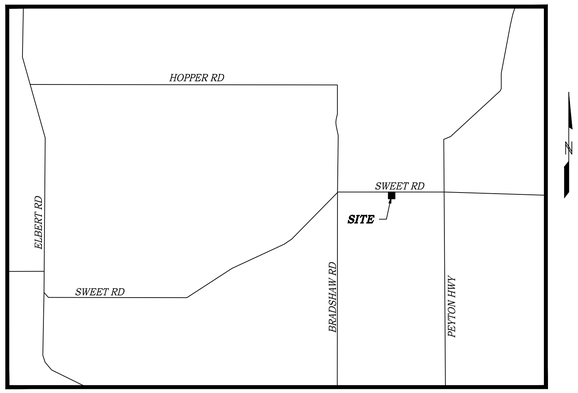
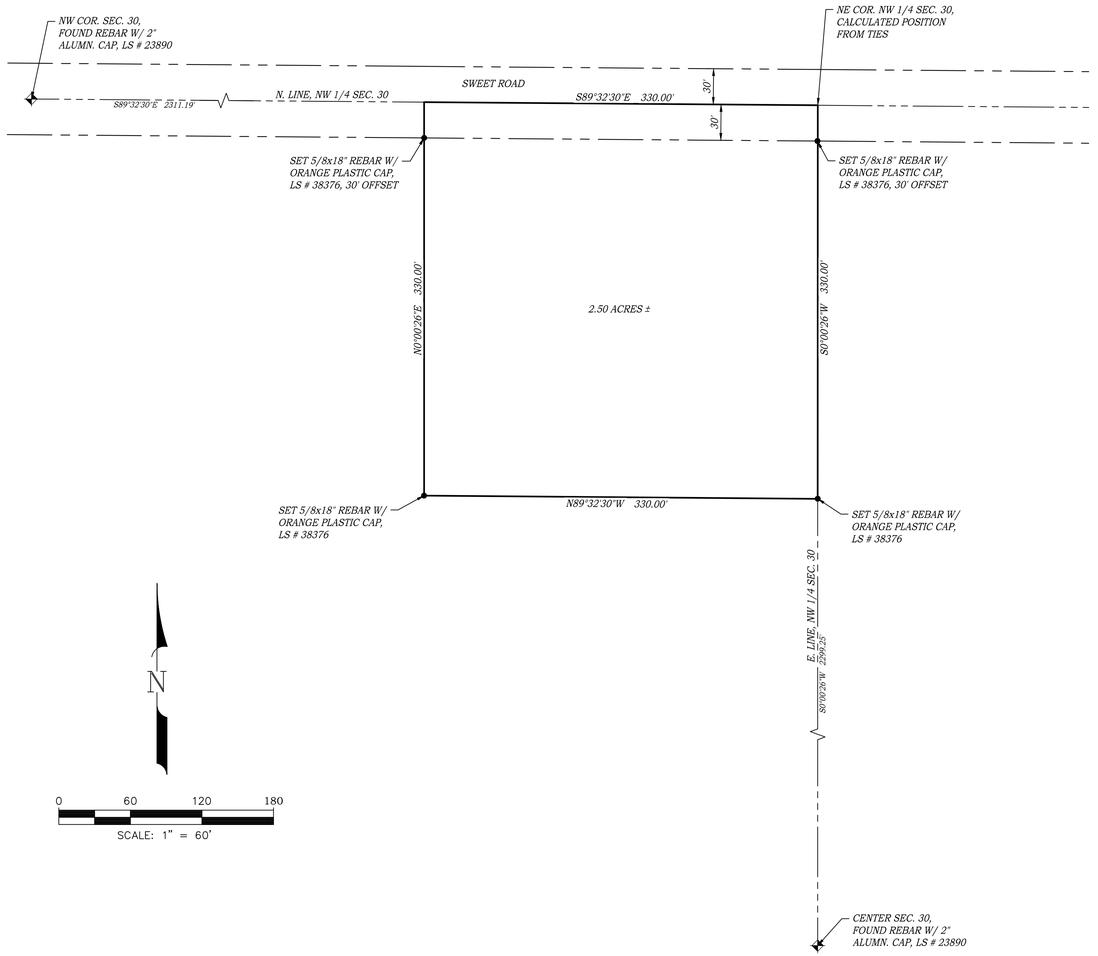
PEYTON FIRE STATION

SUBDIVISION EXEMPTION
PART OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 63 WEST, 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
SCALE 1" = 3500'



COUNTY GOVERNMENT NOTES

1. 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 BC PLACED IN DRAINAGE EASEMENTS.
2. 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)
3. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
4. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
5. 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_ 18-471). OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS

NOTES

1. BEARING REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER SECTION 30, BEARS S 89°32'30" E.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY. A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS SURVEY.
3. ALL CORNERS SET WITH NO. 5 REBAR WITH 1-1/4" PLASTIC CAP PLS 38376, FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.
4. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 375 OF 1300, MAP NUMBER 08041C0375G, DATED DECEMBER 7, 2018. THE PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED FLOOD HAZARD AREA.
5. 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.).
6. ALL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF COLORADO.
7. THE INDIVIDUAL LOT PURCHASER(S) SHALL BE RESPONSIBLE FOR FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY/FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SERVING EACH LOT SHALL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMITTALS. THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR T0 THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ESTIMATE OF GUARANTEED FUNDS FOR ALL DETENTION PONDS/WATER QUALITY BMPS. ALL DETENTION PONDS/WATER QUALITY BMPS SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES. INDIVIDUAL LOT PURCHASERS SHALL ENTER INTO A PRIVATE DETENTION BASIN / STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT ("AGREEMENT") PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. IN THE CASE THAT THE DEVELOPER CONSTRUCTS THE DETENTION POND(S), THE DEVELOPER SHALL ENTER INTO AN AGREEMENT FOR EACH POND CONSTRUCTED.
8. LINEAL UNITS SHOWN HEREON ARE IN US SURVEY FEET.

PROPERTY DESCRIPTION:

A PARCEL OF PROPERTY LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE NORTH 330.00 FEET OF THE EAST 330.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 30.

CONTAINING 2.50 ACRES +/-

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 REPLATTED SAID LANDS INTO TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF PEYTON FIRE STATION. 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.

_____
(BENNETT-CULLERS FAMILY PARTNERSHIP, LLLP)

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023 BY _____ AS MEMBER.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

SURVEYOR'S STATEMENT

I, ELIJAH FRANE, 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 06/24/2023, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON: THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN l: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 WARRANTEE OR GUARANTEE EITHER EXPRESSED OR IMPLIED.

_____
ELIJAH FRANE, PLS 38376
FOR AND ON BEHALF OF
ENCOMPASS SERVICES, LLC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS SUBDIVISION EXEMPTION FOR PEYTON FIRE STATION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 20___, SUBJECT TO ANY NOTES SPECIFIED HERON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL.

_____ _____
CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

LEGEND:

- SUBJECT PROPERTY LINE
- ROAD RIGHT OF WAY
- SET 5/8x18" REBAR WITH ORANGE PLASTIC CAP LS # 38376
- SECTION CORNER

REVISIONS:

NO.	DATE	DESCRIPTION

encompass
Providing Solutions
10901 W. 120TH AVE, SUITE 400
BROOMFIELD, COLORADO 80021
303-955-6080
WWW.ENCOMPASSSERVICES.COM

DRAWN BY: MB	PROJECT NO. 64313	
CHECKED BY: EF	DATE: 7/11/2023	SCALE: 1" = 60'
FIELD WORK COMPLETED: 6/24/2023		SHEET 1 OF 1

Z:\SHARED\PROJECTS\00000 - WE PROJECTS\64313 - PEYTON FIRE DISTRICT\PHASE 02 - EXEMPTION PLAT\DRAWINGS\64313-SUB-PLAT.DWG