

SUBDIVISION/CONDOMINIUM PLAT

Reception Number

Date

Time

Reception Fee

Number of Pages

File Number

Rollin Ridge Filing no 1 Final Amendment no 1
Name of Plat

Samuel David Grandin and Sarah Jang Grandin
Owner's Name

Subdivision

Condominium

C&R/016 Revised 6/06

Chuck Broerman

06/13/2022 12:04:30 PM

Doc \$0.00

2

Rec \$23.00

Pages

El Paso County, CO



222714968

14968 ROLLIN RIDGE FILLING NO. 1 FINAL AMENDMENT NO. 1 A FINAL PLAT AMENDMENT OF LOTS 2 AND 3, ROLLIN RIDGE FILLING NO. 1 LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF SEC. 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT SAMUEL DAVID GRONON AND SARAH JANE GRONON, BEING THE OWNER OF THE FOLLOWING DESCRIBED LOT:

TO WIT:

LOT 2, ROLLIN RIDGE PLAT NO. 1 AS RECORDED UNDER RECEPTION NO. 22174708 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED IN BOOK 286 AT PAGE 318, COMMENCEMENT OF EXEMPTIONS RECORDED MARCH 24, 2008 AT RECEPTION NO. 20080397, (NOT PLOTTABLE) AND ASSASSINATED BY A 5/8" REBAR WITH ORANGE CAP STAMPED "S 3249".

DEDICATION:

THE UNDERSIGNED, BEING THE OWNERS AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAS Laid Out, Surveyed, and Platted Said Lots into Lots and Exhibits as shown hereon under the name and subdivision of "ROLLIN RIDGE PLAT NO. 1" FINAL AMENDMENT NO. 1, ALL PUBLIC IMPROVEMENTS SO PLATED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY CONVEY AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY, COLORADO AND THAT PROPERTY 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 RESOLUTION, ALL TO ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UNDERSIGNED HEREBY AGREES TO WAIVE ALL RIGHTS OF EASEMENT, EGRESS AND ACCESS TO SAID LOTS AND TO WAIVE ALL RIGHTS AS SHOWN HEREON. THE ENTIRE RESPONSIBILITY FOR PROVIDING THE SERVICES FOR WHICH THE EXEMPTIONS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPAIRMENT OF UTILITY LINES AND RELATED FACILITIES.

Samuel David Gronon
SAMUEL DAVID GRONON AND SARAH JANE GRONON

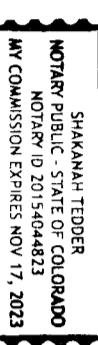
STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS 28th day of May 2022 BY SAMUEL DAVID GRONON AND SARAH JANE GRONON.

MY COMMISSION EXPIRES: 11/11/2023

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]



KNOW ALL MEN BY THESE PRESENTS:

THAT TASC, LLC, A COLORADO LIMITED LIABILITY COMPANY, CARL N. TURSE, MANAGER, BEING THE OWNER OF THE FOLLOWING DESCRIBED LOT:

TO WIT:

LOT 3, ROLLIN RIDGE PLAT NO. 1 AS RECORDED UNDER RECEPTION NO. 22174708 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED IN BOOK 286 AT PAGE 318, COMMENCEMENT OF EXEMPTIONS RECORDED MARCH 24, 2008 AT RECEPTION NO. 20080397, (NOT PLOTTABLE) AND ASSASSINATED BY A 5/8" REBAR WITH ORANGE CAP STAMPED "S 3249".

DEDICATION:

THE UNDERSIGNED, BEING THE OWNERS AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAS Laid Out, Surveyed, and Platted Said Lots into Lots and Exhibits as shown hereon under the name and subdivision of "ROLLIN RIDGE PLAT NO. 1" FINAL AMENDMENT NO. 1, ALL PUBLIC IMPROVEMENTS SO PLATED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY CONVEY AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY, COLORADO AND THAT PROPERTY 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 RESOLUTION, ALL TO ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UNDERSIGNED HEREBY AGREES TO WAIVE ALL RIGHTS OF EASEMENT, EGRESS AND ACCESS TO SAID LOTS AND TO WAIVE ALL RIGHTS AS SHOWN HEREON. THE ENTIRE RESPONSIBILITY FOR PROVIDING THE SERVICES FOR WHICH THE EXEMPTIONS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPAIRMENT OF UTILITY LINES AND RELATED FACILITIES.

Carl N. Turse
CARL N. TURSE, MANAGER, TASC, LLC

STATE OF COLORADO }
COUNTY OF EL PASO } ss

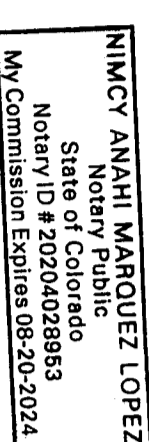
ACKNOWLEDGED BEFORE ME THIS 25th day of May 2022 BY CARL N. TURSE, MANAGER, TASC, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: 8-20-2024

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC:

Muney Marquez

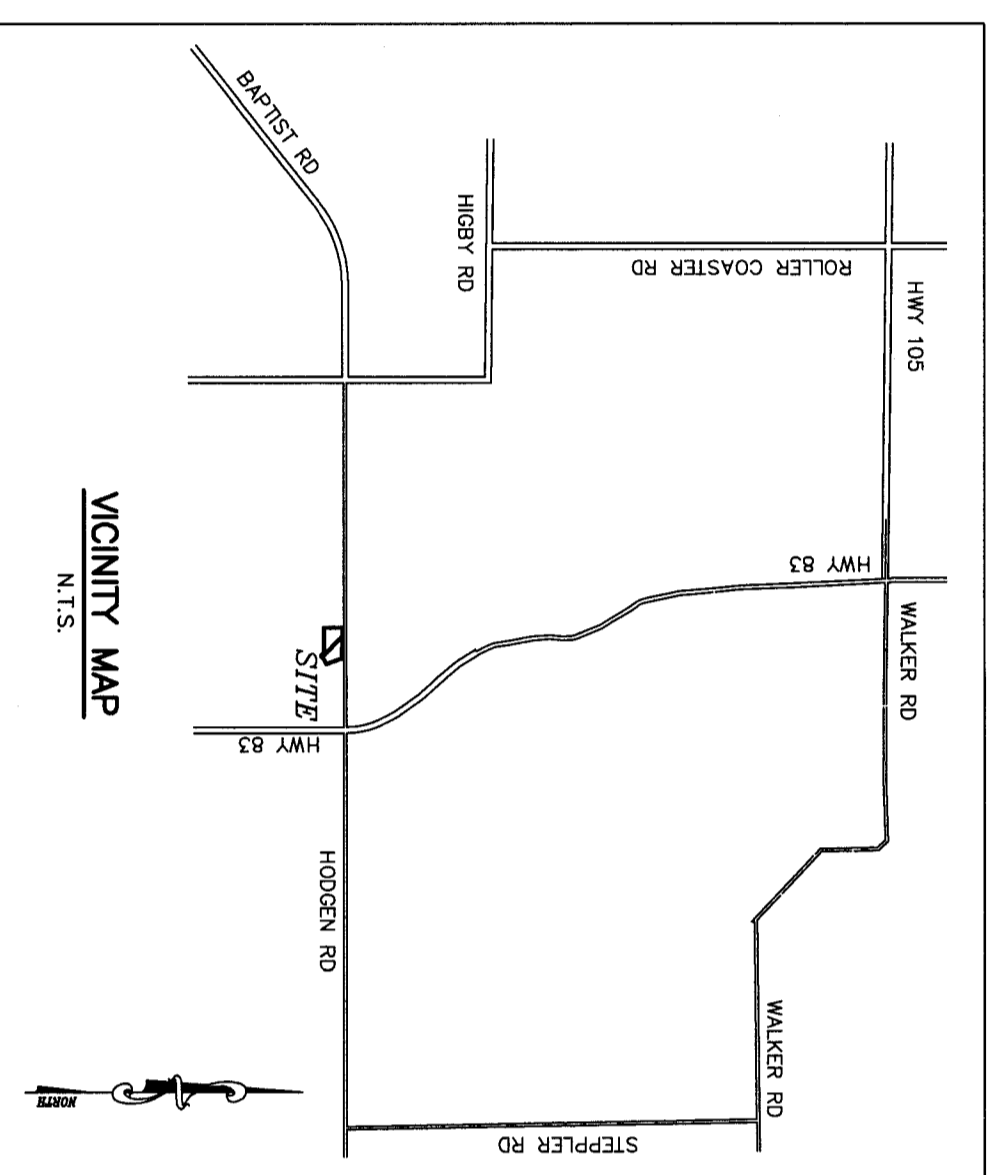


OWNER:

OWNER OF LOT 3
CARL N. TURSE, MANAGER
TASC, LLC
1018 PANAMA DRIVE
17572 COLONIAL PARK DRIVE
MONUMENT, CO 80132
(719) 651-4013

OWNER:

OWNER OF LOT 2
SAMUEL DAVID GRONON AND SARAH JANE GRONON
1018 PANAMA DRIVE
17572 COLONIAL PARK DRIVE
MONUMENT, CO 80132
(719) 651-4013



NOTES:

- 1) ALL EXEMPTIONS USED HEREON ARE ASSUMED TO BEAR AN OBLIQUE DISTANCE OF 1262.77 FEET BETWEEN THE SOUTHWEST CORNER OF LOT 3, ROLLIN RIDGE PLAT NO. 1, AS RECORDED UNDER RECEPTION NO. 22174708, AS MODIFIED BY A 5/8" REBAR (NO CAP), AND THE SOUTHWEST CORNER OF LOT 2, ROLLIN RIDGE PLAT NO. 1, AS RECORDED UNDER RECEPTION NO. 21693296, AS MODIFIED BY A 5/8" REBAR WITH ORANGE CAP STAMPED "S 3249".
- 2) ALL LINEAL UNITS DERIVED ON THE SUBDIVISION PLAT ARE U.S. SURVEY FEET.
- 3) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR OTHER OWNERSHIP OR EASEMENTS OF RECORD, FOR EASEMENTS OF RECORD SHOWN HEREON, RAMPART SURVEYS RELIED ON A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE REPORT NO. 598-4072889-310-W, AMENDMENT NO. 1 (COMMITMENT DATE: NOVEMBER 15, 2021) AND THE REPORT NO. 598-4072889-310-W, AMENDMENT NO. 1 (COMMITMENT DATE: NOVEMBER 15, 2021) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT, NO OTHER EASEMENTS OF RECORD OR EASEMENTS OF RECORD FROM THE RECORDS OF EL PASO COUNTY, COLORADO, WITH THE NUMBERS USED IN THESE NOTES IN CONNECTION WITH THE RECORDS OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- 4) UNLESS OTHERWISE INDICATED, BUILDING SETBACKS FOR ZONE RB-2.5 TO BE FROM: 25'-0" SIDE-25'-0" REAR-25'-0" MINIMUM LOT WIDTH (AT FRONT SETBACK LINE) - 20'-0".
- 5) ALL ROADWAYS AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND SPECIFICATIONS.
- 6) NO GRADWAYS SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PARCELS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE COLLECTORS FROM DRIVE, TRAIL AND CHERRY GROSSING DRIVE PER LAND DEVELOPMENT CODE SECTION 6.3.1.2 AND 6.3.1.3. THERE SHALL BE NO DIRECT LOT ACCESS TO ROLLIN RIDGE OR STATE HIGHWAY 83, EXCEPT FOR MAINTENANCE ACCESS TO THE DRAINAGE AND DRAINAGE FROM A POINT ON ROLLIN RIDGE NEAR THE MOST NORTHWESTERLY CORNER OF SAID LOT 2.
- 7) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. INDICATED, ALL PROPERTY OWNERS SHALL MAINTAIN THE PORTION OF DRAINAGE AND SLOPE EXEMPTIONS WITHIN THEIR PROPERTIES, STRUCTURES, FENCES, MATERIALS OR DRAPES THAT COULD IMPED THE FLOW OF WATER SHALL NOT BE PLACED IN DRAINAGE AND SLOPE EXEMPTIONS. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN REDESIGNED "TOOPLAND" OR "TRAP" AND OPEN SPACES AREAS.
- 8) THE EXEMPTION DEPENDS ON PAGE 2 AT THE NORTHWESTERLY SITE OF LOT 2 IS FOR THE CONSTRUCTION AND MAINTENANCE OF A DRAINAGE/RETENTION POND AND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LOT 2 IS THE SUBJECT TO A PRIVATE RETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. 22174708 OF THE RECORDS OF EL PASO COUNTY.
- 9) LOTS 2 AND 3 IN THIS SUBDIVISION ARE SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED UNDER RECEPTION NO. 22174708 OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDED IN BOOK 286 AT PAGE 318.
- 10) THE PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS AND PROVISIONS OF THE EL PASO COUNTY ROAD IMPACT FEE DECLARATION OF BUILDERS SUCCESSIONS OR ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSIONS AND ASSIGNS SHALL BE REQUIRED TO PAY IMPACT FEE IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 8-471) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE SUBDIVIDER ELECTS TO INCLUDE LOTS 1 THROUGH 16 INTO THE TOWN OF EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2. NO BUILDING PERMITS WILL BE ISSUED UNTIL THE FURTHER PLANNING ACTION AND RECORDING.
- 11) 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 EITHER THE RECORDED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN COMPLETED AND ACCEPTED AND FINALLY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT OR THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COUNTERPARTY IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CENTER MANUAL. ANY SUCH ALTERNATIVE COUNTERPARTY MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AND MET THE PLAT AND PROCEED RECOMMENDATIONS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REVOKED OR REVERSED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT BY THE DEVELOPMENT SERVICES CONTRACTOR. THE SUBDIVISION IMPROVEMENTS AGREEMENT, THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE REVOKED OR REVERSED IN ACCORDANCE WITH ANY PLANNED FUTURE RELEASES OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- 12) 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 MINORIAL WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND ADJUSTMENTS TO REQUIREMENTS AND RESPONSIBILITIES AS RECORDED UNDER RECEPTION NO. 22174708 OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDED IN BOOK 286 AT PAGE 318 AND RECORDS OF EL PASO COUNTY CLERK AND RECORDED IN BOOK 286 AT PAGE 318.
- 13) WATER IN THE DENVER BASIN ADJACENT IS ALLOCATED BASED ON A 100-YEAR ADVERSE LIFE, HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN ADJACENT IS EVALUATED BASED ON A 300-YEAR ADVERSE LIFE. APPLICANTS AND ALL OTHER OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A LOCAL RESOURCES, PERFORMANCE, THE WELLS SUPPLY PLAN SHOULD NOT RELY SOLELY ON NON-RENEWABLE ADJACENT ALTERNATIVE REVENUE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A FURNISHMENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- 14) *Improvements has been deleted this document as recorded at Reception No. 22174708.*

SUMMARY:

2 LOTS

3.5 ACRES

1001002

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 12:04 PM ON OCTOBER 16, 2022. C.E. AND IS NOW RECORDED UNDER RECEPTION NUMBER 2227149108 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROCKMAN, RECORDER

BRIDGE FEE: *NA*

SPRING FEE: *NA*

PARK FEE: *NA*

DATE OF PREPARATION: OCTOBER 16, 2022

RAMPART SURVEYS, LLC

P.O. Box 5101

Woodland Park, CO 80866

(719) 687-0920

DRAWING: 215504PPE.DWG

PAGE 1 OF 2

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR ROLLIN RIDGE PLAT NO. 1, FINAL AMENDMENT NO. 1, HAS APPROVED FOR PLAT BY THE EL PASO COUNTY COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE DAY OF 2022, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACTED LAND AND SUBDIVISION THEREON, AND THAT THE RECORDING OF THIS PLAT ON THE DESCRIBED TRACTED LAND AND SUBDIVISION THEREON, IS IN ACCORDANCE WITH THE BEST OF HIS KNOWLEDGE AND BELIEF.



EL PASO SURVEYOR, COLORADO PLS NO. 38580
RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMPLETE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS INSTRUMENT WITHIN THE TIME PERIOD SPECIFIED IN THE INSTRUMENT. ANY DEFECT IN THIS INSTRUMENT IS LIMITED TO THE DATE OF THE CERTIFICATION SHOWN HEREON.

EASEMENTS:
UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITIES AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITIES AND DRAINAGE EASEMENT AND ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN FOOT (15') PUBLIC UTILITIES AND DRAINAGE EASEMENT AND AN ADDITIONAL FIVE FOOT (5') EASEMENT FOR THE INSTALLATION, MAINTENANCE, AND REPAIRMENT OF ALL UTILITY LINES AND RELATED FACILITIES HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

FLOOD PLAIN CERTIFICATION:
ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 0804102086S (MAP REVISION DECEMBER 7, 2008), THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTES (CONT'D):

- 9) NATURAL GAS SERVICE TO BE PROVIDED BY BLACK HILLS ENERGY. ELECTRICAL SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
- 10) ROLLIN RIDGE PLAT NO. 1 AMENDMENT NO. 1 IS LOCATED WITHIN THE DONALD WESCOTT FIRE PROTECTION DISTRICT AND ACADEMY SCHOOL DISTRICT NO. 20 AND WILL BE SERVED BY BOTH.
- 11) THERE ARE 2 LOTS RELIANT IN THIS SUBDIVISION.
- 12) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 13) A MINIMUM 25' X 25' SIGHT TRIANGLE AREA EXISTS FOR ALL CORNER LOTS. NO OBSTRUCTION GREATER THAN THIRTY INCHES (30") IN HEIGHT ARE ALLOWED IN THE AREA WITH THE SIGHT RESPONSIBILITY FOR MAINTENANCE AND OWNERSHIP BEING VESTED WITH INDIVIDUAL PROPERTY OWNERS.
- 14) UNLESS OTHERWISE INDICATED, BUILDING SETBACKS FOR ZONE RB-2.5 TO BE FROM: 25'-0" SIDE-25'-0" REAR-25'-0" MINIMUM LOT WIDTH (AT FRONT SETBACK LINE) - 20'-0".
- 15) ALL ROADWAYS AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND SPECIFICATIONS.
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- 19) LOTS 2 AND 3 IN THIS SUBDIVISION ARE SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED UNDER RECEPTION NO. 22174708 OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDED IN BOOK 286 AT PAGE 318.
- 20) THE PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS AND PROVISIONS OF THE EL PASO COUNTY ROAD IMPACT FEE DECLARATION OF BUILDERS SUCCESSIONS OR ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSIONS AND ASSIGNS SHALL BE REQUIRED TO PAY IMPACT FEE IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 8-471) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE SUBDIVIDER ELECTS TO INCLUDE LOTS 1 THROUGH 16 INTO THE TOWN OF EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2. NO BUILDING PERMITS WILL BE ISSUED UNTIL THE FURTHER PLANNING ACTION AND RECORDING.
- 21) 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 EITHER THE RECORDED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN COMPLETED AND ACCEPTED AND FINALLY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT OR THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COUNTERPARTY IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CENTER MANUAL. ANY SUCH ALTERNATIVE COUNTERPARTY MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AND MET THE PLAT AND PROCEED RECOMMENDATIONS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REVOKED OR REVERSED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT BY THE DEVELOPMENT SERVICES CONTRACTOR. THE SUBDIVISION IMPROVEMENTS AGREEMENT, THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE REVOKED OR REVERSED IN ACCORDANCE WITH ANY PLANNED FUTURE RELEASES OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
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SUMMARY:

2 LOTS

3.5 ACRES

1001002

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } ss

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CHUCK BROCKMAN, RECORDER

BRIDGE FEE: *NA*

SPRING FEE: *NA*

PARK FEE: *NA*

DATE OF PREPARATION: OCTOBER 16, 2022

RAMPART SURVEYS, LLC

P.O. Box 5101

Woodland Park, CO 80866

(719) 687-0920

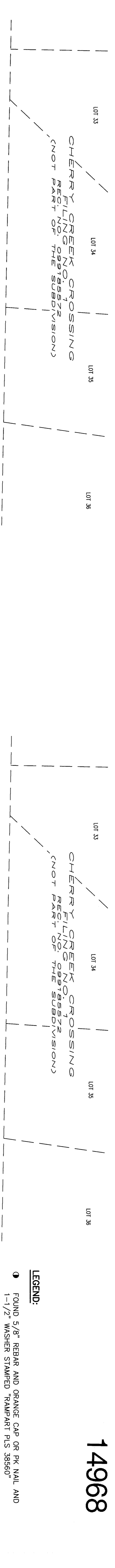
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PAGE 1 OF 2

ROLLIN RIDGE FILLING NO. 1 FINAL PLAT AMENDMENT NO. 1

A FINAL PLAT AMENDMENT OF LOTS 2 AND 3, ROLLING RIDGE FILLING NO. 1 LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N1/2 N1/2) OF SEC. 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

14968



- LEGEND:**
- FOUND 5/8" REBAR AND ORANGE CAP OR PK NAIL AND 1-1/2" WASHER STAMPED "RAMPART PLS 38560"
 - FOUND 7/8" O.D. IRON PIPE
 - ▲ FOUND 1" O.D. IRON PIPE
 - FOUND REBAR AND ORANGE CAP STAMPED "CISI PLS 32439"
 - FOUND 5/8" REBAR (NO CAP)

LINE #	BEARING	DISTANCE
L1	S00°06'39"E	141.52
L2	S16°57'44"W	32.90
L3	S40°15'19"W	43.18
L4	S89°53'21"W	62.28
L5	N88°54'09"W	102.00
L6	S01°05'51"W	30.00

