

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 }  
 ) 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 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.

Chair, Board of County Commissioners \_\_\_\_\_ Date \_\_\_\_\_

**COUNTY APPROVAL**

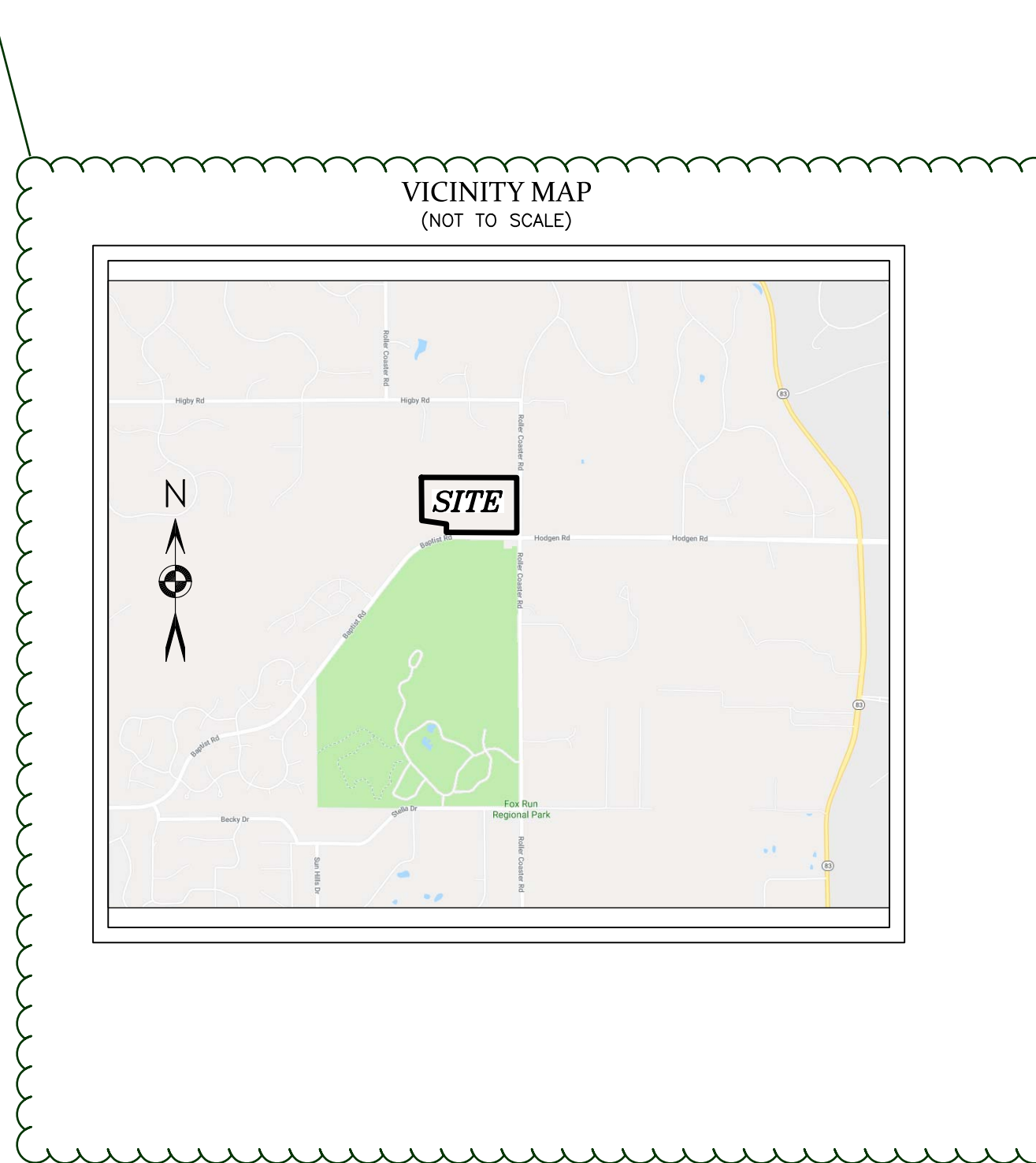
This plat for CURTIS SUBDIVISION FILING NO. 1 was approved for filing by the El Paso County, Colorado Planning and Community Development Department this \_\_\_\_ day of \_\_\_\_\_, 2019  
 \_\_\_\_\_  
 Planning and Community Development Director \_\_\_\_\_ Date \_\_\_\_\_

**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

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



**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 April 27, 2018.
5. The overall subject parcel contains a calculated area of 1,616,553 square feet (37.111 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 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
12. No driveway shall be established unless an access permit has been granted by El Paso County.
13. 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.
14. 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.
15. 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.
16. 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 renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
17. Excluded from the Donala Water and Sanitation District per Court decision made per document recorded at Reception No. 213030701 on March 8, 2013, El Paso County records.
18. 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).
19. 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. Wildfire Plat Restriction: As a condition of approval of this plat by the Board of County Commissioners, no conveyance, sale or transfer of title of lots 1 and 2 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 thinning, Fuelbreak thinning, Prunings, Debris disposal
20. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
21. 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.
22. 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.
23. Tract maintenance: Tract A and Tract B shall be owned and maintained by El Paso County. On condition that El Paso County comes to decision that a Roadway through Tract A and Tract B will not be constructed, Ownership of Tract A shall be given to owner of Lot 1 and Ownership of Tract B shall be given to owner of Lot 2.
24. 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.
25. Lot 2 shall not have direct access to Baptist Road.
26. The subdivides 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.
27. Water Supply: 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. 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. 6100000519, of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.
28. No-build areas shown on this plat are due to steep slopes exceeding 30% in these areas. No structures or septic systems shall be constructed in these areas.
29. The Future owner of Lot 2 will be responsible for the road impact fees which will be based on the established rate at the time of the building permit application.
30. The subdivides 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 improvements 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 property.

**FEES:**  
 Drainage Fee: \_\_\_\_\_  
 School Fee: \_\_\_\_\_  
 Bridge Fee: \_\_\_\_\_  
 Park Fee: \_\_\_\_\_

Deviation request for the access is under review by the ECM administrator. This note may change if access is allowed on Baptist Road.

DATE: 04/01/2019		REVISIONS	
No.	Remarks	Date	By
1	Changes to Lots and split Tract into two	05/16/19	JLP
2	County comments	08/29/19	JLP

**MS 195**

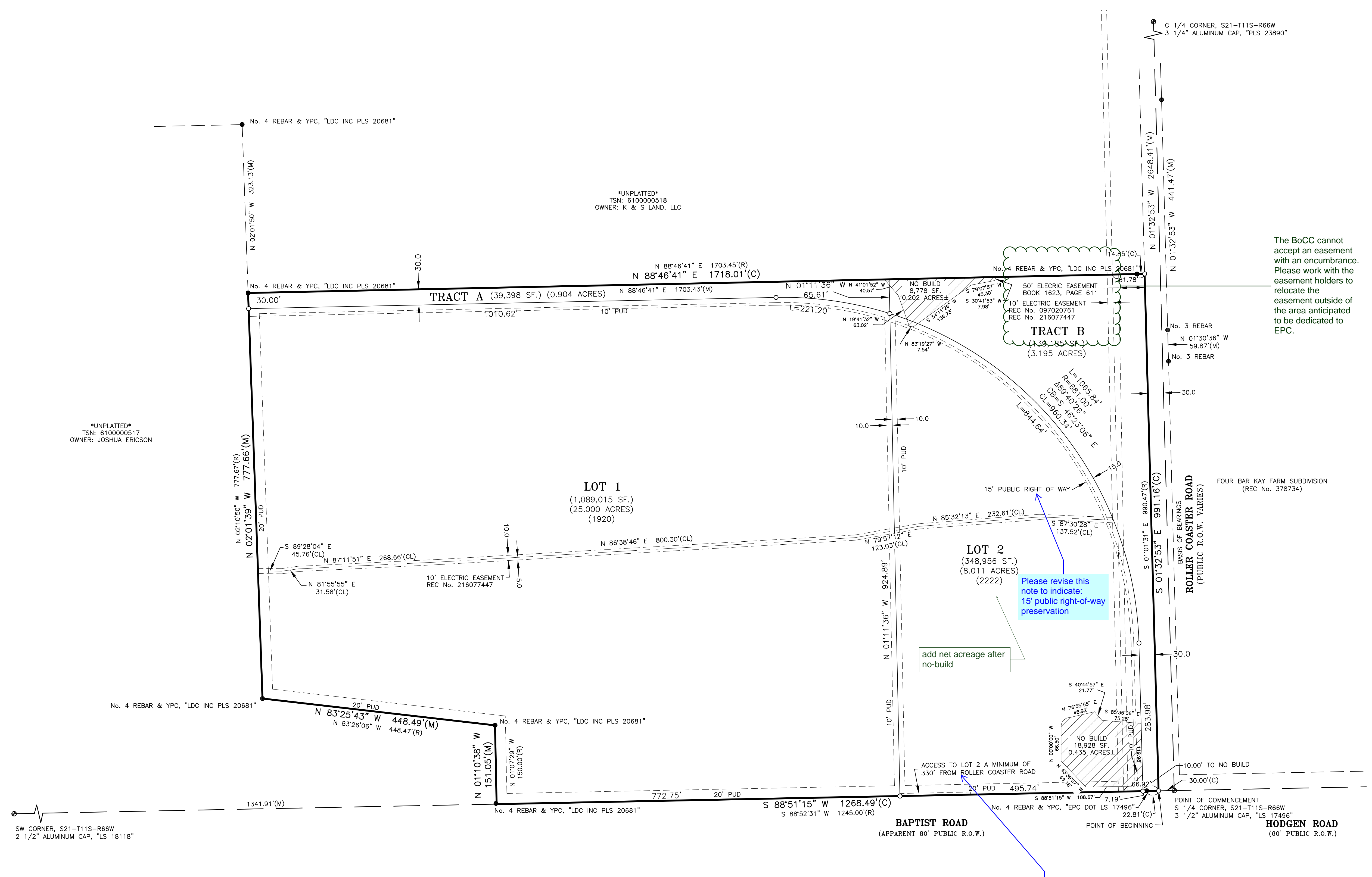
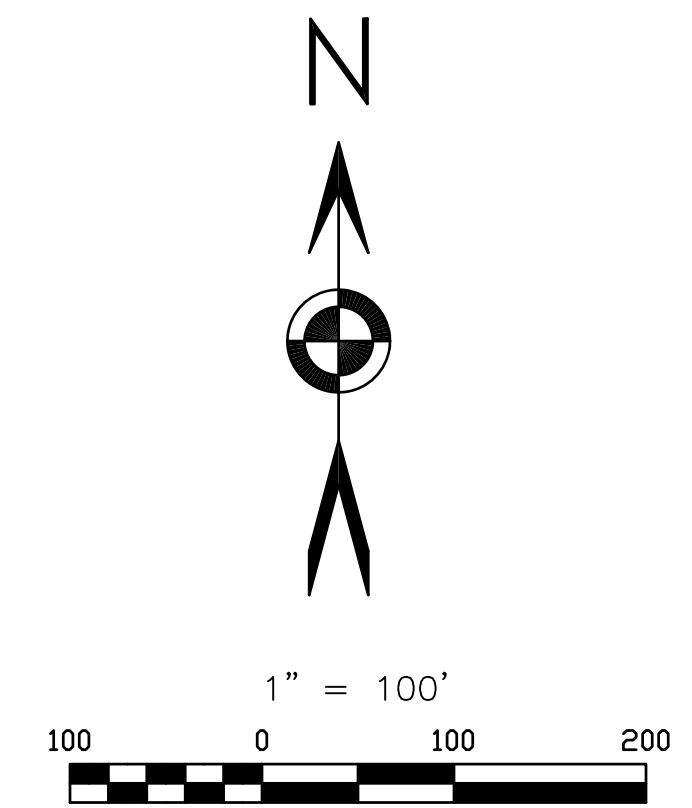
**BARRON LAND**

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



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.

- 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
  - (2222) ADDRESS

NOTE: THE TOTAL BUILDABLE ARE FOR THIS SUBDIVISION IS 1,410,265 SQUARE FEET (32.375 ACRES) OF LAND, MORE OR LESS.

If access is denied by the ECM Administrator then this note shall be removed.

\*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
2	County comments	08/29/19	JLP

**MS 195**

**BARRON LAND**

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PROJECT No.: 18-081 SHEET 2 OF 2

# Plat\_v2.pdf Markup Summary

## Callout (4)



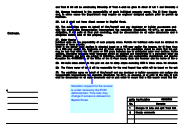
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**Page Label:** 2  
**Author:** Daniel Torres  
**Date:** 11/19/2019 4:22:13 PM  
**Status:**  
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**Layer:**  
**Space:**

Please revise this note to indicate:  
15' public right-of-way preservation



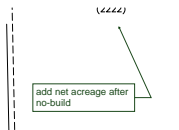
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**Space:**

If access is denied by the ECM Administrator then  
this note shall be removed.



**Subject:** Callout  
**Page Label:** 1  
**Author:** Daniel Torres  
**Date:** 11/20/2019 9:27:10 AM  
**Status:**  
**Color:** ■  
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**Space:**

Deviation request for the access is under review by  
the ECM administrator. This note may change if  
access is allowed on Baptist Road.



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdruiz  
**Date:** 11/25/2019 6:26:42 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

add net acreage after no-build

## Cloud+ (2)



**Subject:** Cloud+  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 11/25/2019 6:18:22 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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



**Subject:** Cloud+  
**Page Label:** 2  
**Author:** dsdruiz  
**Date:** 11/25/2019 6:27:26 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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.