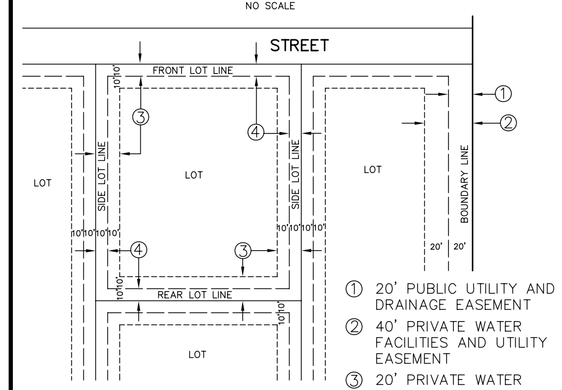
DAVIS RANCH SUBDIVISION FILING NO. 4

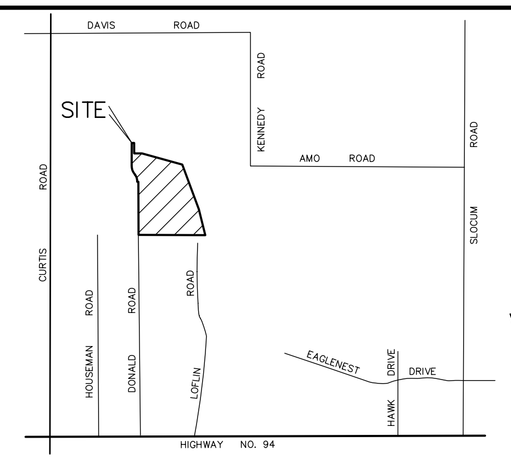
A PORTION OF THE EAST ONE-HALF AND THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

EASEMENT DETAIL (TYPICAL)
NO SCALE



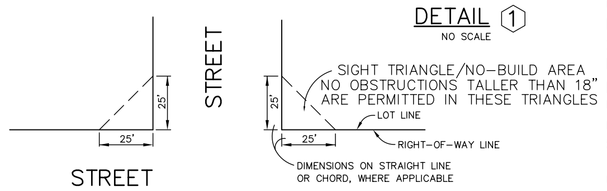
① 20' PUBLIC UTILITY AND DRAINAGE EASEMENT
② 40' PRIVATE WATER FACILITIES AND UTILITY EASEMENT
③ 20' PRIVATE WATER FACILITIES AND UTILITY EASEMENT
④ 10' PUBLIC UTILITY AND DRAINAGE EASEMENT

NOTE: "ADDRESSED" STREET FRONTAGES WILL BE CONSIDERED THE FRONT LOT LINE FOR OPPOSITE REAR LOT LINE DETERMINATION

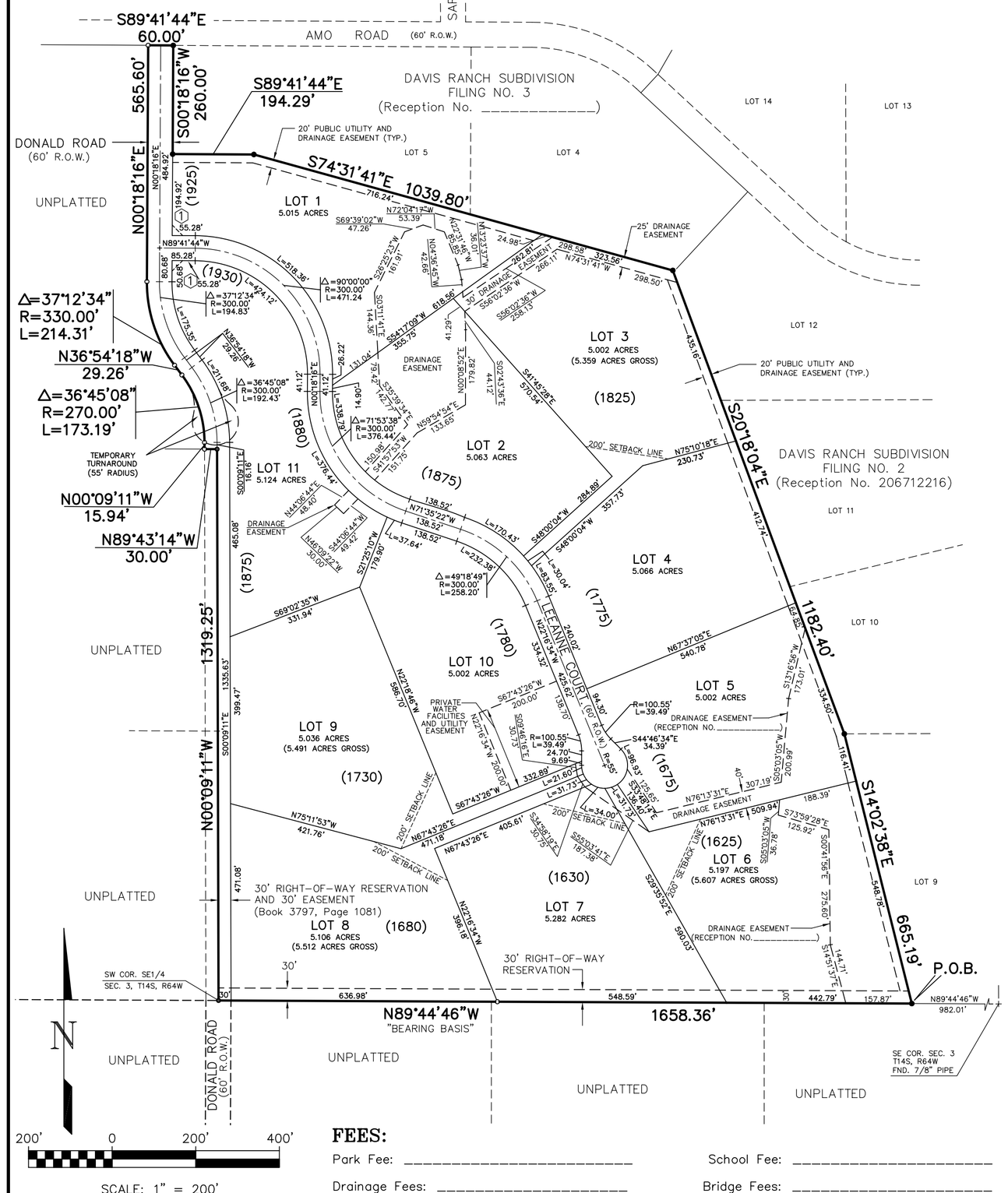


VICINITY MAP
NO SCALE

DETAIL ①
NO SCALE



NOTE: A TWENTY-FIVE FOOT (25') BY TWENTY-FIVE FOOT (25') SIGHT TRIANGLE NO-BUILD AREA (OBSTRUCTIONS GREATER THAN EIGHTEEN INCHES (18") IN HEIGHT ARE PROHIBITED WITHIN SIGHT TRIANGLES) EXISTS FOR ALL CORNER LOTS.



BE IT KNOWN BY THESE PRESENTS:

That COUNTY LINE ESTATES, LLC, a Colorado Limited Liability Company, and CASE HOLDINGS, LLC, a Colorado Limited Liability Company, being the owners of the following described tract of land to wit:

A tract of land being a portion of Section 3, Township 14 South, Range 64 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:

Beginning at the Southwest corner of Lot 9, DAVIS RANCH SUBDIVISION FILING NO. 2 (Reception No. 206712216, El Paso County, Colorado records) (all bearings in this description are relative to a portion of the South line of the Southeast One-Quarter (SE1/4) of said Section 3, which bears N89°44'46"W "assumed"); thence N89°44'46"W along said SE1/4's Southerly line, 1658.36 feet to the Southwest corner of said SE1/4; thence N00°09'11"W along the West line of the Southwest One-Quarter (SW1/4) of said SE1/4, 1319.25 feet to the Northwest corner of said SW1/4 SE1/4; thence N89°43'14"W along the South line of the North One-Half of the Southwest One-Quarter of said Section 3, 30.00 feet; thence N00°09'11"W, 15.94 feet; thence on a curve to the left, said curve having a central angle of 36°45'08", a radius of 270.00 feet, an arc length of 173.19 feet; thence N36°54'18"W, 29.26 feet; thence on a curve to the right, said curve having a central angle of 37°12'34", a radius of 330.00 feet, an arc length of 214.31 feet; thence N00°18'16"E, 565.60 feet to a point on the Southerly right-of-way line of Amo Road (60' r.o.w.) as platted in DAVIS RANCH SUBDIVISION FILING NO. 3 (Reception No. _____, said El Paso County records) (the following six (6) courses are along the lines of said FILING NO. 3 and said FILING NO. 2); 1) S89°41'44"E along said Amo Road's Southerly right-of-way line, 60.00 feet; 2) S00°18'16"W, 260.00 feet; 3) S89°41'44"E, 194.29 feet; 4) S74°31'41"E, 1039.80 feet; 5) S2°01'04"E, 1182.40 feet; 6) S14°02'38"E, 665.19 feet to the Point of Beginning;

Containing 62.397 acres, more or less.

DEDICATION:

The above owners have caused said tract of land to be surveyed and platted into lots, streets and easements as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said tract and the locations of said lots, streets and easements, and which tract so platted shall be known as DAVIS RANCH SUBDIVISION FILING NO. 4, El Paso County, Colorado. All streets and noted right-of-way as platted are hereby dedicated to public use and said owners do hereby personally covenant and agree that all platted streets will be constructed to El Paso County standards, and that proper drainage for same will be provided at their own expense, all to the satisfaction of the Board of County Commssioners of El Paso County, Colorado, and upon acceptance by resolution, all streets so dedicated will become matters of maintenance by El Paso County, Colorado.

IN WITNESS WHEREOF:

The aforementioned, COUNTY LINE ESTATES, LLC, a Colorado Limited Liability Company, has executed this instrument this

_____ day of _____, 20_____ A.D.

COUNTY LINE ESTATES, LLC, a Colorado Limited Liability Company

By _____

_____

NOTARIAL:

STATE OF COLORADO } SS
COUNTY OF EL PASO }

The above and aforementioned was acknowledged before me this

_____ day of _____, 20_____

A.D., by _____,

_____ for the COUNTY LINE ESTATES, LLC, a Colorado Limited Liability Company.

Witness my hand and seal_____

Address _____

_____

My commission expires _____

IN WITNESS WHEREOF:

The aforementioned, CASE HOLDINGS, LLC, a Colorado Limited Liability Company, has executed this instrument this

_____ day of _____, 20_____ A.D.

CASE HOLDINGS, LLC, a Colorado Limited Liability Company

By _____

_____

NOTARIAL:

STATE OF COLORADO } SS
COUNTY OF EL PASO }

The above and aforementioned was acknowledged before me this

_____ day of _____, 20_____

A.D., by _____,

_____ for the CASE HOLDINGS, LLC, a Colorado Limited Liability Company.

Witness my hand and seal_____

Address _____

_____

My commission expires _____

SURVEYOR'S CERTIFICATION:

The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

David V. Hostetler
Colorado Professional Land Surveyor No. 20681

PRELIMINARY COPY
SUBJECT TO FINAL COUNTY APPROVAL

NOTES:

1. • – Indicates recovered #4 rebar with Surveyor's Cap PLS No. 20681, except where noted otherwise.
   ○ – Indicates survey monument set with a #4 rebar with Surveyor's Cap PLS No. 20681, except where noted otherwise.
2. This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by LAND TITLE GUARANTEE COMPANY, Order No. SC153751-5 dated December 3, 2003 at 5:00 p.m.
3. (12345) – the addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
4. Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department must approve each system and, in some cases, the Department may require a specially designed system prior to permit approval.
5. Individual wells are the responsibility of each property owner. Permits for individual domestic wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.

NOTES (continued):

All wells must be constructed into the Arapahoe Aquifer under determination No. 4–BD with annual withdrawal limited to 0.55 acre feet per lot. The annual withdrawal for residential use of 0.55 acre feet per lot is subject to the following uses: 0.30 acre feet for household uses, a maximum of 3,800 sq. ft. of lawn area (0.22 acre feet), and water for a maximum of 2 horses (0.03 acre feet).

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, the Homeowners Association, 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.

A totalizing flow meter must be installed on wells and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (collected at least annually) and submitted to the Upper Black Squirrel Creek Groundwater Management District or the Ground Water Commission upon request. Diversion of water is limited to 0.55 acre feet per year per lot.

Applicant, its successors and assigns, at the time of lot sales, shall convey by deed to individual lot owners (or to the Homeowners Association if one is created and applicant chooses) sufficient water rights in the Arapahoe Aquifer underlying each lot to satisfy El Paso County's 300 year water supply requirement: 1,815 acre feet for the entire subdivision or an appropriate derivative amount to satisfy the requirements of each lot – 165 acre feet per lot (0.55 acre feet per lot per year x 300 years).

The property owner, its successors and assigns, and all future lot owners in this development are hereby on notice that they may be required to comply with applicable rules, if any, of the Colorado Ground Water Management District, which compliance may result in a reduction of well withdrawal limits, and thus a reduction in water capacity.

6. 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 the required public improvements have been constructed and completed in accordance with the Subdivision Improvements Agreement between the applicant and El Paso County as recorded at Reception No. _____ , in the office of the Clerk and Recorder of El Paso County, Colorado, or in the alternative, other collateral is provided which is sufficient in the judgment of the Board of County Commissioners, to make provision for the completion of said improvements. If the public improvements are not installed and legally accepted within 18 months from this date, said plat may be vacated after the appropriate public hearings.
7. Unless otherwise indicated and/or shown, side, front and rear lot lines are hereby platted on each side with a ten foot Public Utility and Drainage Easement and with a twenty foot Private Water Facilities and Utility Easement which may be coincident as to ten feet nearest the lot line with the Public Utility and Drainage Easement. All exterior subdivision boundaries shall have a twenty foot Public Utility and Drainage Easement and a forty foot Private Water Facilities and Utility Easement which may be coincident as to twenty feet nearest the lot line with the Public Utility and Drainage Easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners. Existing MVEA above and below ground facilities are allowed to exist and be maintained within the indicated Private Water Facilities and Utility Easement, and any future facilities will fall within the nearest convenient platted Public Utility and Drainage Easement . . . See Easement Detail.

   Case Holdings Company, LLC, a Colorado Limited Liability Company, and assigns, and County Line Estates, LLC, a Colorado Limited Liability Company, and assigns ("Water Rights Owners") own water rights in the Denver, Arapahoe, and Laramie–Fox Hills aquifers. Rights in the Arapahoe will be utilized for the Davis Ranch lot buyers. The Private Water Facilities and Utility Easements are provided so that the land owners can operate above and/or below ground facilities and improvements for treatment, storage and/or distribution in the future which access water rights not fully developed or otherwise utilized. The Water Rights owners will determine the non–need and allow vacation of Private Water Facilities and Utility Easements not required for the anticipated distribution system.
8. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.

   Lots 5, 6 and 7 contain areas with soils susceptible to hydrocompaction or active erosion. Mitigation measures for hydrocompaction consist primarily of good surface and subsurface drainage. Foundations, grading, and drainage on these lots should be designed by a Professional Engineer to insure appropriate mitigation measures are employed. Mitigation measures for areas with active erosion consist primarily of regrading and revegetation, which can include erosion control fabric to anchor vegetation.
9. Electric power to be supplied by MOUNTAIN VIEW ELECTRIC ASSOCIATION.
10. Fire protection to be supplied by FALCON FIRE PROTECTION DISTRICT.
11. Reports and evidence regarding soils, geology, water, sanitation, and wildfire hazards on this subdivision are on file in the office of the El Paso County Land Use Department.
12. Prior to the establishment of any driveway onto a County road, an access permit must be granted by the El Paso County Development Services Department.

    The El Paso County Development Services Department reserves the right of access to all areas of slope, drainage easements for maintenance purposes.

    Temporary Turn–Around provisions shall be relinquished upon the construction completion of Donald Road to the next available public road intersection and/or acceptable terminus point.
13. Drainage detention basins and facilities located in the designated drainage easements shall be maintained by the DAVIS RANCH PROPERTY OWNERS ASSOCIATION. Said detention basins will be maintained in accordance with the Private Detention Basin Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.
14. All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.
15. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
16. No dwelling structures, well or septic system improvements, fences or major storage activities are permitted within the designated drainage easements. Property designed driveways with adequately–sized culverts and/or utility service line crossings will be allowed within the designated drainage easements. Fences shall not impede runoff from reaching drainage swales.
17. Total number of single–family lots platted: 11
18. Date of Overall DAVIS RANCH Boundary Survey: February 4, 2002.

APPROVALS:

This subdivision was approved by the El Paso County Development Services Department this _____ day of _____, 20_____.

_____
Development Services Director

Approved by the Board of County Commissioners of El Paso County, Colorado, this _____day of _____, 20_____.

_____
Chair of the Board

RECORDING:

STATE OF COLORADO } SS
COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record in my office at _____ o'clock ____.M., this _____ day of _____, 20_____ A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

ROBERT C. BALINK, RECORDER

SURCHARGE:_____

FEE:_____

BY:_____
Deputy

FEES:

Park Fee: _____ School Fee: _____

Drainage Fees: _____ Bridge Fees: _____

LDC, Inc.
PLANNING, SURVEYING, LANDSCAPE ARCHITECTURE
3898 Maizeland Road
Colorado Springs, CO 80909
(719) 528-6133 FAX (719) 528-6848

REVISIONS				REVISIONS			
NO.	DESCRIPTION	BY	DATE	NO.	DESCRIPTION	BY	DATE
1	EPC-DSP ENGINEERING COMMENTS	HEM	03-17-05	5	ADDRESSES ADDED	PRH	03-16-06
2	DATA CLARIFICATION	LVZD	06-21-05	6	COUNTY COMMENTS	LVZD	04-19-06
3	DATA CLARIFICATION	RDG	09-06-05	7	COUNTY COMMENTS	RDG	07-24-06
4	DATA CLARIFICATION	PRH	11-15-05				

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.

FINAL PLAT
DAVIS RANCH SUBDIVISION FILING NO. 4

PROJECT NO. 00100.1	Drawn By: HEM	Date: 08-03-04
	Checked By: DVH	Sheet: 1 of 1