

FINAL PLAT CURTIS SUBDIVISION FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 21, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

A tract of land being a portion of the Southwest Quarter of Section 21, Township 11 South, Range 66 West of the 6th P.M., as described by Trustee's Deed (Reception No. 203069905, El Paso County, Colorado records), Commencing at the South One-Quarter corner of said Section 21 (all bearings in this description are relative to the East line of said Section 21's Southwest Quarter, which bears S 01° 01' 31" E assumed); thence S 88° 52' 31" W along the South line of said Southwest Quarter, said line also being coincident with the Northerly right of way line of Baptist Road (80' r.o.w.), 30.00 feet to the Point of Beginning of the tract herein described; thence continue S 88° 52' 31" W along said coincident lines, 1245.00 feet; thence N 01° 07' 29" W, 150.00 feet; thence N 83° 26' 06" W, 448.47 feet; thence N 02° 10' 50" W, 777.67 feet; thence N 88° 46' 41" E, 1703.45 feet to a point thirty (30) Feet West of said Southwest Quarter's East line, said point also being the Westerly right of way line of Roller Coaster Road (60' r.o.w.); thence S 01° 01' 31" E along a line thirty (30) feet West of and parallel to said East line and coincident Roller Coaster Road's Westerly right of way line, 990.47 feet to the Point of Beginning, County of El Paso, State of Colorado (Per Commitment File No. 507-F0633407-370-CSP)

DEDICATION

The above owner has caused said parcel of land to be platted into lots, tracts, and easements as shown hereron. 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 CURTIS SUBDIVISION FILING NO. 1 in the County of El Paso, State of Colorado. Tracts A and B is hereby dedicated to the county for future road purposes.

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 CURTIS SUBDIVISION 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 some 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.

Curtis Family Living Trust

By: Barry Wayne Curtis

Title: Co-Trustee

By: Tanja Thereso Curtis

Title: Co-Trustee

STATE OF COLORADO }
COUNTY OF _____ } ss.

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 CURTIS SUBDIVISION 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 _____ now chair

This plat for (name of subdivision or plat) 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

SURVEYOR'S STATEMENT

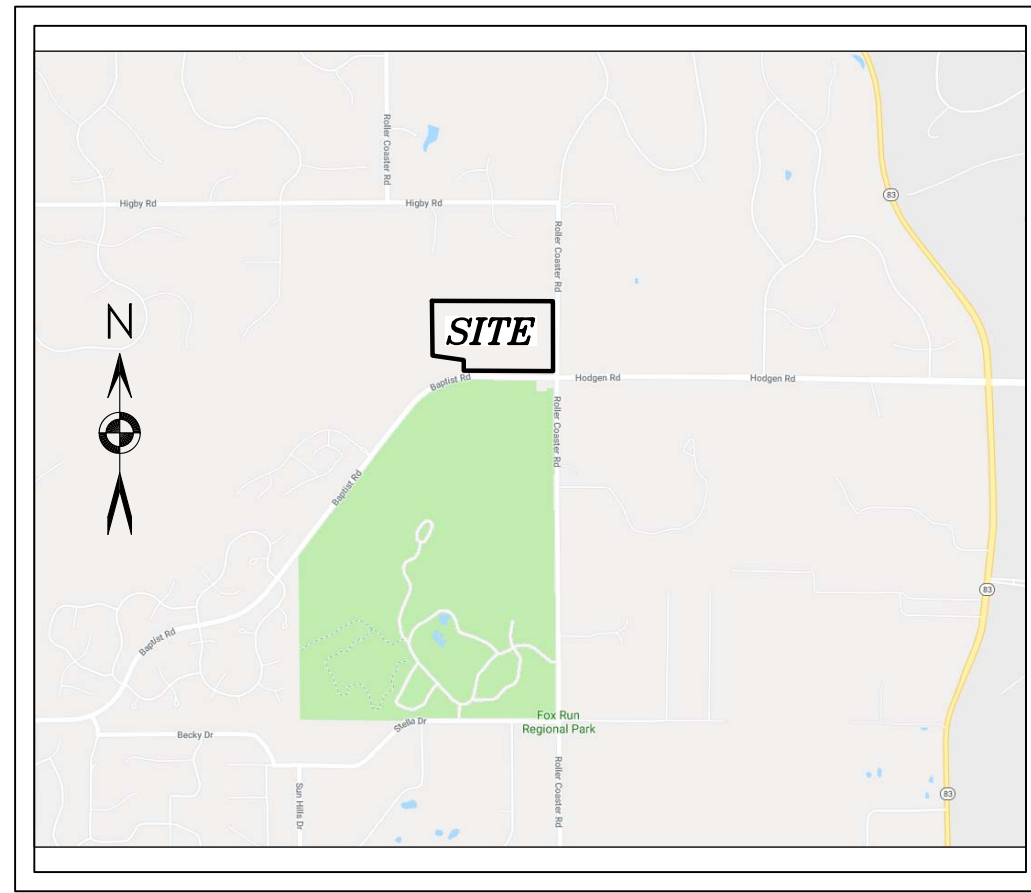
I Spencer J. Barron, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical 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

the vicinity map is illegible. Please revise so that all pertinent information is visible (location with major roadway names)

VICINITY MAP
(NOT TO SCALE)



add the following notes:

Note Regarding Reports on File:
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 Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)

A note is required for the proposed tracts. You may use our standard note as a guide:

Easement and Tract Maintenance:
Tract _____ shall be utilized as _____ (park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract _____ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)
Lot _____ (or Tract _____) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.
Watershed Dam Note (To be used when the subdivision affects or located in areas which are inundated by the high water line of a watershed dam, or downstream in the impacted area.)
No improvements shall be placed within the high water line of the reservoir or in the spillway or spillway channel. If development activities associated with this subdivision result in required modifications, repairs, enlargements to, or replacement of, any dam, spillway, spillway channel, or other water detention facility located within, or associated with, this development, developer, the homeowners' association, and/or the dam owner shall be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof. However, El Paso County shall not be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof by virtue of this subdivision approval.

Note for no-build areas

Water Supply: (utilized when the water supply is individual wells)
(Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)
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 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 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.
(Utilized when there is a joint well agreement for common use of wells)
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. Two (2) existing well permits Nos. _____ and _____ will serve two (2) single family dwellings each. Well permit No. _____ will serve Lots _____ and _____ Block _____ subject to a joint Use Water Well Agreement as recorded under Reception No. _____ Well permit No. _____ will serve Lot _____, Block _____ and Lot _____, Block _____, subject to a Joint Use Water Well Agreement as recorded under Reception No. _____, which limits production to the _____ Aquifer at an interval between _____ and _____ feet below ground surface. Lot _____ and _____, Block _____ and Lots _____ through _____, Block _____ will limit production to the _____ Aquifer at an interval between _____ and _____ feet below ground surface.
Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No. _____ (Division _____), and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.
Owner shall reserve in any deeds of the property _____ acre-feet of _____ Aquifer and _____ acre feet total of _____ Aquifer water as decreed in Case No. _____ (Division _____) for use in this augmentation plan.
Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. _____, of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

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

this _____ day of _____, 2019, A.D., and is duly recorded under

Reception No. _____ of the records of El Paso County

SURCHARGE: _____ CHUCK BROERMAN, RECORDER

BY: _____ Deputy

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.
Soils and Geology conditions on site require that all (or certain lots) On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. (Note: this note used in special cases only when requested by the Health Department or pursuant to a condition of approval)
Water and wastewater service for this subdivision is provided by the _____ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)

Please add the following notes:

- Lot 2 shall not have direct lot access to Baptist Road
- The subdividers agree on behalf of him/herself and any developer or builder successors and assigns shall be required to pay traffic impact fees in accordance with the countywide transportation improvement fee resolution (Resolution 18-471), as amended, 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.

Add a note identifying how the road impact fee will be paid. Include the following in the note: "The fee is based on the established rate at time of building permit application."

FEES:

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

Wildfire Notes:
Fire Note on PUD Development Plans and Final Plats:
(Applicable in the fire districts which have adopted the International Fire Code Appendix H, but subject to fire district approval. As of 4/1/2008 this includes: Black Forest Fire Protection District; Cimarron Hills Fire Protection District; Donald Westcott Fire District; Falcon Fire Protection District; and Tri-Lakes Fire Protection District.)
At the time of approval of this project, this property is located within the _____ 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.
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.
Wildfire Plat Restriction:
(The following plat restriction shall be placed on the first sheet of the plat whenever thinnings of forest cover are necessary to help reduce the hazards and risks of wildfire.)
As a condition of approval of this plat by the Board of County Commissioners, no conveyance, sale or transfer of title of lots (insert lot numbers) or tracts (insert tract names) identified hereon, shall be made, nor any building permit or certificate of occupancy be issued by El Paso County, until such times as the following has been accomplished by (the developer, homeowner, whomever is responsible):
A letter of compliance has been received from the Colorado State Forest Service, Fire Department, Fire Marshal, or other qualified professional stating practices designed to reduce wildfire hazards have been completed in accordance with the Wildland Fire and Hazard Mitigation Plan. Such work may include, but is not necessarily limited to the following:
•Forest-wide thinnings
•Fuelbreak thinnings
•Prunings
•Debris disposal
(alternative-surety and surety estimate sufficient to accomplish the work may be required in place of a plat restriction)

- The lineal units used in this drawing are U.S. Survey Feet. _____ revise
- This survey was performed in the field on April 27, 2018.
- The overall subject parcel contains a calculated area of 1,616,553 square feet (37.111 acres) of land, more or less.
- 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 relied upon Title Commitment No. 507-F0633407-370-CSP with an effective date of March 18, 2019 as provided by Fidelity National Title Insurance Company.
- Bearings are based on the East line of the Southwest 1/4 of Section 21, Township 11 South, Range 66 West of the 6th P.M., monumented as shown, and is assumed to bear S 01°32'53" E.
- 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.
- 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.
- 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.
- 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.
- 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 Reception Number _____ 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.
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.
- Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Baptist Road and Roller Coaster 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.
- 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 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 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.
- Excluded from the Donda Water and Sanitation District per Court decision made per document recorded at Reception No. 213030701 on March 8, 2013, El Paso County records.
- The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0285G, effective date December 7, 2018 shows this parcel in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
- 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.
- 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.
- Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
- Subject property is held to the conditions, covenants, restrictions and easements for White Trail Ridge, document recorded in Reception No. 214076341 and amended in Reception No.'s 214108456, 214109293, 215073369 and 216076490, El Paso County Records.

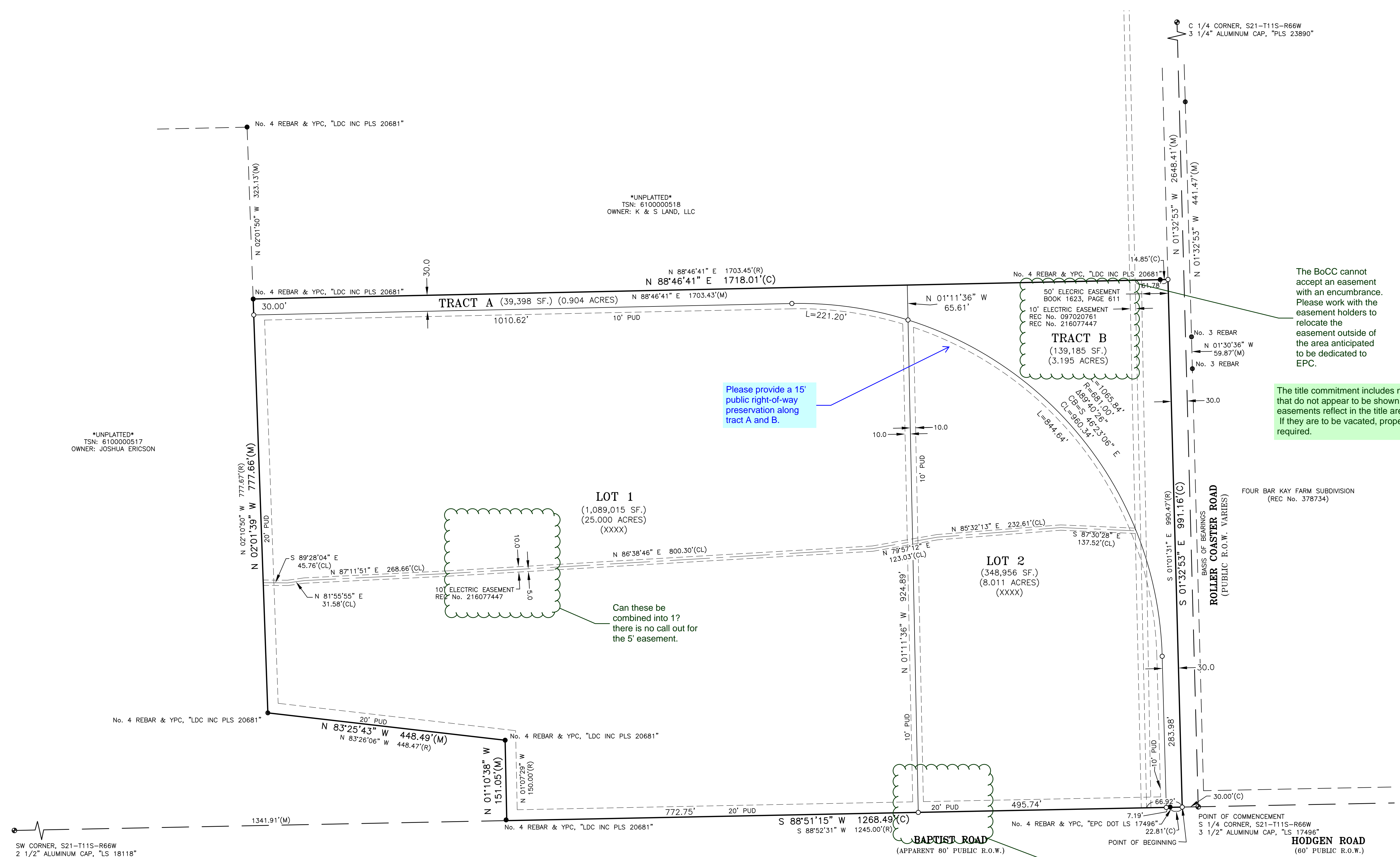
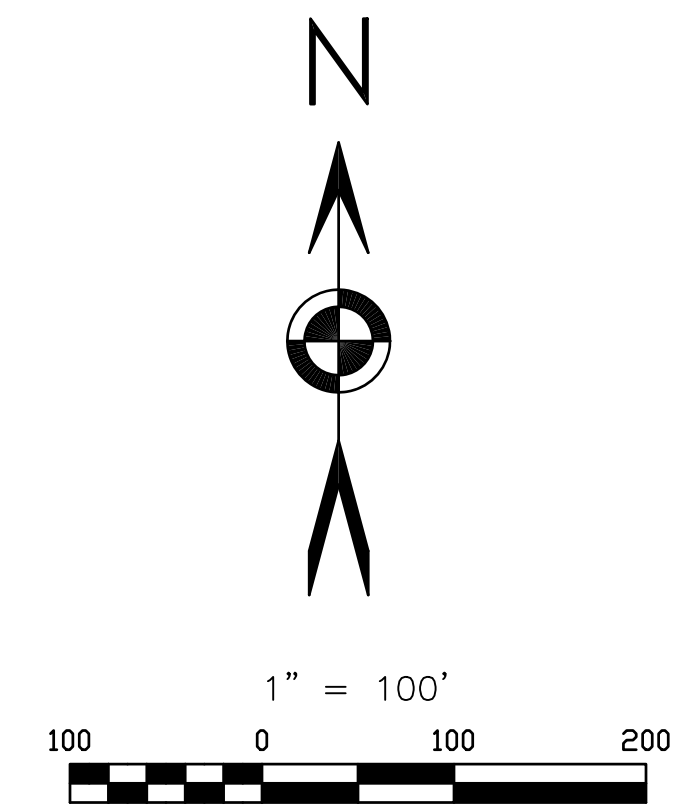
MS195

SF-19-

DATE: 04/01/2019		REVISIONS	
No.	Remarks	Date	By
1	Changes to Lots and split Tract into two	05/16/19	JLP

BARRON LAND
BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION
2790 N. Academy Blvd, Suite 311 P: 719.360.6827
Colorado Springs, CO 80917 F: 719.466.6527
www.BARRONLAND.com
PROJECT No.: 18-081 SHEET 1 OF 1

FINAL PLAT
CURTIS SUBDIVISION FILING NO. 1
 A PORTION OF THE SOUTHWEST QUARTER OF
 SECTION 21, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO



Please provide a 15' public right-of-way preservation along tract A and B.

The BoCC cannot accept an easement with an encumbrance. Please work with the easement holders to relocate the easement outside of the area anticipated to be dedicated to EPC.

The title commitment includes numerous easements that do not appear to be shown. Please ensure that all easements reflect in the title are also shown on the plat. If they are to be vacated, proper documentation is required.

Can these be combined into 1? there is no call out for the 5' easement.

Show any No-Build areas indicated in the Soil and Geology Report.

add net acreage after no-build

the soils and geology show that access is proposed at this location. However, it is not shown on the plat. EPC Engineering will require that there be no additional access from Baptist but that future access for lot 2 b off of Roller Coaster.

- LEGEND**
- SET #5 REBAR w/ ORANGE PLASTIC CAP STAMPED "PLS 38141"
 - FOUND MONUMENT AS NOTED
 - FOUND SECTION MONUMENT AS NOTED
 - (M) MEASURED DIMENSIONS
 - (R) RECORD DIMENSIONS
 - (C) CALCULATED DIMENSIONS
 - R.O.W. RIGHT OF WAY
 - PUD PUBLIC UTILITY AND DRAINAGE EASEMENT
 - CL CENTERLINE
 - (XXXX) ADDRESS

UNPLATTED
 TSN: 6100000517
 OWNER: JOSHUA ERICSON

UNPLATTED
 TSN: 6100000518
 OWNER: K & S LAND, LLC

OWNER: EL PASO COUNTY

DATE: 04/01/2019		REVISIONS	
No.	Remarks	Date	By
1	Changes to Lots and split Tract into two	05/16/19	JLP

SF-19-_____

BARRON LAND

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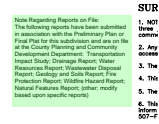
PROJECT No.: 18-081 SHEET 2 OF 2



Subject: PCD Director
Page Label: 1
Author: dsdruiz
Date: 6/18/2019 12:09:08 PM
Color: ■

This plat for (name of subdivision or plat) 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



Subject: Reports on File
Page Label: 1
Author: dsdruiz
Date: 6/18/2019 12:12:59 PM
Color: ■

Note Regarding Reports on File:
 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 Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)



Subject: Easement&Tract Maintenance
Page Label: 1
Author: dsdruiz
Date: 6/18/2019 12:15:40 PM
Color: ■

A note is required for the proposed tracts. You may use our standard note as a guide:

Easement and Tract Maintenance:
 Tract _____ shall be utilized as _____(park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract _____ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)

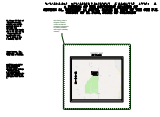
Lot ____ (or Tract ____) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.

Watershed Dam Note (To be used when the subdivision affects or located in areas which are inundated by the high water line of a watershed dam, or downstream in the impacted area.)
 No improvements shall be placed within the high water line of the reservoir or in the spillway or spillway channel. If development activities associated with this subdivision result in required modifications, repairs, enlargements to, or replacement of, any dam, spillway, spillway channel, or other water detention facility located within, or associated with, this development, developer, the homeowners' association, and/or the dam owner shall be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof. However, El Paso County shall not be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof by virtue of this subdivision approval,

Note for no-build areas

Subject: Text Box
Page Label: 1
Author: dsdruiz
Date: 6/18/2019 12:16:16 PM
Color: ■

Note for no-build areas



Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 6/18/2019 12:17:03 PM
Color: ■

the vicinity map is illegible. Please revise so that all pertinent information is visible (location with major roadway names)



Subject: Water Supply
Page Label: 1
Author: dsdruiz
Date: 6/18/2019 12:17:14 PM
Color: ■

Water Supply: (utilized when the water supply is individual wells)

(Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)

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 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 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.

(Utilized when there is a joint well agreement for common use of wells)

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.

Two (2) existing well permits Nos. _____ and _____ will serve two (2) single family dwellings each. Well permit No. _____ will serve Lots __ and __, Block __ subject to a joint Use Water Well Agreement as recorded under Reception No. _____.

Well permit No. _____ will serve Lot __, Block __ and Lot __, Block __, subject to a Joint Use Water Well Agreement as recorded under Reception No. _____, which limits production to the _____ Aquifer at an interval between __ and __ feet below ground surface. Lot __ and __, Block __ and Lots __ through __, Block __ will limit production to the _____ Aquifer at an interval between __ and __ feet below ground surface.

Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No. _____ (Division __), and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.

Owner shall reserve in any deeds of the property _____ acre-feet of _____ Aquifer and _____ acre feet total of _____

Aquifer water as decreed in Case No. _____ (Division __) for use in this augmentation plan.

Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. _____, of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.

Subject: Wildfire
Page Label: 1
Author: dsdruiz
Date: 6/18/2019 12:20:17 PM
Color: ■

Wildfire Notes:

Fire Note on PUD Development Plans and Final Plats:
(Applicable in the fire districts which have adopted the International Fire Code Appendix H, but subject to fire district approval. As of 4/1/2008 this includes: Black Forest Fire Protection District; Cimarron Hills Fire Protection District; Donald Wescott Fire District; Falcon Fire Protection District; and Tri-Lakes Fire Protection District".)
At the time of approval of this project, this property is located within the _____ 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. 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.

Wildfire Plat Restriction:

(The following plat restriction shall be placed on the first sheet of the plat whenever thinnings of forest cover are necessary to help reduce the hazards and risks of wildfire.)

As a condition of approval of this plat by the Board of County Commissioners, no conveyance, sale or transfer of title of lots (insert lot numbers) or tracts (insert tract names) identified hereon, shall be made, nor any building permit or certificate of occupancy be issued by El Paso County, until such times as the following has been accomplished by (the developer, homeowner, whomever is responsible):

A letter of compliance has been received from the Colorado State Forest Service, Fire Department, Fire Marshal, or other qualified professional stating practices designed to reduce wildfire hazards have been completed in accordance with the Wildland Fire and Hazard Mitigation Plan. Such work may include, but is not necessarily limited to the following:

- Forest-wide thinnings
- Fuelbreak thinnings
- Prunings
- Debris disposal

(alternative-surety and surety estimate sufficient to accomplish the work may be required in place of a plat restriction)

Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 6/18/2019 12:20:30 PM
Color: ■

revise



Subject: Cloud+
Page Label: 2
Author: dsdruiz
Date: 6/18/2019 12:22:06 PM
Color: ■

Can these be combined into 1? there is no call out for the 5' easement.



Subject: Cloud+
Page Label: 2
Author: dsdruiz
Date: 6/18/2019 12:23:00 PM
Color: ■

The BoCC cannot accept an easement with an encumbrance. Please work with the easement holders to relocate the easement outside of the area anticipated to be dedicated to EPC.



Subject: Text Box
Page Label: 2
Author: dsdruiz
Date: 6/18/2019 12:23:32 PM
Color: ■

The title commitment includes numerous easements that do not appear to be shown. Please ensure that all easements reflect in the title are also shown on the plat. If they are to be vacated, proper documentation is required.



Subject: Callout
Page Label: 2
Author: dsdruiz
Date: 6/18/2019 12:24:23 PM
Color: ■

add net acreage after no-build