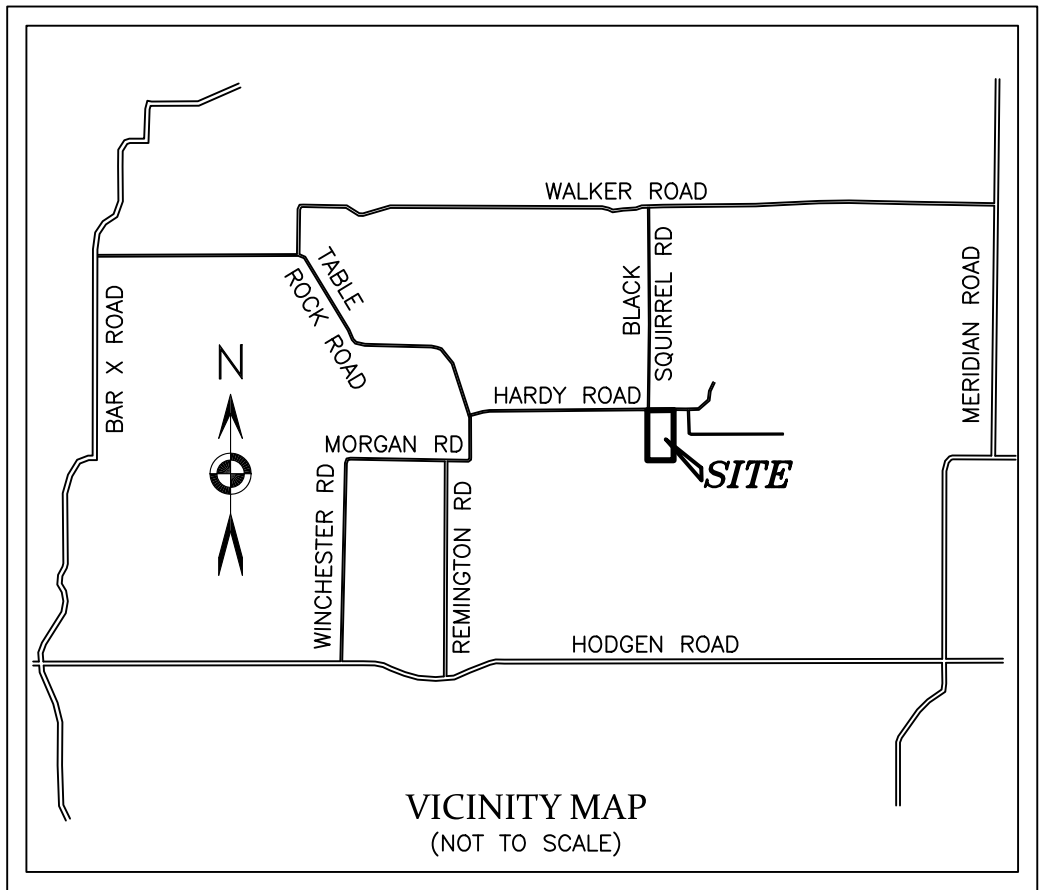


FINAL PLAT

RAPSON SUBDIVISION
A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 14, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



KNOW ALL BY THESE PRESENTS:

That Andrea Jayne Rapson and William Clark Rapson, being the owners of the following described tract of land to wit:

LEGAL DESCRIPTION

The West half of the Southeast quarter of the Southeast quarter of Section 14, Township 11 South, Range 65 West of the 6th P.M.; Excepting a perpetual easement for roadway, utilities, ingress and egress purposes over and across the North 40 feet, County of El Paso, State of Colorado.

Per a Commitment for Title Insurance File No. 81953UTC, with an effective date of January 27, 2021, as provided by Stewart Title Guaranty Company and Unified Title Company, LLC, and per the Special Warranty Deed recorded under Reception No. 220000136, Records of El Paso County

Address of Record: 10675 Hardy Road, Colorado Springs, CO 80908

DEDICATION

The above owners have caused said parcel of land to be platted into the lots and easements as shown hereon. The undersigned does hereby grant and convey to the County of El Paso all right-of-way dedications and easements for public use. The tract of land herein platted shall be known as RAPSON SUBDIVISION in the County of El Paso, State of Colorado.

OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, Andrea Jayne Rapson and William Clark Rapson, have executed this instrument this ____ day of _____, 20____, A.D.

Andrea Jayne Rapson

William Clark Rapson

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 and easements as shown hereon under the name and subdivision of RAPSON SUBDIVISION. 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.

By: Andrea Jayne Rapson

By: William Clark Rapson

NOTARIAL:

STATE OF COLORADO } SS
COUNTY OF EL PASO }

The above and aforementioned instrument was acknowledged before me this ____ day of _____, 20____, A.D.

By: Andrea Jayne Rapson and William Clark Rapson

Witness my hand and seal:

My Commission expires _____

Notary Public _____

LIEN HOLDER SUBORDINATION CERTIFICATE:

The undersigned are all the mortgagees and lien holders of certain lands known herein as RAPSON SUBDIVISION in the County of El Paso, State of Colorado, and Hereby subordinate the subject lien to the terms, conditions and restrictions of this document

COMPANY: Northpointe Bank

ADDRESS: 3333 Deposit Dr NE, Grand Rapids, MI 49546

Executed this ____ day of _____, 20____.

Mortgagee(s) and lien holder(s):

Karen Seager, Assistant Vice President
for and on behalf of Northpointe Bank

NOTARIAL:

STATE OF MICHIGAN } SS
COUNTY OF KENT }

The above and aforementioned instrument was acknowledged before me this ____ day _____, 20____, A.D.

By: Karen Seager, Assistant Vice President, for and on behalf of Northpointe Bank

Witness my hand and seal:

My Commission expires _____

Notary Public _____

FLOOD PLAIN CERTIFICATION:

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 08041C0310Q, effective date December 7, 2018, indicates this parcel of land to be located in Zone X (Area determined to be outside the 0.2% annual (500-year) chance floodplain).

SURVEYOR'S NOTES

- NOTICE: According to Colorado law you must comment you first discover such defect. In no event may any action be taken from the date of the certification shown hereon.
- 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.
- The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
- No attempt has been made by the surveyor to show and utility lines or services on this map.
- This plat does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon a Commitment for Title Insurance File No. 81953UTC, with an effective date of January 27, 2021, as provided by Stewart Title Guaranty Company and Unified Title Company, LLC.
- The field work was performed on December 10, 2020.
- The overall subject parcel contains a calculated area of 842,636 square feet (19.344 acres) of land, more or less.
- BASIS OF BEARINGS: Bearings are based on the South line of the Southeast Quarter of Section 14, Township 11 South, Range 65 West of the 6th P.M., monumented at both ends with a No 6 rebar and 3 1/4" aluminum cap, stamped "1994 PS INC PLS 12103" and is assumed to bear S 89°30'01" W, a distance of 2635.91 feet.
- Found and or set monuments shown hereon are flush with grade unless noted otherwise.
- The approval of this Replat vacates all prior plats for the area described by this plat.
- 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 Department: Onsite Wastewater Treatment Report; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report.
- 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.
- 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.
- The addresses exhibited 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.
- Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.
- 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.
- 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.
- At the time of approval of this project, this property is located within the Falcon Fire Protection District.
- 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.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- Surface Investigation and Soils Report was completed by Rocky Mountain Group on January 8, 2021 as Job No. 180667. Water Resources Report was completed by JDS-Hydro Consultants, Inc. on February, 2021. Geological Hazard Report was completed by Rocky Mountain Group and is on file at the El Paso County Department.
- The subject parcel is affected by a utility easement that is centered on an installed electric service line per Reception No. 220071915, Records of El Paso County.
- The no-build/no storage materials area limits shown hereon were provided by Catamount Engineering, David Mijares, PE.

Add the following text after this sentence: The subdivider agrees for itself and its successors and assigns that subdivider and/or said successor and assigns shall be required to maintain drainage channel that flows through the site. The County is not responsible for maintenance of the drainage easement. There drainage easement is a no-build and no storage of materials area.

SHEET LEGEND:

- SHEET 1: Notes, project information, and certification
SHEET 2: boundary and plat detailed information

Please add the following notes to the list:

"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 the 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 submittal. 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."

"The subdivider agrees for itself and its successors and assigns that subdivider and/or said successor and assigns shall be required to maintain drainage channel that flows through the site. The County is not responsible for maintenance of the drainage easement."

"The subdivision has been found to be impacted by geologic constraints. Mitigation measures and explanation of constraints in the area can be found in the report Soil, Geology, and Wastewater Study by Rocky Mountain Group, January 8, 2021 in file PCD File No. MS213, available at the El Paso County Planning and Community Development Department:

-Loose and Compressible Soils
-Surface Drainage
-Faults and Seismicity
-Radon"

If applicant deems joint access easement necessary please add this note to the list:

"Access to lots ____ shall be through the shown access easement. The responsibility and maintenance of said access is subject to the maintenance agreement and all covenants and restrictions contained therein, as recorded at Reception No. _____ of the records of El Paso County Clerk and Recorder."

Unless otherwise indicated, all side, front, and rear lot lines are hereby platted with a 10 foot public utility and drainage easement. 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.

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, to the best of my knowledge, opinion, and belief. This certification is neither a warranty nor guarantee, either expressed or implied.

I attest the above on this ____ day of _____, 20____.

Spencer J. Barron
Colorado registered PLS #38141
For and on behalf of Barron Land, LLC

COUNTY APPROVAL

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 _____, 20____, subject to any notes specified hereon or any conditions specified hereon.

Planning and Community Development Director

Replace existing note with this format

Add this BoCC block

RECORDING

STATE OF COLORADO } SS
COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record at my office at ____ O'clock ____ this ____ day of _____, 20____, A.D.,

and is duly recorded under Reception Number _____ of the records of El Paso County, Colorado.

Fee: _____

Surcharge: _____

Chuck Broerman, Recorder

By: _____
Deputy

FEES:

School Fee: _____
Bridge Fee: _____
Park Fee: _____
Drainage Fee: _____

Please add: "PCD File No. MS-21-003".

SF-XX-XXX

DATE: 2/18/2021		REVISIONS			
No.	Remarks	Date	By		
				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.: 18-017	
				SHEET 1 OF 2	

RAPSON SUBDIVISION
A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 14, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

1" = 200'

200 0 200 400

N 1/4 CORNER S14-T11S-R65W
FOUND No. 6 REBAR AND 3 1/4"
AC, "1994 PS INC PLS 12103"

N 00'19'22" E 2642.45' (M)

C 1/4 CORNER S14-T11S-R65W
FOUND No. 4 REBAR AND OPC, ILLEGIBLE
REPLACED WITH No. 6 REBAR AND 3 1/4"
AC, "2018 PLS 38141"

N 89°30'35" E 2641.23' (M)

W 1/4 CORNER S14-T11S-R65W
FOUND No. 6 REBAR AND 3 1/4"
AC, "1994 PS INC PLS 12103"

1316.82' (C)

E 1/16 C-C CORNER S14-T11S-R65W
FOUND No. 6 REBAR AND 3 1/4"
AC, "2018 PLS 38141"

N 89°17'07" E 2633.64' (M)

FOUND No. 6 REBAR, BENT
WITH 2 1/2" AC, BROKEN,
(NOT ACCEPTED)
APPEARS TO HAVE BEEN
MOVED DUE TO NEW DRIVEWAY

1316.82' (C)

E 1/4 CORNER S14-T11S-R65W
FOUND No. 6 REBAR AND 3 1/4"
AC, "1994 PS INC PLS 12103"

1320.30' (C)

BLACK SQUIREL ROAD

N 00'28'24" E 1317.85' (C)

FIEDLER SUBDIVISION
BOOK T-3 PAGE 143

HARDY ROAD
80' Right-of-Way
BOOK 3015, PAGE 314

80' PUBLIC RIGHT-OF-WAY
BOOK 2636 PAGE 733

40' ROADWAY, UTILITIES,
INGRESS, & EGRESS EASEMENT
BOOK 2866 PAGE 579

40' RIGHT-OF-WAY
BOOK H-3 PAGE 30

SE 1/16 CORNER S14-T11S-R65W
SET No. 6 REBAR AND 3 1/4"
AC, "2018 PLS 38141"

40.01' (C)

N 89°23'34" E 658.40' (C)

5/8" REBAR WITH OPC
"PLS 38141"; ALSO
FOUND No. 4 REBAR,
BENT, S 19°22'35" E AT
3.13' FROM CALCULATED
CORNER (NOT ACCEPTED)

40' ROADWAY, UTILITIES,
INGRESS, & EGRESS EASEMENT
BOOK 2664 PAGE 626

298.17' (M)
298.28' (R)

No. 4 REBAR

361.70' (M)
361.89' (R)

5/8" REBAR WITH
OPC "PLS 38141"

LOT 18

LOT 17

SUBJECT
842,636 SQ.FT
19.344 ACRES
SEE LOT DETAILS
ABOVE RIGHT

UNPLATTED
10655 HARDY RD

N 00'28'24" E 1277.84' (C)

S 00'23'57" W 1279.05' (M)

COUNTRY SQUIRE ESTATES
FILING No. 1
BOOK H-3 PAGE 30

142.34' (R)
142.20' (M)

FOUND No. 4 REBAR
AND YPC, BROKEN

517.41' (M) 517.59' (R)

FOUND No. 4 REBAR
WITH YPC, BROKEN

SE CORNER S14-T11S-R65W
FOUND No. 6 REBAR AND 3 1/4"
AC, "1994 PS INC PLS 12103"

S 89°30'01" W 660.02' (M)

E 1/16 CORNER
S14-T11S-R65W
FOUND 3 1/4" AC
"2018 PLS 38141"

S 89°30'01" W 2635.91' (M)
BASIS OF BEARINGS

1316.28' (M)

UNPLATTED
17275 E. GOSHAWK RD

**HARDY ROAD - 80' Right-of-Way
BOOK 3015, PAGE 314**

N 00°28'24" E 40.01'

SE 1/16 CORNER S14-T11S-R65W
FOUND No. 6 REBAR AND 3 1/4"
AC, "2018 PLS 38141"

5/8" REBAR WITH OPC "PLS 38141"

ALSO FOUND No. 4
REBAR, BENT,
S 19°22'35" E
AT 3.13' FROM
CALCULATED CORNER
(NOT ACCEPTED)

368.36'(C)
()

290.04'(C)
()

20.0' PUD

10.0' PUD TYPICAL

Revise naming to say
public utility and
drainage easement

LIMITS OF NO-BUILD/NO
STORAGE MATERIALS AREA

Show existing MVEA facilities
within easement per
commitment letter

This does not match
the area identified for
shallow groundwater
on Soils Report.
Revise to match
potential hazard
conditions

LEGEND

- (R) RECORD DIMENSION
- (M) FIELD MEASURED DIMENSIONS
- (C) CALCULATED DIMENSIONS
- FOUND MONUMENT AS NOTED
- SET No. 5 REBAR AND ORANGE PLASTIC CAP, "PLS 38141"
- ⊙ SECTION MONUMENT AS NOTED
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- AC ALUMINUM CAP
- PUD PUBLIC UTILITY AND DRAINAGE EASEMENT
- () PARCEL ADDRESS
- SUBJECT PARCEL LINES
- ADJACENT PARCEL LINES
- EASEMENT LINES

LOT 1
624,522 SQ.FT
14.337 ACRES
USABLE AREA:
591,091 SQ. FT
13.570 ACRES

LOT 2
218,114 SQ.FT.
5.007 ACRES
USABLE AREA:
163,029 SQ. FT
3.743 ACRES

N 00°23'57" E 752.12'
N 00°23'57" W 1279.05' (M)
S 00°23'57" W 1279.05' (M)
S 89°23'34" W 290.04'(C)
S 89°30'01" W
E 1/16 CORNER S14-T11S-65W
FOUND No. 6 REBAR AND 3 1/4"
AC, "2018 PLS 38141"

Areas of 30% slope or greater exist in southwestern portion of property and must be dedicated as no-build areas. Revise plat and add corresponding note.


Please add "drainage easement" to label.

1" = 100'

100 0 100 200

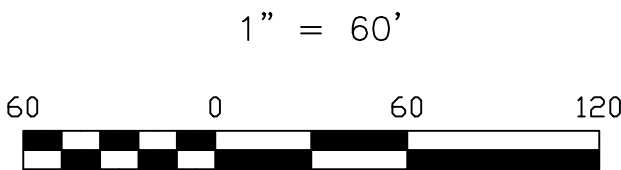
SHEET 1: Notes, project information, and certification

SHEET 2: boundary and plat detailed information

DATE: 2/18/2021		REVISIONS		
No.	Remarks	Date	By	
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.: 18-017				SHEET 2 OF 2

TOPOGRAPHICAL MAP
A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 14, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

Please remove topographical map from plat drawing document.



LEGAL DESCRIPTION

The West half of the Southeast quarter of the Southeast quarter of Section 14, Township 11 South, Range 65 West of the 6th P.M.; Excepting a perpetual easement for roadway, utilities, ingress and egress purposes over and across the North 40 feet, County of El Paso, State of Colorado.
(Per Commitment File No. 53184CUTC Amendment No. 5)

(Per the Special Warranty Deed recorded under Reception No. 220000136)

Address of Record: 10675 Hardy Road, Colorado Springs, CO 80908

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. A U.S. Survey Foot is defined as 1200/3937 meters.

4. Any underground or above ground utilities shown hereon have been located from field survey information. Barron Land, LLC does not guaranty said underground utilities to be shown in their exact location and that said underground utilities are shown in their entirety. Barron Land, LLC did not physically enter any manholes or inlets to verify size and material. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

5. This map does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. A current title commitment was not provided at the time of field work and the client did not request rights-of-way or easements to be shown as part of this survey.

6. The field work was performed on December 10, 2020.

7. This is a Topographical Map. It is not a Land Survey Plat or Improvement Survey Plat.

8. The overall subject parcel contains a calculated area of 842,363 square feet (19.344 acres) of land, more or less.

9. BASIS OF BEARINGS: Bearings are based on the South line of the Southeast Quarter of Section 14, Township 11 South, Range 65 West of the 6th P.M., monumented at both ends with a No 6 rebar and 3 1/4" aluminum cap, stamped "1994 PS INC PLS 12103" and is assumed to bear S 89°30'01" W, a distance of 2635.91 feet.

10. BENCHMARK STATEMENT: Elevations are based upon NGS Monument C295 (Elevation=7389.80 NAVD88).

11. The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0310G, effective date December 7, 2018, indicates this parcel of land to be located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

12. The no-build/no storage materials area limits shown hereon were provided by Catamount Engineering, David Mijares, PE.

SURVEYOR'S STATEMENT

I hereby state to:

1) William & Andrea Rapson

exclusively, that this Topographical Map was surveyed and drawn by me or under my direct supervision and responsible charge, in accordance with the applicable standards of practice by surveyors in the State of Colorado, and is true and correct to the best of my professional knowledge, information, belief and opinion. The above statement is not a guaranty or warranty, either expressed or implied.

Spencer J. Barron
State of Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

DATE: 12/15/2020		REVISIONS			
No.	Remarks	Date	By		
1	Add flood and no-build limits	2/18/21	TH		
				PROJECT No.: 18-017	
				SHEET 1 OF 1	



BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
2790 N. Academy Blvd., Suite 311 P: 719.360.6827
Colorado Springs, CO 80917 F: 719.466.6527
www.BARRONLAND.com

Plat Drawing_v1.pdf Markup Summary

BoCC Certification (1)



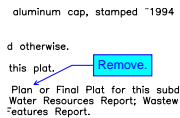
Subject: BoCC Certification
Page Label: 1
Author: John Green
Date: 4/6/2021 10:26:42 AM
Status:
Color: ■
Layer:
Space:

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.

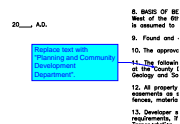
President, Board of County Commissioners
Date

Callout (8)



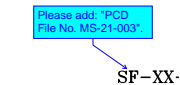
Subject: Callout
Page Label: 1
Author: lpackman
Date: 3/30/2021 3:30:10 PM
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Color: ■
Layer:
Space:

Remove.



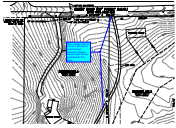
Subject: Callout
Page Label: 1
Author: lpackman
Date: 3/30/2021 3:31:37 PM
Status:
Color: ■
Layer:
Space:

Replace text with "Planning and Community Development Department".



Subject: Callout
Page Label: 1
Author: lpackman
Date: 3/30/2021 3:41:38 PM
Status:
Color: ■
Layer:
Space:

Please add: "PCD File No. MS-21-003".



Subject: Callout
Page Label: 3
Author: lpackman
Date: 3/31/2021 8:50:00 AM
Status:
Color: ■
Layer:
Space:

Note: Access from lot 2 to lot 1 will require a joint access easement. Please record a joint access easement for this drive.



Subject: Callout
Page Label: 1
Author: lpackman
Date: 3/31/2021 9:18:33 AM
Status:
Color: ■
Layer:
Space:

Add the following text after this sentence: The subdivider agrees for itself and its successors and assigns that subdivider and/or said successor and assigns shall be required to maintain drainage channel that flows through the site. The County is not responsible for maintenance of the drainage easement. There drainage easement is a no-build and no storage of materials area.



Subject: Callout
Page Label: 1
Author: lpackman
Date: 4/5/2021 4:33:26 PM
Status:
Color: ■
Layer:
Space:

Please also refer to this area as "drainage easement".



Subject: Callout
Page Label: 3
Author: lpackman
Date: 4/5/2021 4:53:11 PM
Status:
Color: ■
Layer:
Space:

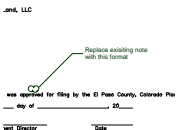
Add text: "drainage easement" to these labels.



Subject: Callout
Page Label: 2
Author: lpackman
Date: 4/5/2021 5:17:41 PM
Status:
Color: ■
Layer:
Space:

Please add "drainage easement" to label.

Cloud+ (9)



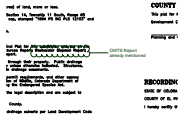
Subject: Cloud+
Page Label: 1
Author: John Green
Date: 4/6/2021 10:27:16 AM
Status:
Color: ■
Layer:
Space:

Replace existing note with this format



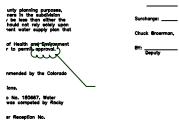
Subject: Cloud+
Page Label: 1
Author: John Green
Date: 4/6/2021 10:29:15 AM
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LoI references 19.7 acres. Please clarify

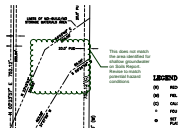


Subject: Cloud+
Page Label: 1
Author: John Green
Date: 4/6/2021 10:32:10 AM
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OWTS Report already mentioned

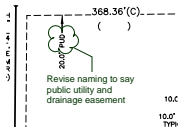


Subject: Cloud+
Page Label: 1
Author: John Green
Date: 4/6/2021 10:36:55 AM
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Subject: Cloud+
Page Label: 2
Author: John Green
Date: 4/6/2021 10:39:43 AM
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This does not match the area identified for shallow groundwater on Soils Report. Revise to match potential hazard conditions



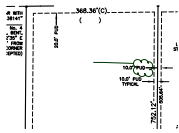
Subject: Cloud+
Page Label: 2
Author: John Green
Date: 4/6/2021 10:42:14 AM
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Revise naming to say public utility and drainage easement

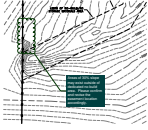



Subject: Cloud+
Page Label: 2
Author: John Green
Date: 4/6/2021 10:45:44 AM
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Areas of 30% slope or greater exist in southwestern portion of property and must be dedicated as no-build areas. Revise plat and add corresponding note.



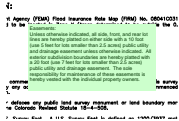
Subject: Cloud+
Page Label: 2
Author: John Green
Date: 4/6/2021 10:47:15 AM
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Subject: Cloud+
Page Label: 3
Author: John Green
Date: 4/6/2021 10:48:30 AM
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Areas of 30% slope may exist outside of dedicated no build area. Please confirm and revise the easement location accordingly.

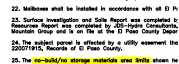
Easements (1)




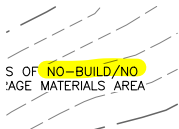
Subject: Easements
Page Label: 1
Author: John Green
Date: 4/6/2021 10:37:42 AM
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Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Highlight (5)




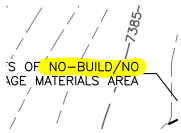
Subject: Highlight
Page Label: 1
Author: lpackman
Date: 3/31/2021 9:14:07 AM
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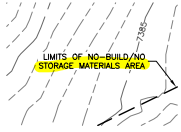
Subject: Highlight
Page Label: 3
Author: lpackman
Date: 3/31/2021 9:15:03 AM
Status:
Color: 
Layer:
Space:




Subject: Highlight
Page Label: 3
Author: lpackman
Date: 3/31/2021 9:15:11 AM
Status:
Color: 
Layer:
Space:




Subject: Highlight
Page Label: 3
Author: lpackman
Date: 3/31/2021 9:15:15 AM
Status:
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Subject: Highlight
Page Label: 3
Author: lpackman
Date: 3/31/2021 9:15:19 AM
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Line (3)


ade unless noted otherwise.
a described by this plat.
the ~~Preliminary Plan or~~ Final
rainage Report; Water Resour
Report; Natural Features Rep
rm water drainage in and th
on the plat and lot owner.

Subject: Line
Page Label: 1
Author: lpackman
Date: 3/30/2021 3:30:40 PM
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County and City of El Paso
The approval of this Replat
The following reports have
the ~~County Department~~ On
ology and Soils Report; Fire
All property owners are re
sements as specifically not
sion materials or hazardous


Subject: Line
Page Label: 1
Author: lpackman
Date: 3/30/2021 3:31:05 PM
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or this subdivision and are on file
port; Wastewater Disposal Report;
their property. Public drainage
otherwise indicated. Structures,
s easements.

Subject: Line
Page Label: 1
Author: John Green
Date: 4/6/2021 10:31:14 AM
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PCD Director (1)




Subject: PCD Director
Page Label: 1
Author: John Green
Date: 4/6/2021 10:26:29 AM
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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 _____, 20__, subject to any notes or conditions specified hereon.

Planning and Community Development Director


Text Box (5)

[AP
TOP OF
1/2 OF THE 6TH P.M.
GRADE

Subject: Text Box
Page Label: 3
Author: lpackman
Date: 4/5/2021 4:50:45 PM
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Please remove topographical map from plat drawing document.



Subject: Text Box
Page Label: 1
Author: lpackman
Date: 4/5/2021 5:19:50 PM
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Please add the following notes to the list:

"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 the 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 submittal. 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."


"The subdivider agrees for itself and its successors and assigns that subdivider and/or said successor and assigns shall be required to maintain drainage channel that flows through the site. The County is not responsible for maintenance of the drainage easement."

"The subdivision has been found to be impacted by geologic constraints. Mitigation measures and explanation of constraints in the area can be found in the report Soil, Geology, and Wastewater Study by Rocky Mountain Group, January 8, 2021 in file PCD File No. MS213, available at the El Paso County Planning and Community Development Department:

- Loose and Compressible Soils
- Surface Drainage
- Faults and Seismicity
- Radon"

If applicant deems joint access easement necessary please add this note to the list:

"Access to lots ____ shall be through the shown access easement. The responsibility and maintenance of said access is subject to the maintenance agreement and all covenants and restrictions contained therein, as recorded at Reception No. _____ of the records of El Paso County Clerk and Recorder."

Subject: Text Box
Page Label: 1
Author: John Green
Date: 4/6/2021 10:27:46 AM
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Add this BoCC block

Add this BoCC block

oo

y

Add language stating that the
owts systems cannot be
located within identified
seasonally shallow
groundwater areas, per Soils
and Geology report

Subject: Text Box
Page Label: 1
Author: John Green
Date: 4/6/2021 10:36:39 AM
Status:
Color: ■
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Add language stating that the owts systems cannot
be located within identified seasonally shallow
groundwater areas, per Soils and Geology report

Show existing MVEA facilities
within easement per
commitment letter

Subject: Text Box
Page Label: 2
Author: John Green
Date: 4/6/2021 8:33:44 AM
Status:
Color: ■
Layer:
Space:

Show existing MVEA facilities within easement per
commitment letter