

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

Minimum Frontage. Lots shall have a minimum of 30 feet of frontage on and have access from a public road, except where private roads are approved by the BoCC pursuant to waiver granted under Section 8.4.4 (E)

Lots or tracts subject to hazards which may be eliminated through specialized engineering shall be identified on the plat. Identification of hazards on the plat shall include a statement about the specific hazard and a statement of the engineering alterations required to eliminate the hazard.

Areas within lots or tracts which reflect 1 or more of the following characteristics shall be deemed unsuitable for building and shall be identified as no build areas on the plat:

- Areas where slopes are greater than 30%.
- Areas of identified or designated geologic, soil, or natural hazards as identified in the geology and soils report or designated in the El Paso County hazard identification inventory; provided that the limitations cannot be overcome through the application of specialized engineering or mitigation.
- Areas within the 100-year floodplain as reflected on FEMA Flood Insurance Rate Map (FIRM), within proposed boundaries as reflected in LOMR/CLOMR, or as determined by a flood study as approved by the Floodplain Administrator.

UNPLATTED TAX SCH. NO. 610000297

army sand, 6 - 40% Slopes

the soils and geo report seem to call for perimeter drains but there is no plat note. please add plat note.

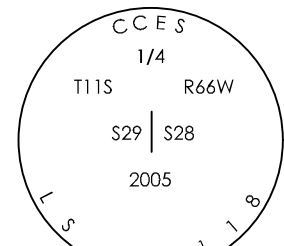
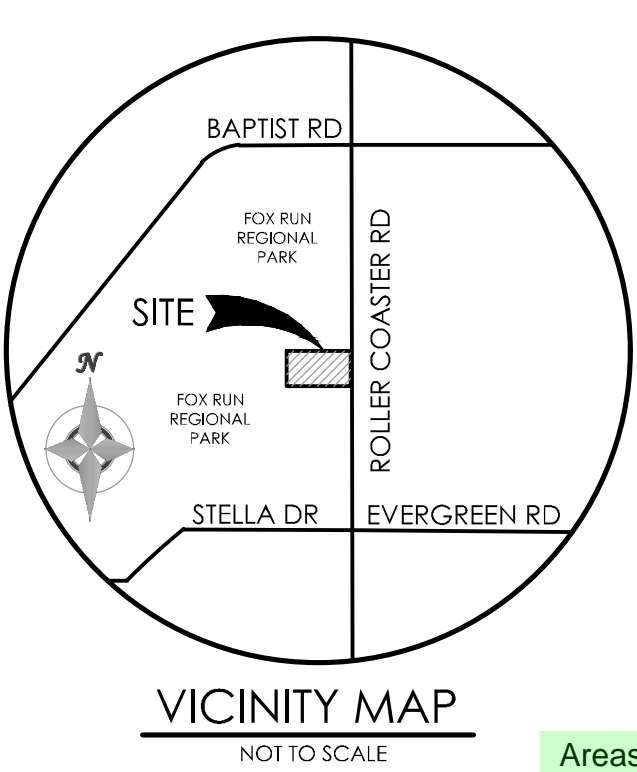
COUNTY GOVERNMENT NOTES

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT 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.

Resolution 19-471

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.

- 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.



(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

FND 1-1/4" ALUM CAP "PE & LS 2692" (0.13"W, 0.38"W)

UNPLATTED TAX SCH. NO. 610000297

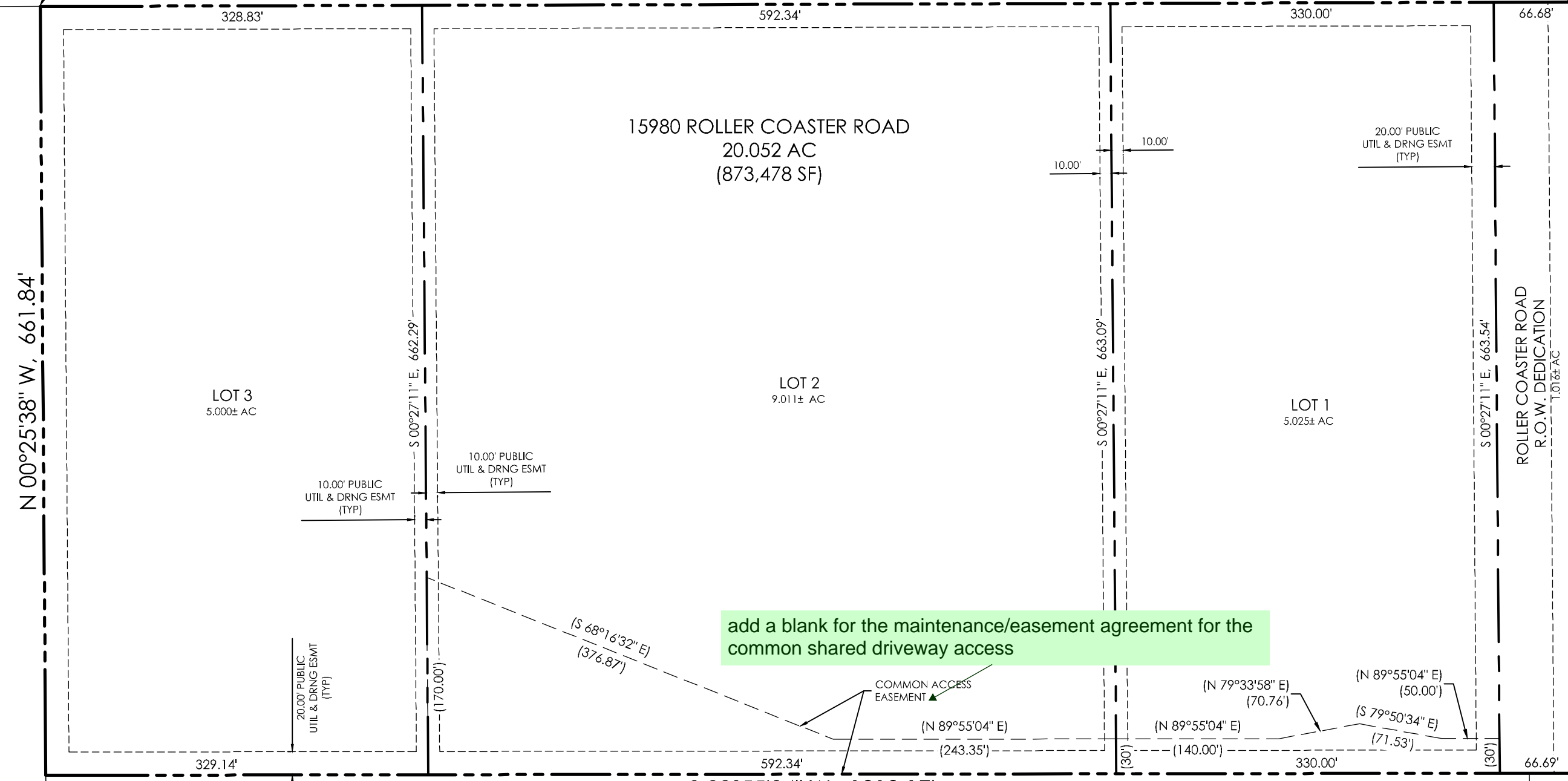
N 89°50'24" E, 1317.86'

POINT OF BEGINNING COR 1/4 SEC 28, T 11 S, R 66 W 2" ALUM CAP STAMPED "PLS 4842", 2002

LOT 2 TWIN ACRES SUBDIVISION TAX SCH. NO. 6128102003

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

UNPLATTED TAX SCH. NO. 6128001002



15980 ROLLER COASTER ROAD 20.052 AC (873,478 SF)

LOT 2 9.0116 AC

LOT 3 5.0026 AC

LOT 1 5.0256 AC

LOT 1 ANDRENE SUBDIVISION TAX SCH. NO. 6128001001

LOT 2 ANDRENE SUBDIVISION TAX SCH. NO. 6128001002

LOT 3 ANDRENE SUBDIVISION TAX SCH. NO. 6128001003

UNPLATTED TAX SCH. NO. 6128001002

UNPLATTED TAX SCH. NO. 6128001002

UNPLATTED TAX SCH. NO. 6128001002

UNPLATTED TAX SCH. NO. 6128001002

UNPLATTED TAX SCH. NO. 6128001002

UNPLATTED TAX SCH. NO. 6128001002

UNPLATTED TAX SCH. NO. 6128001002

UNPLATTED TAX SCH. NO. 6128001002

UNPLATTED TAX SCH. NO. 6128001002

UNPLATTED TAX SCH. NO. 6128001002

UNPLATTED TAX SCH. NO. 6128001002

UNPLATTED TAX SCH. NO. 6128001002

UNPLATTED TAX SCH. NO. 6128001002

UNPLATTED TAX SCH. NO. 6128001002

UNPLATTED TAX SCH. NO. 6128001002

UNPLATTED TAX SCH. NO. 6128001002

UNPLATTED TAX SCH. NO. 6128001002

UNPLATTED TAX SCH. NO. 6128001002

DEDICATION

Owners Certificate
The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of _____ 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.

ACKNOWLEDGMENT
I, _____, Owner/Mortgagee (Signature)
By: _____
Title: _____
ATTEST: (if corporation)
Secretary/Treasurer
STATE OF COLORADO
COUNTY OF _____
Acknowledged before me this _____ day of _____, 200__ by _____ as _____
My commission expires _____
Witness my hand and official seal _____
Notary Public
Signatures of officers signing for a corporation shall be acknowledged as follows: (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.
Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company. (Note: Required when separate ratification statements for deed of trust holders, mortgages are not utilized)

ACKNOWLEDGMENT
I, _____, Planning and Community Development Director
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 _____, 200__, subject to any notes or conditions specified hereon.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Signature block should be formatted as below:
Board of County Commissioners Certificate
This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) 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.

CLERK AND RECORDER

CLERK AND RECORDER:
STATE OF COLORADO }
COUNTY OF EL PASO }

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: _____

please add the name, address and telephone number of the owner of record located in the lower right hand corner

MINOR SUBDIVISION PLAT
CROWE SUBDIVISION FILING NO. 1

MVE, INC.
ENGINEERS SURVEYORS

MVE PROJECT: 61138
MVE DRAWING: 61138-PLAT-PS
DATE: APRIL 23, 2021
SHEET: 1 OF 1

1903 LeBaray Street, Suite 300
Colorado Springs CO 80909
719.635.5736 www.mveinc.com

PCD FILE NO. X

please add file number