

December 28, 2017

RE: East Platte Subdivision
PCD File No.: VR-17-014
Review Comments received December 26, 2017

All comments have been revised and addressed per the PDF of the final plat markup, except for addressing the floodplain note. It is the surveyor's determination that the floodplain does not exist on the subject parcel based on elevations at the time of survey compared to the elevations of the floodplain as shown in the LOMR. Please contact Stewart Mapes at 719.766.9076 to ask any questions regarding the floodplain note as shown on the final plat.

EAST PLATTE SUBDIVISION

A VACATION AND REPLAT OF LOT 1, CIMARRON SOUTH FILING NO. 1
LOCATED WITHIN THE NORTHEAST 1/4 OF SECTION 18,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That Thomas E. Richardson & Linda S. Richardson, being the owner of the following described tract of land to wit:

Lot 1, Cimarron South Filing No. 1, County of El Paso, State of Colorado, less and except that portion conveyed to the Department of Transportation, State of Colorado, as set forth in Warranty Deed recorded October 16, 2000 under Reception No. 200124935.

Containing a calculated area of 6.775 acres, more or less.

DEDICATION:

The above owners has caused said tract of land to be surveyed and platted into lots, easements and additional road right of way as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said tract and the location of said easements, and which tract so platted shall be known as East Platte Subdivision, El Paso County, Colorado. The undersigned do hereby grant to El Paso County, Colorado those utility easements and additional road right of way shown on this plat and further restricts the use of said easements to the county and/or its assigns, provided however that the sole right and authority to release or quit claim any such public easements shall remain exclusively vested in El Paso County.

IN WITNESS WHEREOF:

The aforementioned, Thomas E. Richardson, has executed this instrument this _____ day of _____, 2018.

By: _____

NOTARIAL:

STATE OF _____ } SS
COUNTY OF _____ }

The above and aforementioned was acknowledged before me this _____ day of _____, 2018, by _____.

Witness my hand and seal _____

Address _____

My Commission expires _____

IN WITNESS WHEREOF:

The aforementioned, Linda S. Richardson, has executed this instrument this _____ day of _____, 2018.

By: _____

NOTARIAL:

STATE OF _____ } SS
COUNTY OF _____ }

The above and aforementioned was acknowledged before me this _____ day of _____, 2018, by _____.

Witness my hand and seal _____

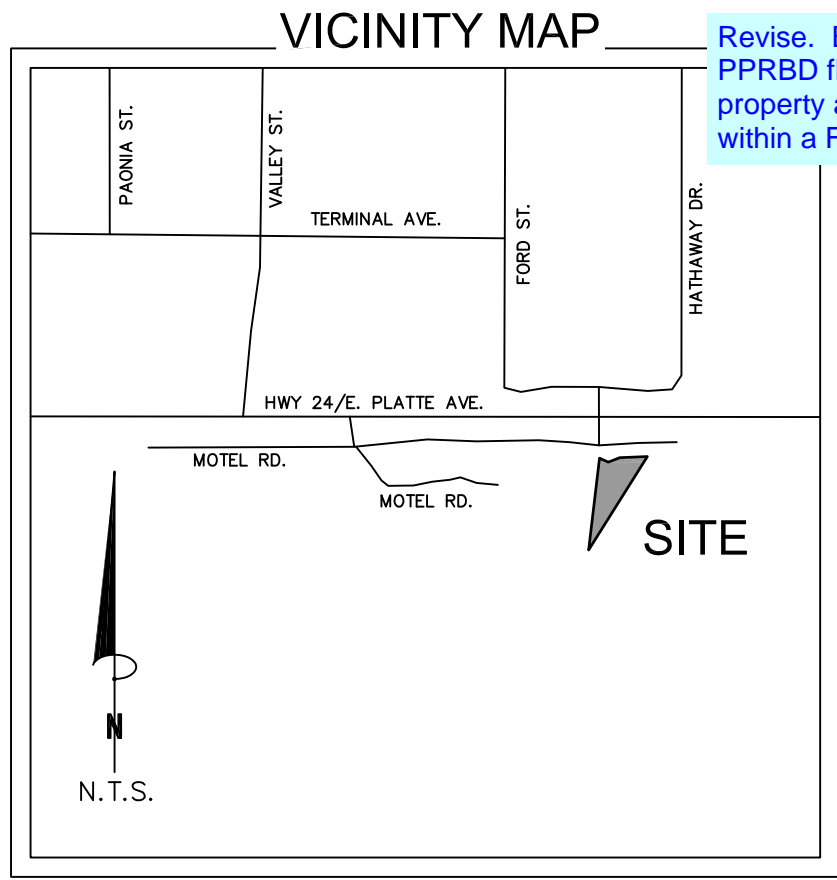
Address _____

My Commission expires _____

NOTICE IS HEREBY GIVEN:

That the area included in the plat described herein is subject to the code of El Paso County, 2001, as amended.

No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by El Paso County or alternatively until acceptable assurances including but not limited to letters of credit cash subdivision bonds or combinations thereof guaranteeing the completion of all required public improvements including, but not limited to, drainage, street and erosion control have been placed on file with El Paso County.



Revise. Based on the County's GIS or the PPRBD floodplain map, portions of the property along the eastern edge are located within a FEMA floodplain.

NOTES:

- This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, Clark Land Surveying, Inc. relied upon a Title Insurance Policy, prepared by Old Republic National Title Insurance Company, Commitment No. RND55065195, effective date August 05, 2017 at 5:00 P.M.
- Basis of bearings is a portion of the west line of Cimarron South Filing No. 1, recorded May 24, 1973 at Reception No. 985823 in the Official Records of El Paso County, monumented at the North end by a #6 rebar and at the South end by a #4 rebar with a 1" plastic cap stamped "PLS 11624" and assumed to bear N00°46'59"E.
- This property is located within Zone X (Areas determined to be outside of the 500-year floodplain) as established by FEMA or FIRM panel 08041C0754F, effective date March 17, 1997 and as amended by the FEMA approved Letter of Map Revision (LOMR) case number 03-08-0689P dated June 03, 2004. No structures are permitted within the designated Floodplain areas.
- Approval of this replat vacates all prior plats for the area described by this replat.
- Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- The lineal units used in this drawing are U.S. Survey Feet.
- This parcel is subject to the Avigation Easement recorded May 29, 1973 in Book 2590 at Page 122.
- This parcel is subject to the inclusion of the Cimarron Hills Fire Protection District as evidence by instrument recorded December 13, 1972, under Rec. No. 941974.
- Water Service and Sanitary Sewer Service is to be provided by the Cherokee Water and Sanitation District.
- 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.
- 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.

No note has been added addressing the traffic impact fee. The impact fee has also not been included in the fee section below.

Contradicts

SURVEYOR'S CERTIFICATION:

The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the normal standard of practice by surveyors in the State of Colorado and accurately shows the described tract of land thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

This statement is neither a warranty nor guarantee, either expressed or implied.

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

FEES:

Drainage Fee: _____ School Fee: _____
Bridge Fee: _____ Park Fee: _____

You have failed to include any signature block for the BoCC or PCD Director.

RECORDING:

STATE OF COLORADO } SS
COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record in my office at _____ o'clock ____M.,

this _____ day of _____, 2018, A.D., and is duly recorded under

Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: _____ CHUCK BROERMAN, RECORDER

FEE: _____ BY: _____ Deputy

EAST PLATTE SUBDIVISION

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.

A PORTION ON THE NORTHEAST 1/4 OF SECTION 18,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

Project No. 170333
Drawn By: ZAR
Checked By: SLW
Date: 08/18/2017
Sheet 1 of 2

Revisions

No.	Description	By	Date
2	Revised per comments	ZAR	12/28/2017
1	CSU 1st review comments	CME	12/13/2017

Clark Land Surveying, Inc.
www.clarklts.com

177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270

AS PLATTED

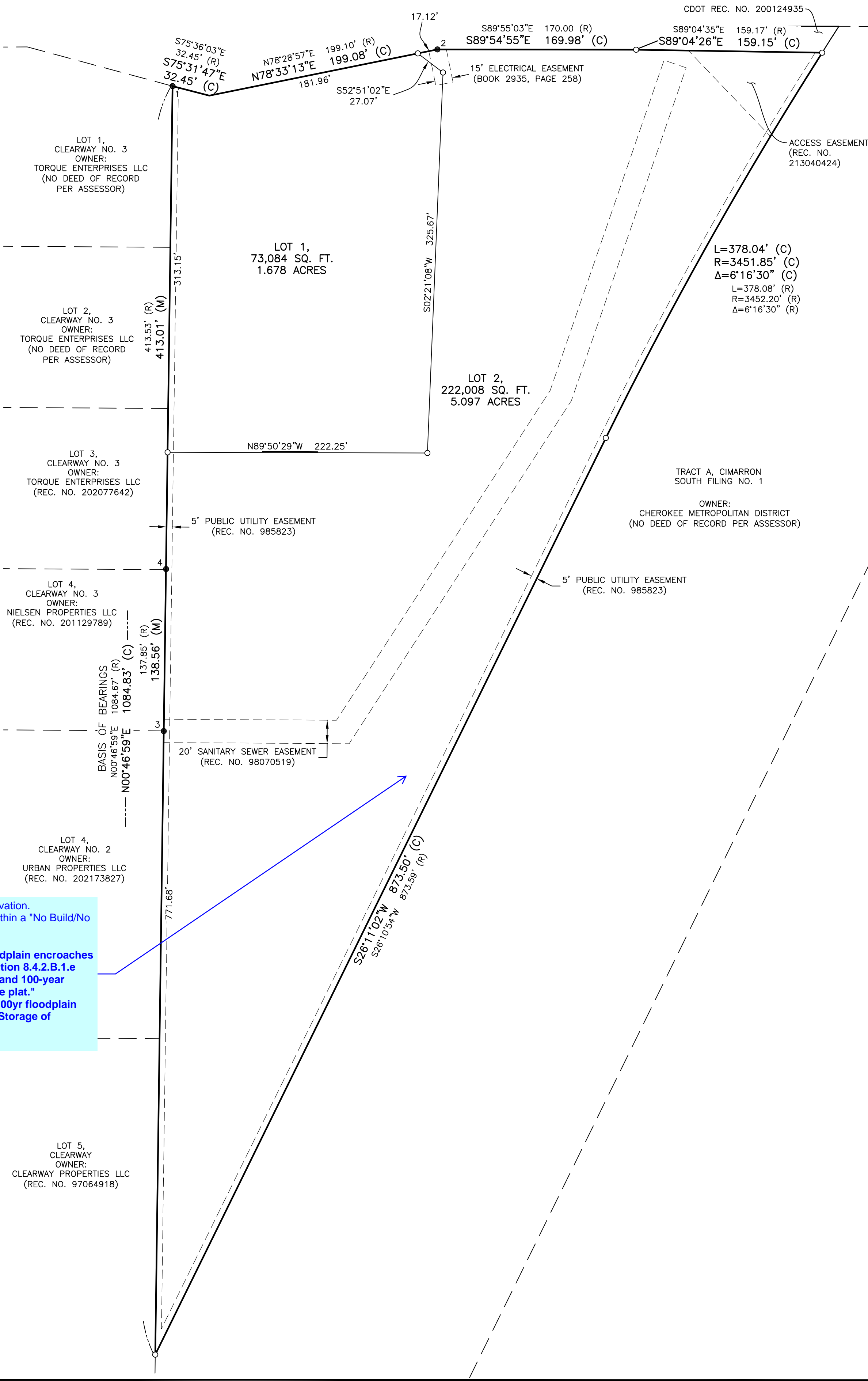
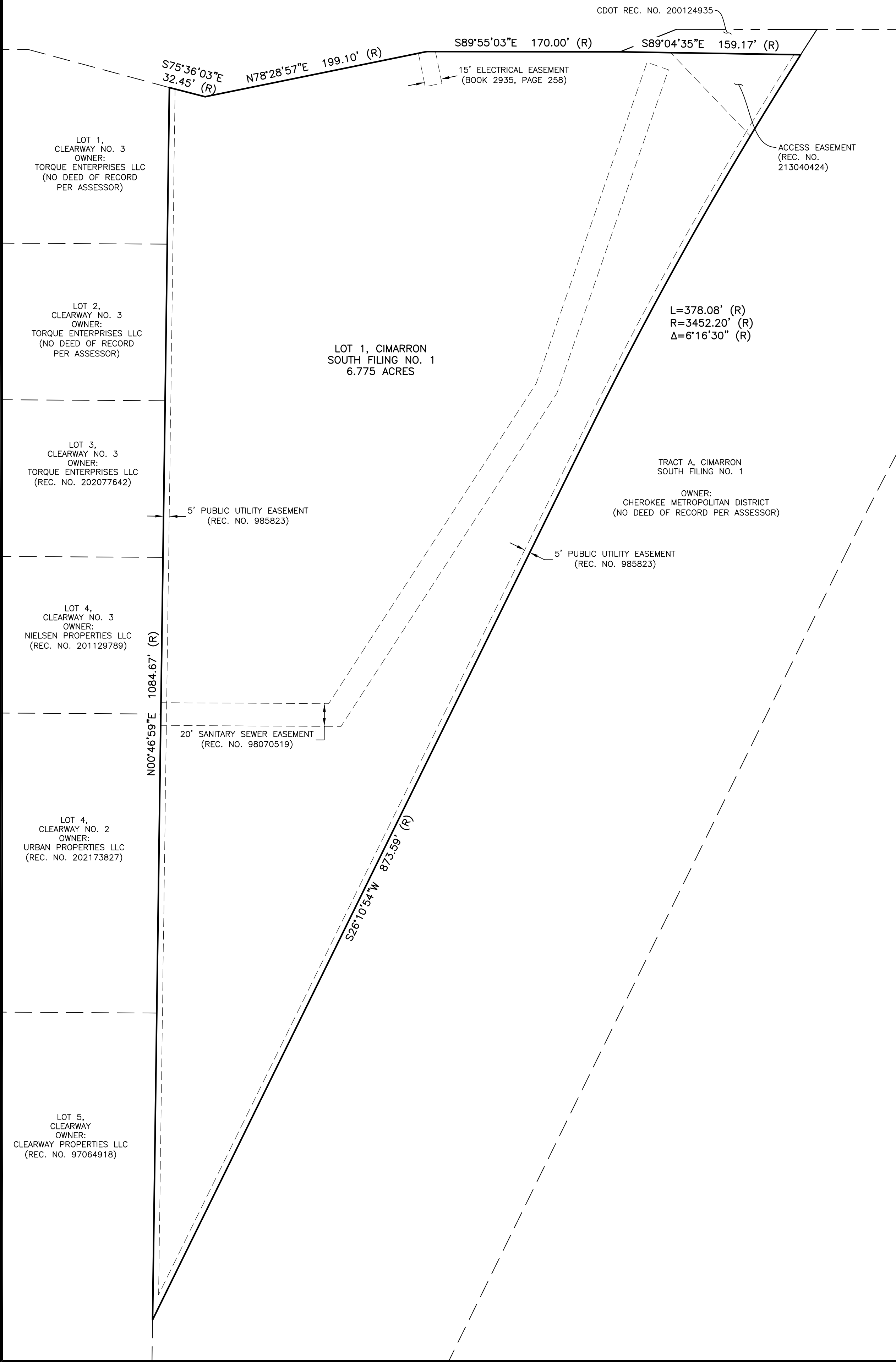
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LOCATED WITHIN THE NORTHEAST 1/4 OF SECTION 18,
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CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

AS RE-PLATTED

U.S. HWY 24/E. PLATTE AVE.
(PUBLIC R.O.W. VARIES)

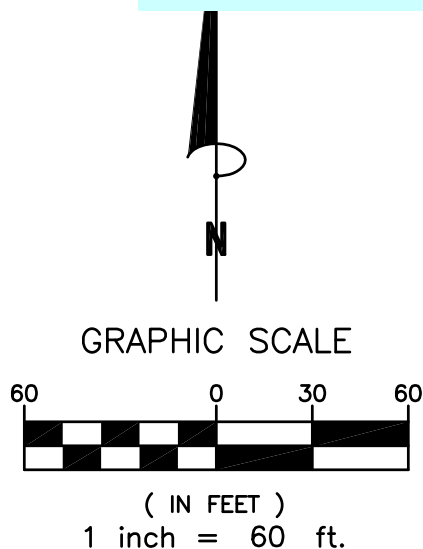
U.S. HWY 24/E. PLATTE AVE.
(PUBLIC R.O.W. VARIES)



- FOUND MONUMENTS
 - 1. #6 REBAR, 1" BELOW SURFACE
 - 2. #5 REBAR, FLUSH W/ SURFACE
 - 3. #4 REBAR W/ 1" PLASTIC CAP, "PLS 11624"
 - 6" ABOVE SURFACE
 - 4. #4 REBAR W/ 1" PLASTIC CAP, "WATTS 9853"
 - FLUSH W/ SURFACE
- SET MONUMENTS
 - #5 REBAR W/ 1½" PLASTIC CAP, "PLS 38245"
 - FLUSH W/ SURFACE
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED

Show the FEMA Floodplain and base flood elevation.
100yr floodplain within Lot 2 must be placed within a "No Build/No
Storage of Materials" easement.

Review 2: Unresolved. Portions of the Floodplain encroaches
within the property. Per LDC Chapter 8 Section 8.4.2.B.1.e
"FEMA approved base flood elevation data and 100-year
floodplain boundaries shall be shown on the plat."
Also, provide a drainage easement for the 100yr floodplain
with the restrictions of "No Build" and "No Storage of
Materials" per LDC Section 8.4.2.B.1.d.



EAST PLATTE SUBDIVISION

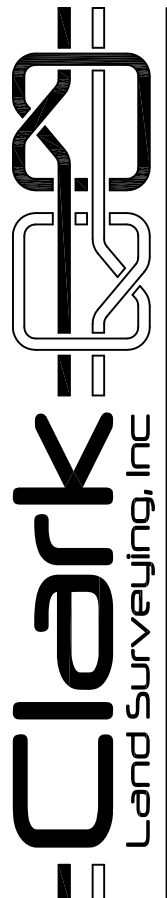
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CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

Project No. 170333
Drawn By: ZAR
Checked By: SLW
Date: 08/18/2017
Sheet 2 of 2

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Revisions

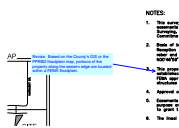
No.	Description	By	Date
2	Revised per comments	ZAR	12/28/2017
1	CSU 1st review comments	CME	12/13/2017



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177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270

Markup Summary

dsdlaforce (2)



Subject: Callout
Page Label: 2
Lock: Unlocked
Author: dsdlaforce

Revise. Based on the County's GIS or the PPRBD floodplain map, portions of the property along the eastern edge are located within a FEMA floodplain.



Subject: Callout
Page Label: 3
Lock: Unlocked
Author: dsdlaforce

Show the FEMA Floodplain and base flood elevation.
100yr floodplain within Lot 2 must be placed within a "No Build/No Storage of Materials" easement.

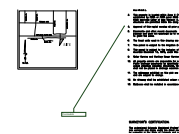
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dsdruiz (6)



Subject: Text Box
Page Label: 2
Lock: Unlocked
Author: dsdruiz

You have failed to include any signature block for the BoCC or PCD Director.

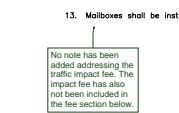


Subject: Callout
Page Label: 2
Lock: Unlocked
Author: dsdruiz

Contradicts

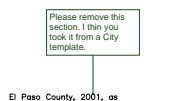


Subject: Arrow
Page Label: 2
Lock: Unlocked
Author: dsdruiz



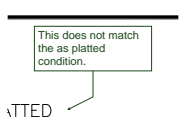
Subject: Callout
Page Label: 2
Lock: Unlocked
Author: dsdruiz

No note has been added addressing the traffic impact fee. The impact fee has also not been included in the fee section below.



Subject: Callout
Page Label: 2
Lock: Unlocked
Author: dsdruiz

Please remove this section. I thin you took it from a City template.



Subject: Callout
Page Label: 3
Lock: Unlocked
Author: dsdruiz

This does not match the as platted condition.