

VICINITY MAP
NOT TO SCALE

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
- ◆ FOUND SECTION CORNER AS SHOWN
- FOUND CORNER AS SHOWN
- SET #5 REBAR W/ ALUMINUM CAP MARKED "POLARIS, PLS 27605" FLUSH WITH THE GROUND
- (xxxx) ADDRESS NUMBER

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 LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF CROWE 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 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.

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

PCD DIRECTOR

THIS PLAT FOR "CROWE SUBDIVISION FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

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. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS, 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 _____

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. MS-21-005

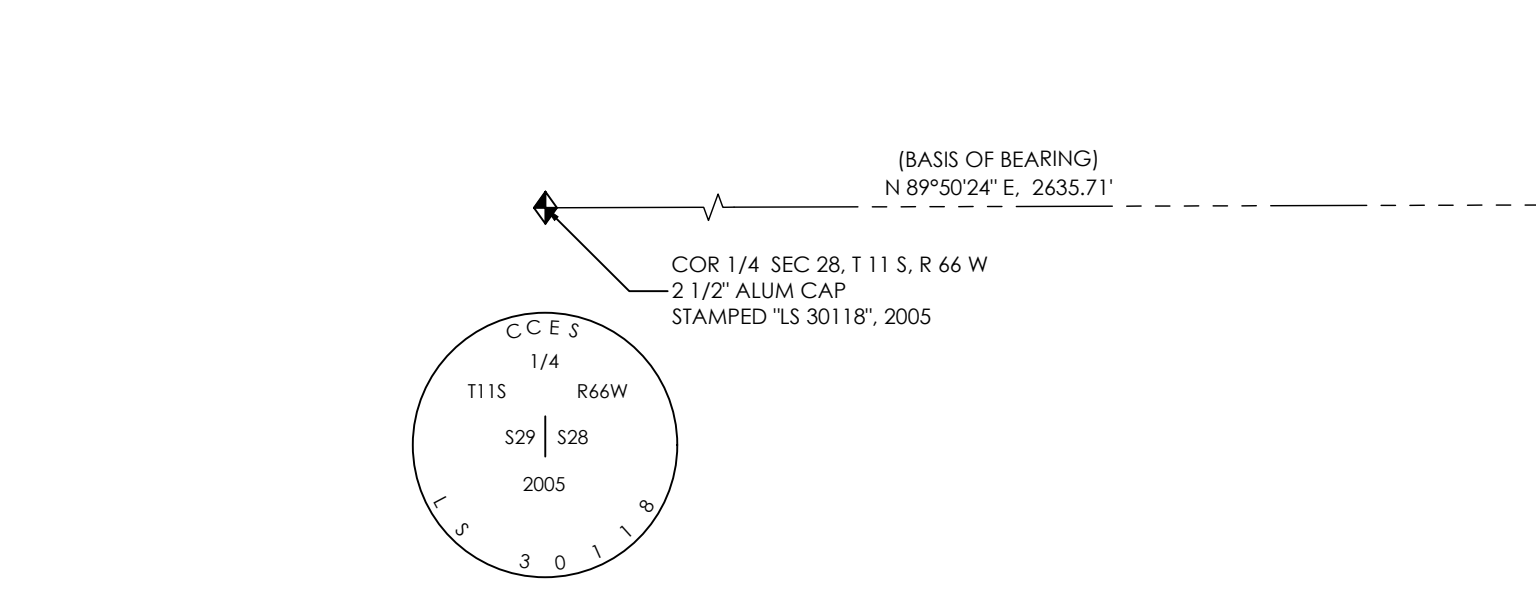
OWNER OF RECORD
AT TIME OF PLATTING:
MICHAEL B. CROWE
15980 ROLLER COASTER ROAD
COLORADO SPRINGS CO 80921
(720) 987-1631

MINOR SUBDIVISION PLAT CROWE SUBDIVISION FILING NO. 1

MVE, INC.
ENGINEERS SURVEYORS

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

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



COUNTY GOVERNMENT NOTES

- NOTE REGARDING REPORTS ON FILE: 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; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY & SOILS REPORT; FIRE PROTECTION REPORT AND WILDFIRE HAZARD REPORT.
- 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.
- 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).
- THE ADDRESSES EXHIBED 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.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 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
- 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.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, 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 N PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- ACCESS TO LOTS 1, 2, & 3 SHALL BE LOCATED WITHIN THE COMMON ACCESS EASEMENT SHOWN HEREON. THE RESPONSIBILITY FOR CONSTRUCTION AND MAINTENANCE OF SAID ACCESS SHALL BE IN ACCORDANCE WITH THE ACCESS AGREEMENT AS RECORDED IN RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- SOIL AND GEOLOGIC CONDITIONS: AREAS WITHIN THIS SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY POTENTIAL GEOLOGIC CONSTRAINTS AS DETAILED IN THE SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY FOR CROWE SUBDIVISION FILING NO. 1 PREPARED BY ENTECH ENGINEERING, INC. AND DATED JUNE 7, 2021. THE REPORT IS AVAILABLE IN THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT RECORDS (WWW.EPCDEVPLANREVIEW.COM) UNDER FILE NUMBER MS-21-005. THE REPORT INCLUDES MAPPING OF THE POTENTIAL HAZARD AREAS WITHIN THE SUBDIVISION. A DESCRIPTION OF AFFECTED LOTS, POTENTIAL CONSTRAINTS AND MITIGATION MEASURES ARE LISTED BELOW. NO AREAS OF THE SITE EXCEED 50% IN GRADE. INDIVIDUAL SOILS INVESTIGATIONS AND FOUNDATION DESIGNS FOR ALL NEW BUILDING SITES AND SEPTIC SYSTEMS ARE REQUIRED. ONCE BUILDING LOCATIONS HAVE BEEN DETERMINED, SHOULD GROUNDWATER OR BEDROCK BE ENCOUNTERED WITHIN 6 FEET OF THE SURFACE, DESIGNED ON-SITE WASTEWATER SYSTEMS ARE REQUIRED. WASTEWATER ABSORPTION FIELDS MUST BE LOCATED AT LEAST 100 FEET FROM ANY WELL, 50 FEET FROM DRAINAGES, FLOODPLAINS OR PONDED AREAS AND 25 FEET FROM DRY GULCHES.
 - EXPANSIVE SOILS: LOTS 1, 2, 3; MITIGATION MEASURES INCLUDE: SPECIAL FOUNDATION DESIGN, OVEREXCAVATION, REPLACEMENT AND COMPACTION OF SOILS BENEATH FOUNDATIONS.
 - POTENTIALLY SHALLOW GROUND WATER: LOTS 1, 2, 3; MITIGATION MEASURES INCLUDE: SPECIAL FOUNDATION DESIGN, EXTENSION OF FOUNDATIONS A MINIMUM OF 30 INCHES BELOW GRADE, INSTALLATION OF FOUNDATION PERIMETER DRAINS AND PROVISION OF SWALES TO INTERCEPT AND CARRY SURFACE FLOWS AWAY FROM STRUCTURES. NO ELEMENTS OF WASTEWATER TREATMENT SYSTEMS SHOULD BE PLACED IN AREAS OF POTENTIALLY SHALLOW GROUNDWATER.
 - DOWNSLOPE CREEP AREAS: LOTS 1, 2, 3; MITIGATION MEASURES INCLUDE: SPECIAL FOUNDATION DESIGN, COMPACT AND RIGID FOUNDATION LAYOUT, REINFORCEMENT OR TIE BEAMS INCORPORATED IN THE FOUNDATION DESIGN AND RETENTION OF ANY CUTS GREATER THAN 3:1 BY RETAINING WALLS DESIGNED FOR SLOPING CONDITIONS.
- LOT AND DENSITY DATA:
 - GROSS ACREAGE: 20.052 ACRES
 - TOTAL NUMBER OF LOTS IN THE SUBDIVISION: 3
 - GROSS DENSITY: 0.150 LOTS PER ACRE
 - ACREAGE DEDICATED TO PUBLIC STREETS: 1.016 ACRES
 - NET ACREAGE: 19.036 ACRES
 - NET DENSITY: 0.158 LOTS PER ACRE
- WILDFIRE MITIGATION REQUIRED: AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS, NO NEW BUILDING PERMIT OR NEW CERTIFICATE OF OCCUPANCY FOR LOTS 1, 2, & 3, AS IDENTIFIED HEREON, MAY BE ISSUED BY EL PASO COUNTY UNTIL SUCH TIMES THAT THE INDIVIDUAL PROPERTY OWNER HAS OBTAINED A LETTER OF COMPLIANCE FROM THE COLORADO STATE FOREST SERVICE, FIRE DEPARTMENT, FIRE MARSHAL, OR OTHER QUALIFIED PROFESSIONAL STAFFING 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

NOTES

- BASIS OF BEARING: BEARINGS REFERRED TO HEREON ARE RELATIVE TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 66 WEST, BEARING S 00° 27' 11" E, MONUMENTED AS SHOWN HEREON.
- ALL CORNERS SET WITH NO. 5 REBAR WITH SURVEYOR'S ALUMINUM CAP PLS 27605 AND FLUSH WITH THE GROUND, UNLESS OTHERWISE NOTED.
- THIS SURVEY 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 AND TITLE OF RECORD, M.V.E., INC. RELIED UPON TITLE INSURANCE POLICY PREPARED BY CAPSTONE TITLE, AGENT FOR STEWART TITLE GUARANTY COMPANY, ORDER NO. 21196 WITH EFFECTIVE DATE OF MAY 24, 2021.
- FLOODPLAIN STATEMENT: ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08041C0285 G, DATED DECEMBER 7, 2018, THE PROPERTY IS LOCATED IN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN).
- LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.
- PROPERTY IS SUBJECT TO TERMS THEREOF GRANTED IN DECREE IN THE DISTRICT COURT, WATER DIVISION 2, STATE OF COLORADO RECORDED JUNE 29, 2020, AT RECEPTION NO. 220091284.
- 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.).
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMPLETS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508.

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.

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.