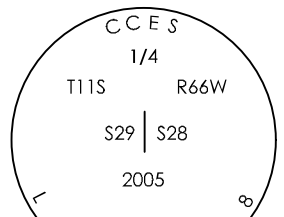
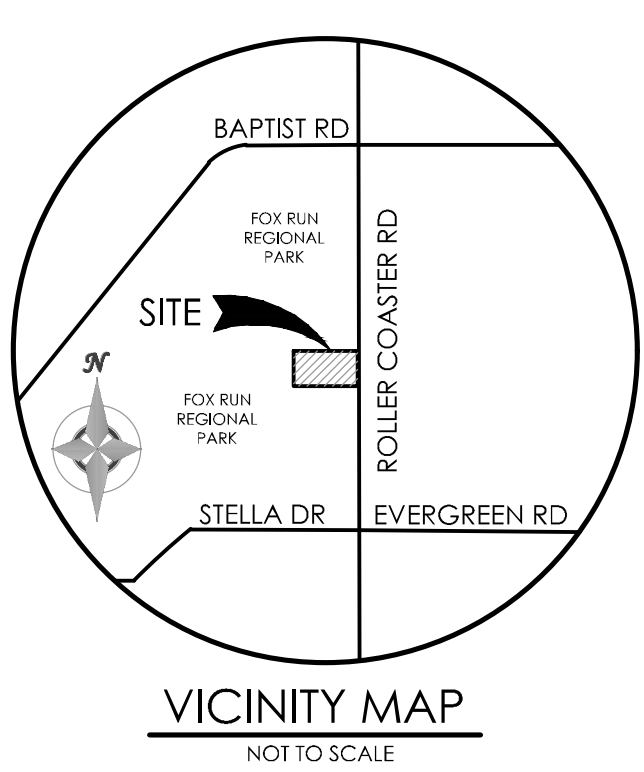


# CROWE SUBDIVISION FILING NO. 1

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 11 SOUTH, RANGE 66 WEST, EL PASO COUNTY, COLORADO

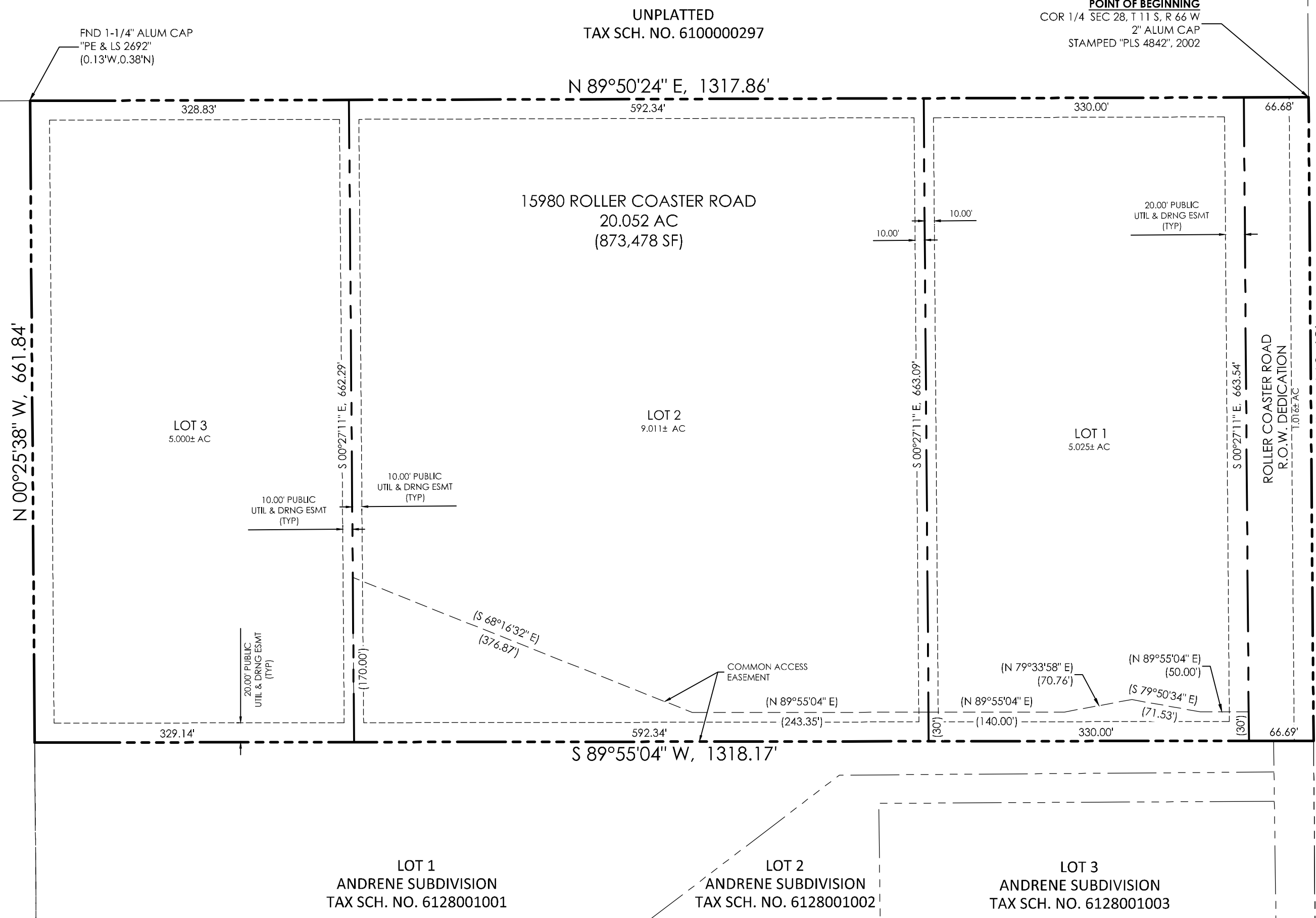
## LEGEND

- PROPOSED BOUNDARY LINE  
----- PROPOSED LOT LINE  
----- SECTION LINE  
● SET #5 REBAR W/ ALUMINUM CAP MARKED "POLARIS, PLS 27605" FLUSH WITH THE GROUND  
(2865) ADDRESS NUMBER



(BASIS OF BEARING)  
N 89°50'24" E, 2635.71'  
COR 1/4 SEC 28, T 11 S, R 66 W  
2 1/2" ALUM CAP  
STAMPED "LS 30118", 2005

UNPLATTED  
TAX SCH. NO. 6100000297



LOT 2  
TWIN ACRES SUBDIVISION  
TAX SCH. NO. 6128102003

LOTS 1 - 4  
ASPEN WOODS SUBDIVISION  
TAX SCH. NO. 6128406005

UNPLATTED  
TAX SCH. NO. 6128001002

## DEDICATION

THE ABOVE OWNERS HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, EASEMENTS, AND ADDITIONAL RIGHT-OF-WAY AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED HEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID LOTS, EASEMENTS, AND ADDITIONAL RIGHT OF WAY AND WHICH TRACT SO PLATTED SHALL BE KNOWN AS "CROWE SUBDIVISION FILING NO. 1", EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF THE AFOREMENTIONED OWNERS HAVE EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 A.D.

MICHAEL B. CROWE, OWNER

STATE OF COLORADO )

COUNTY OF EL PASO ) ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 BY \_\_\_\_\_ AS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_ NOTARY PUBLIC

ROBERT T. CROWE, OWNER

STATE OF COLORADO )

COUNTY OF EL PASO ) ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 BY \_\_\_\_\_ AS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_ NOTARY PUBLIC

RUTH C. GRIFFITH-CROWE, OWNER

STATE OF COLORADO )

COUNTY OF EL PASO ) ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 BY \_\_\_\_\_ AS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_ NOTARY PUBLIC

## NOTES

- 1.) BEARING REFERRED TO HEREIN ARE BASED ON THE EAST LINE OF THE SOUTH 1/4 OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 66 WEST, BEARING S 00°27'11" E.
- 2.) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M.V.E., INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE, AND OTHER MATTERS OF RECORD, M.V.E., INC.
- 3.) ALL CORNERS SET WITH NO. 5 REBAR WITH SURVEYOR'S ALUMINUM CAP PLS 27605 AND FLUSH WITH THE GROUND, UNLESS OTHERWISE NOTED.
- 4.) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08041C0285 G, DATED DECEMBER 7, 2018, THE PROPERTY IS LOCATED IN ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD.
- 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.) LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.

## EASEMENTS

- 1.) 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.
- 2.) PROPERTY IS SUBJECT TO TERMS THEREFORE GRANTED BY THE RIGHT-OF-WAY AGREEMENT AT PLAT BOOK 2676, PAGE 514 OF THE PUBLIC RECORDS OF EL PASO COUNTY, GRANTS TO MOUNTAIN VIEW ELECTRIC THE EASEMENT AND RIGHT-OF-WAY TO CONSTRUCTION, MAINTAIN, CHANGE, RENEW, RELOCATE, ENLARGE, AND OPERATE ITS LINE OR LINES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICAL ENERGY, AND AS INCIDENT THERETO, AND, IN CONNECTION THEREWITH, TO CONSTRUCT, MAINTAIN, OPERATE, RELOCATE, AND ENLARGE A TELEPHONE AND/OR TELEGRAPH LINE AS MAY BE FOUND ADVISABLE, INCLUDING THE NECESSARY STEEL AND WOOD POLE TOWERS, POLES, WIRES, GUYS, STUBS AND OTHER FIXTURES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO TRIM OR CUT DOWN ANY TREES AND SHRUBBERY AND TO CONTROL THE GROWTH OF VEGETATION BY CHEMICAL MEANS, MACHINERY, OR OTHERWISE, AND REMOVE ANY OBJECTS WHICH MAY INTERFERE WITH THE CONSTRUCTION AND OPERATION OF SUCH LINES AND STRUCTURES, OVER, UPON, UNDER, AND ALONG A STRIP OF LAND TWENTY (20) FEET IN WIDTH, OWNED BY THE GRANTOR, SITUATE IN THE COUNTY OF EL PASO, AND STATE OF COLORADO, (NON-PLOTTABLE AND UNIFORM IN NATURE)
- 3.) PROPERTY IS SUBJECT TO TERMS THEREFORE GRANTED IN DECREE IN THE DISTRICT COURT, WATER DIVISION 2, STATE OF COLORADO RECORDED JUNE 29, 2020, AT RECEPTION NO. 220091284.

## COUNTY GOVERNMENT NOTES

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: FINAL DRAINAGE REPORT; WASTE-WATER DISPOSAL REPORT MEMO; GEOLOGIC & SOILS MEMO; FIRE PROTECTION REPORT; WILDFIRE AND HAZARD REPORT.
2. 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 BE PLACED IN DRAINAGE EASEMENTS.
3. 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).
4. THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

7. PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE EL PASO COUNTY TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 19-471) AS AMENDED. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT TIME OF BUILDING PERMIT ISSUANCE.
8. 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 OF 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. ALTERNATE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.

## KNOW ALL MEN BY THESE PRESENTS

THAT MICHAEL B. CROWE, ROBERT T. CROWE, & RUTH C. GRIFFITH-CROWE ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28, BEARING N 89°50'24" E.)

**BEGINNING** AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 28, THENCE S 00°27'11" E, A DISTANCE OF 663.63 FEET ALONG SAID EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28;

THENCE S 89°55'04" W, A DISTANCE OF 1318.17 FEET ALONG THE NORTH LINE OF LOT 1, ANDRENE SUBDIVISION, AS RECORDED IN RECEPTION NO. 1199606, OF THE PUBLIC RECORDS OF SAID EL PASO COUNTY, TO THE NORTHWEST CORNER OF SAID LOT 1, ANDRENE SUBDIVISION.

THENCE N 00°25'38" W, A DISTANCE OF 661.84 FEET ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28;

THENCE N 89°50'24" E, A DISTANCE OF 1317.86 FEET ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28 TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 873.478 SF (20.052 ACRES), MORE OR LESS.

## SURVEYOR'S STATEMENT

I, RANDALL D. HENCY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "CROWE SUBDIVISION FILING NO. 1" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 10/01/2018, 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 AND IS NOT A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

RANDALL D. HENCY  
COLORADO REGISTERED PLS #27605  
FOR AND ON BEHALF OF M.V.E., INC.

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR "CROWE SUBDIVISION FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY

COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL.

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

## CLERK AND RECORDER

CLERK AND RECORDER:

STATE OF COLORADO )

COUNTY OF EL PASO ) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021. A.D. AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHARLES D. BROERMAN, RECORDER

BY: \_\_\_\_\_ DEPUTY

SCHOOL FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

PARK FEE: \_\_\_\_\_

DRAINAGE FEE: \_\_\_\_\_

PCD FILE NO. X

MINOR SUBDIVISION PLAT  
CROWE SUBDIVISION FILING NO. 1

MVE, INC.

ENGINEERS SURVEYORS

1903 Lelary Street, Suite 300  
Colorado Springs CO 80909  
719.635.5736 www.mvecivil.com

MVE PROJECT:  
61138

MVE DRAWING:  
61138-PLAT-PS

DATE:  
APRIL 23, 2021

SHEET:  
1 OF 1