

KNOW ALL MEN BY THESE PRESENTS:

That Savage Development, Inc., being the owner of the following described tract of land to wit:

The Southwest quarter of the Southeast quarter of Section 19, in Township 11 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, more particularly described as follows:
 BEGINNING at the Southwest corner of the SW1/4SE1/4 of said Section 19;
 thence N 00°08'55" W, a distance of 1,325.15 feet;
 thence N 88°59'57" E, a distance of 1,313.94 feet;
 thence S 00°04'28" E, a distance of 1,323.40 feet;
 thence S 88°55'17" W, a distance of 1,312.25 feet to the POINT OF BEGINNING.
 EXCEPTING therefrom that portion conveyed to Deed recorded October 21, 2010 as Reception No. 210105382.
 (Per File No. 23574LTG)

DEDICATION

The above owner has caused said parcel of land to be platted into lots, streets, and easements as shown hereon. The undersigned does hereby grant and convey to the County of El Paso all streets and easements for public use. The tract of land herein platted shall be known as HIGH PLAINS FILING No. 1 in the County of El Paso, State of Colorado.

OWNERS CERTIFICATE

The undersigned, being all the owners and mortgagees in the land described herein, have laid out, subdivided, and platted said lands into lots, roads, and easements as shown hereon under the name and subdivision of HIGH PLAINS FILING No. 1. 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.

Savage Development, Inc., (Owner Signature)

By: _____

Title: _____

Midland States Bank (Lien Holder Signature)

By: _____

Title: _____

STATE OF COLORADO }
) ss.

COUNTY OF _____ }

Acknowledged before me this ____ day of _____, 2019 by _____

as _____

My commission expires _____

Witness my hand and official seal _____
 Notary Public

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

This plat for HIGH PLAINS FILING No. 1 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the ____ day of _____, 2019, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (roads 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.

President, Board of County Commissioners _____ Date _____

COUNTY APPROVAL

Approved is granted this ____ day of _____, 2019

Planning and Community Development Director _____ Date _____

SURVEYOR'S STATEMENT

I, Spencer J. Barron, 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 date of survey, 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 _____, 2019.

Spencer J. Barron
 State of Colorado Professional Land Surveyor No. 38141
 For and on behalf of Barron Land, LLC

FEES:

Drainage Fee: _____

School Fee: _____

Bridge Fee: _____

Park Fee: _____

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 _____, 2019, A.D., and is duly recorded under

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

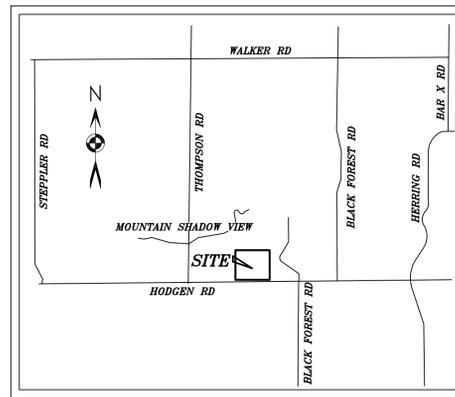
SURCHARGE: _____ CHUCK BROERMAN, RECORDER

SEE: _____ BY: _____

Deputy

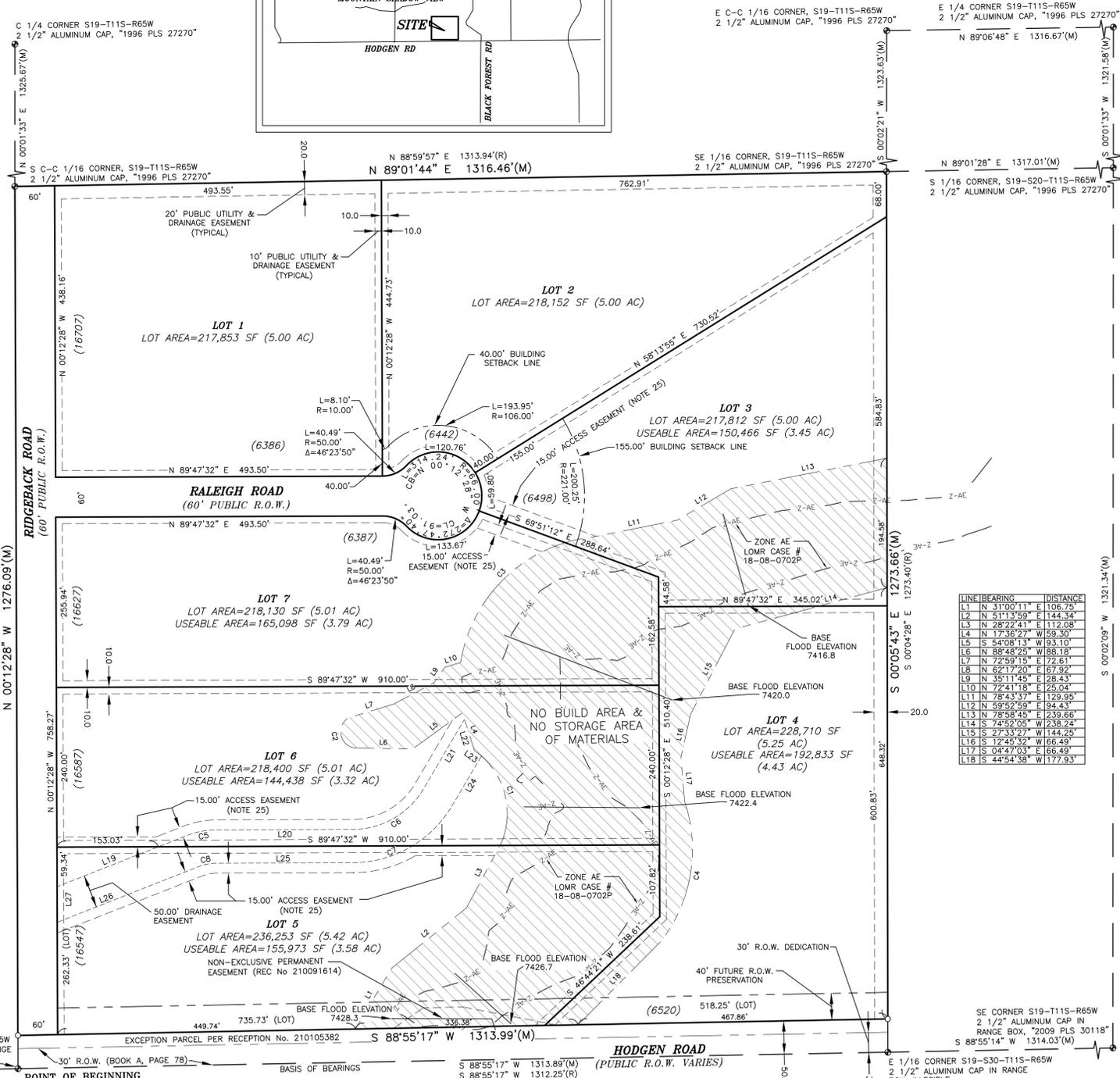
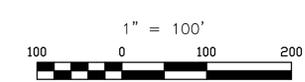
FINAL PLAT
HIGH PLAINS FILING NO. 1
 A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

VICINITY MAP
 (NOT TO SCALE)



LEGEND

- FOUND #5 REBAR w/ ORANGE PLASTIC CAP STAMPED "PLS 38141"
- (M) MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- (XXXX) ADDRESS
- ▨ PRUDENT LINE/NO BUILD AREA



LINE BEARING	DISTANCE
L1 N 31°00'11" E	106.75'
L2 N 51°13'59" E	142.34'
L3 N 28°22'41" E	112.08'
L4 N 17°38'27" W	59.30'
L5 S 54°08'13" W	93.10'
L6 N 88°49'25" W	86.16'
L7 N 72°59'15" E	72.61'
L8 N 62°17'20" E	67.92'
L9 N 35°11'45" E	28.42'
L10 N 72°41'18" E	25.04'
L11 N 78°43'37" E	129.95'
L12 N 59°52'59" E	94.43'
L13 N 78°58'45" E	239.66'
L14 S 74°52'05" W	238.24'
L15 S 27°33'27" W	144.25'
L16 S 12°45'32" W	66.49'
L17 S 04°47'03" E	66.49'
L18 S 44°54'38" W	177.93'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	155.92'	114.83'	177°47'58"	N 16°35'42" W	144.21'
C2	58.76'	24.65'	138°33'47"	N 112°09" W	45.80'
C3	294.91'	226.43'	174°37'30"	N 46°37'16" E	274.50'
C4	221.74'	225.00'	156°27'44"	S 09°31'31" W	212.87'
C5	46.24'	125.00'	211°14'41"	N 79°11'41" E	45.98'
C6	129.25'	125.00'	59°14'31"	N 60°10'16" E	123.56'
C7	180.94'	175.00'	59°14'31"	S 60°10'16" W	172.99'
C8	27.74'	75.00'	211°14'41"	S 79°11'41" W	27.59'

SURVEYOR'S NOTES

1. 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.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
3. The lineal units used in this drawing are U.S. Survey Feet.
4. This survey was performed in the field on January 18, 2018.
5. The overall subject parcel contains a calculated area of 1,676,547 square feet (38.488 acres) of land, more or less.
6. This survey does not constitute a title search by Barron Land, LLC to determine ownership or easements of record. For information regarding easements, rights-of-way and title of record, Barron Land, LLC relies upon Title Commitment File Number 23574LTG, with an effective date of July 3, 2018 at 8:00 A.M. as provided by Legacy Title Group, LLC as agent for Stewart Title Guaranty Company.
7. Bearings are based on the South line of the Southwest 1/4 of the Southeast 1/4 of Section 19, Township 11 South, Range 65 West of the 6th P.M., monumented as shown, and is assumed to bear S 88°55'17" W.
8. The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Department: Onsite Wastewater Treatment Report; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report.
9. 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.
10. 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.
11. 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.
12. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
13. No driveway shall be established unless an access permit has been granted by El Paso County.
14. No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under _____ in the Office of the Clerk and Recorder of El Paso County, Colorado, or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.
15. This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.
16. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Hodgen Road, Ridgeback Road and Raisin Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the Black Forest Fire Protection District.
17. 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.
18. Water in the Denver Basin aquifer 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 indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely on 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.
19. 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.
20. No structures, fences or storage of materials are permitted within designated "floodplain" or "No Build and No Storage Materials" areas. The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0305G, effective date December 7, 2018 and as amended by the FEMA approved Letter Map Revision (LOMR) Case # 18-08-0702P, with an issued date of November 16, 2018 and with an effective date of April 4, 2019.
21. At the time of approval of this project, this property is located within the Black Forest Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code.
22. Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.
23. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
24. There shall be no direct lot access to Hodgen Road except for Lot 4. Only a single access off of Hodgen Road shall be permitted for Lot 4. Driveway design for Lot 4 shall provide for adequate turnaround space in the lot to preclude vehicles from backing into Hodgen Road.
25. Geological Hazard Note: The following lots have been found to be impacted by geological hazards. Mitigation measures and a map of the hazard area can be found in the report by Entech Engineering, Inc., dated April 20, 2018 in file No. SP-18-003, available at the El Paso County Development Services Department.
 -Downslope Creep: n/a - Rockfall Source: n/a - Rockfall Runout: n/a - Potentially Seasonally High Groundwater: Lots 3, 4, 5, 6, and 7 around floodplain areas - Other Hazard: Potential unstable slope over Lots 4, 5, and 6 around floodplain areas.
26. Routine maintenance (mowing, weed treatment, trash pickup) within the prudent line to be the responsibility of the landowner.

No.	DATE: 07/13/2018	REVISIONS	Date	By
2	County comments - added LOMR base elev		01/09/19	JLP
3	Added addresses		01/11/19	SJB
4	More County comments		02/01/19	SJB
4	Change to note 25 and add 26		02/07/19	SJB

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PROJECT No.: 18-002 SHEET 1 OF 1