAGE EASEMENT PROVIDED). MITIGATION MEASURES INCLUDE: MITIGATION MEASURES INCLUDE: EXTENSION OF FOUNDATIONS A MINIMUM OF 30 INCHES BELOW GRADE. INSTALLATION OF FOUNDATION PERIMETER DRAINS AND GRADING TO DIRECT SURFACE FLOWS AWAY FROM STRUCTURES. ALL ORGANIC MATERIAL WOULD BE COMPLETELY REMOVED PRIOR TO ANY FILL PLACEMENT.
- LOT AND DENSITY DATA:
 - GROSS ACREAGE: 35.729 ACRES
 - TOTAL NUMBER OF LOTS IN THE SUBDIVISION: 3
 - GROSS DENSITY: 0.084 LOTS PER ACRE
 - ACREAGE DEDICATED TO PUBLIC STREETS: 0.027 ACRES
 - NET ACREAGE: 18.702 ACRES
 - NET DENSITY: 0.084 LOTS PER ACRE

Please include full standard drainage note:
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.

Add Following Notes:
Per ECM section I.7.1 B.5, residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above referenced ECM section. Impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.

Absorption field must be located a minimum of 100 feet from any well, including those on adjacent properties. Absorption fields must also be located a minimum of 50 feet from any drainages, floodplains, or ponded areas and 25 feet from dry gulches. Please add note in regard to On-site wastewater systems

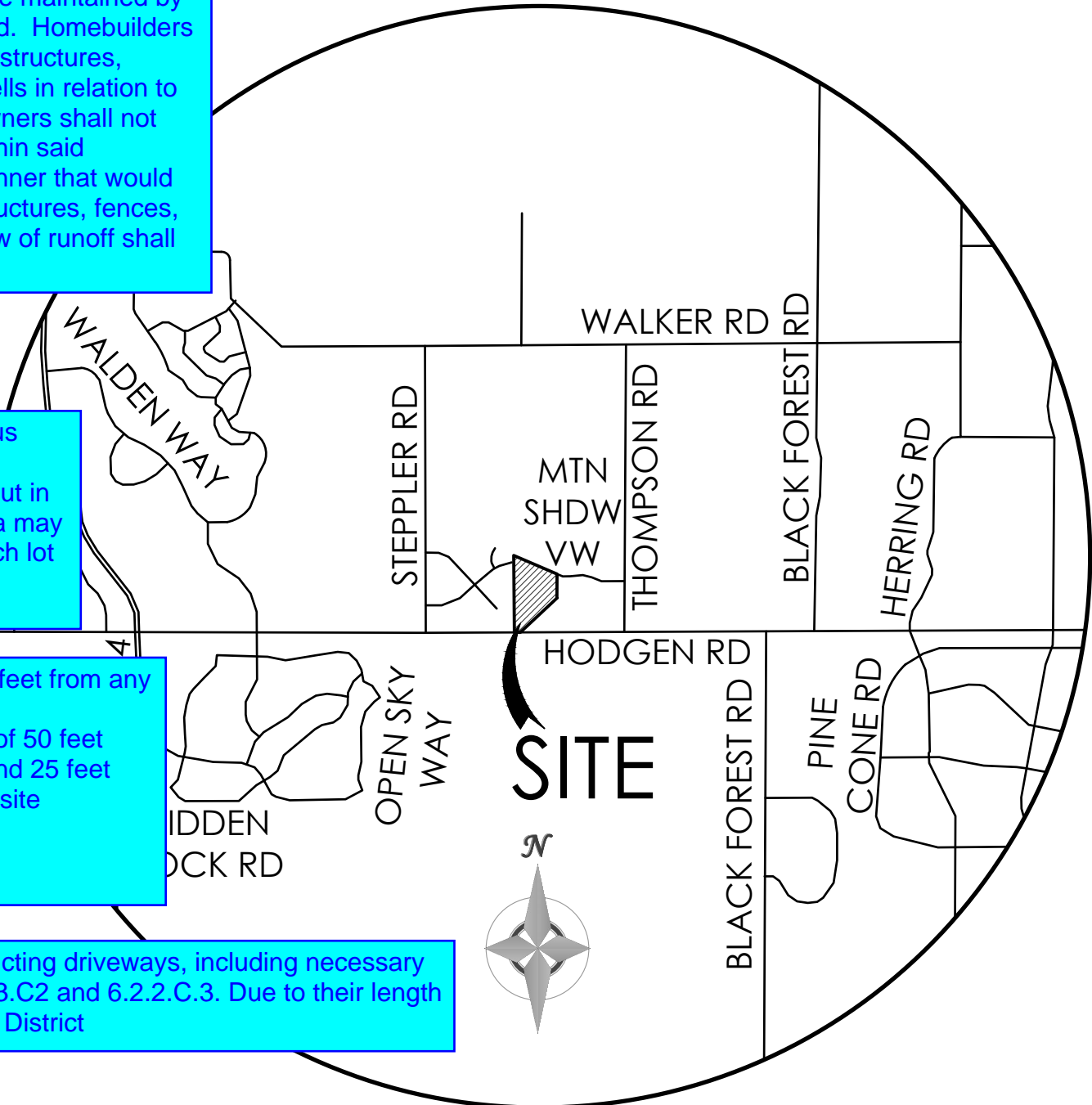
Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code 6.3.3.C.2 and 6.2.2.C.3. Due to their length some of the driveway must be approved by the Fire District

Owners of all lots shall submit an engineered site plan at time of building permit. Engineered site plan shall depict location of proposed house, individual driveway from private driveway to house, and any culverts necessary based on house and driveway locations.

- ### NOTES
- There shall be no direct lot access to Hodgen Road.
 - ALL CORNERS SET WITH NO. 5 REBAR WITH SURVEYOR'S ALUMINUM CAP PLS #27605 AND FLUSH WITH THE GROUND, UNLESS OTHERWISE NOTED.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY M.V.E., INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, M.V.E., INC. RELIED UPON TITLE INSURANCE POLICY PREPARED BY _____ ORDER NO. _____ WITH EFFECTIVE DATE OF _____.
 - FLOODPLAIN STATEMENT: ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 08041C0305 G, DATED DECEMBER 7, 2018, THE PROPERTY IS LOCATED IN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
 - LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.
 - PROPERTY IS SUBJECT TO TERMS THEREFORE GRANTED IN DECRET IN THE DISTRICT COURT, WATER DIVISION 1, STATE OF COLORADO RECORDED _____ AT RECEPTION NO. _____.
 - 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 13-90-105 C.R.S.).
 - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508.
 - PORTIONS OF THIS PLAT CONTAIN VIEW EASEMENTS. THE LIMITATIONS AND RESTRICTIONS IMPOSED ON SAID AREAS ARE DESCRIBED IN THE "DECLARATION OF WATER COVENANTS AND EASEMENTS FOR MISFIT CREW ESTATES" AS RECORDED IN RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

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 UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION: BE IT KNOWN BY THESE PRESENTS:

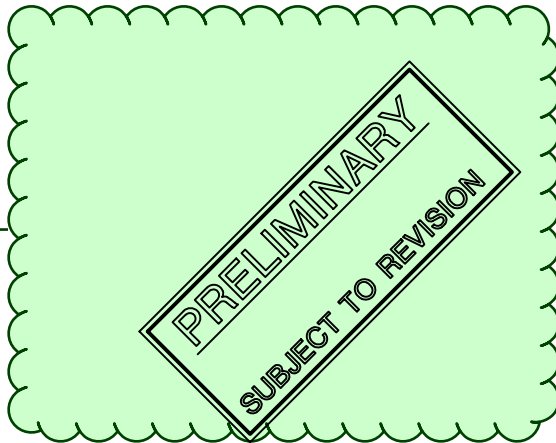
THAT MARK E. MCDONALD AND AMANDA M. ENLOE ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT: A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24; THENCE N 00°20'57" W ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER (BASIS OF BEARING) A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HODGEN ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING N 00°20'57" W ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER A DISTANCE OF 2220.37 FEET; THENCE S 57°35'42" E A DISTANCE OF 1253.60 FEET; THENCE S 00°20'57" E A DISTANCE OF 636.60 FEET; THENCE S 45°48'39" W A DISTANCE OF 1305.41 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HODGEN ROAD; THENCE S 88°58'04" W A DISTANCE OF 112.72 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF HODGEN ROAD TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 1.556,343 SF (35.729 ACRES), MORE OR LESS.

SURVEYOR'S STATEMENT

I, RANDALL D. HENCY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "MISFIT CREW ESTATES" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 1/12/2024, 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 AND IS NOT A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

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



Please remove.

SUBMITTED: 5/21/2024	CONSULTANT: MVE INC. DAVID GORMAN, P.E. 1903 LELARAY STREET COLORADO SPRINGS CO 80909 PH (719) 635-5736 FAX (719) 635-5450 DAVEG@MVECVIL.COM	OWNERS OF RECORD AT TIME OF PLATTING: MARK E. MCDONALD AMANDA M. ENLOE 5775 MOUNTAIN SHADOW VIEW COLORADO SPRINGS CO 80908 mmcd280@gmail.com
REVISIONS:	SURVEYOR: RANDALL D. HENCY CO PLS NO. 27605 POLARS SURVEYING, INC. 1903 LELARAY ST, STE 100 COLORADO SPRINGS, CO 80909 (719) 448-0844 JOB#: 220406 DATE OF PREPARATION: 5/21/2024 DATE OF SURVEY: 1/12/2024	

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 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 MISFIT CREW ESTATES. 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.

MARK E. MCDONALD, OWNER
STATE OF COLORADO)
COUNTY OF EL PASO) SS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 BY MARK E. MCDONALD AS OWNER.

MY COMMISSION EXPIRES _____
WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

AMANDA M. ENLOE, OWNER
STATE OF COLORADO)
COUNTY OF EL PASO) SS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 BY AMANDA M. ENLOE AS OWNER.

MY COMMISSION EXPIRES _____
WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

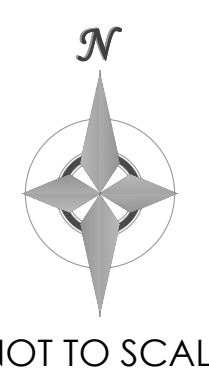
THIS PLAT FOR "MISFIT CREW ESTATES" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (EASEMENTS) 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.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CLERK AND RECORDER

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 _____, 20____, A.D. AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER
BY: _____ DEPUTY
SCHOOL FEE: _____
BRIDGE FEE: _____
PARK FEE: _____
DRAINAGE FEE: _____



NOT TO SCALE

Check acreage, looks like there is a type.

Please add a note stating "View easements are private easements and are not enforced by El Paso County."

MINOR SUBDIVISION PLAT MISFIT CREW ESTATES	
MVE, INC. ENGINEERS SURVEYORS 1903 Lelaray Street, Suite 100 Colorado Springs, CO 80909 719.635.5736 www.mvecvil.com	MVE PROJECT: 61160 MVE DRAWING: 61160-PLAT-CS DATE: MAY 21, 2024 SHEET: 1 OF 2

MISFIT CREW ESTATES

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

LEGEND	
	PROPOSED SUBDIVISION BOUNDARY LINE
	PROPOSED LOT LINE
	ADJACENT BOUNDARIES
	FOUND CORNER AS SHOWN
	SET #5 REBAR W/ ALUMINUM CAP MARKED "POLARIS, PLS 27605" FLUSH WITH THE GROUND
(15980)	ADDRESS NUMBER
	PUBLIC UTILITY AND DRAINAGE EASEMENT
	DRAINAGE EASEMENT WITH NO BUILD AND NO STORAGE OF MATERIALS
	VIEW EASEMENT
NAP	NOT A PART OF THIS SUBDIVISION (NO AREAS OUTSIDE OF THE SHOWN BOUNDARY ARE A PART OF THIS SUBDIVISION)

Show and label access easement for Mountain Shadow View, which gets to Lot 1. Include reception No.

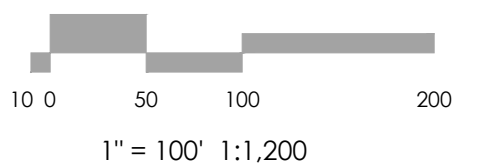
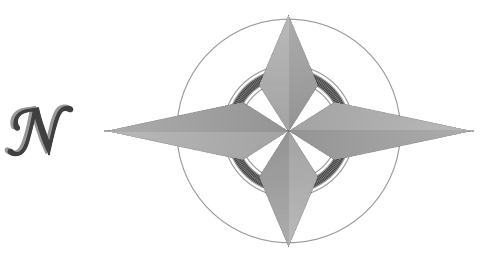
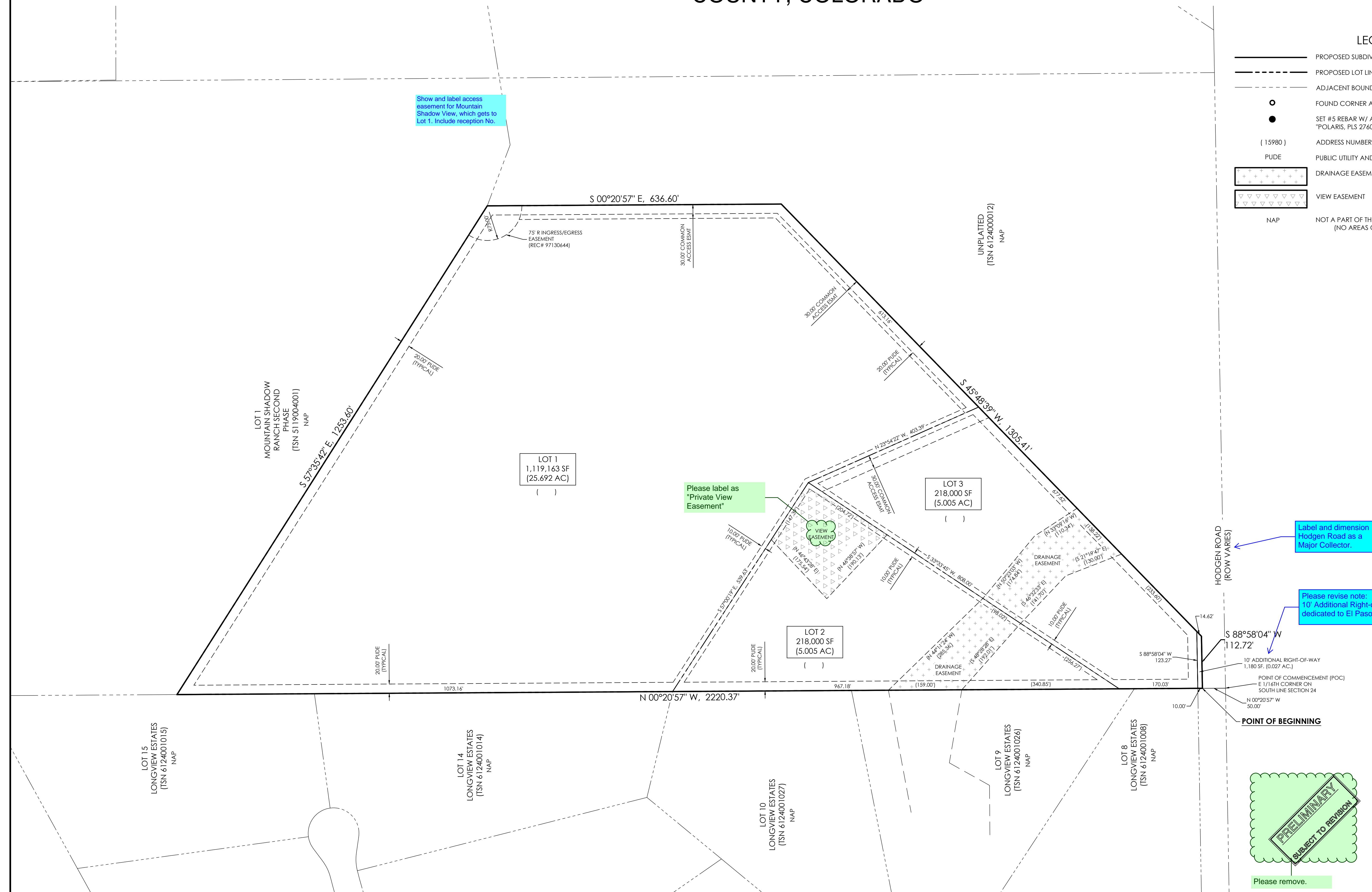
Please label as "Private View Easement"

Label and dimension Hodgen Road as a Major Collector.

Please revise note: 10' Additional Right-of-Way to be dedicated to El Paso County.

PRELIMINARY
SUBJECT TO REVISION

Please remove.



MINOR SUBDIVISION PLAT
MISFIT CREW ESTATES

MVE, INC.
ENGINEERS SURVEYORS

1903 Lelary Street, Suite 300
Colorado Springs, CO 80909
719.635.5736 www.mvecivil.com

MVE PROJECT: 61160
MVE DRAWING: 61160-PLAT-PS1
DATE: MAY 21, 2024
SHEET: 2 OF 2