

# Final Plat IVILO SUBDIVISION

PART OF THE NORTH 1/2, SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

## KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Pawel Posorski, being the owner of the following described tract of land:

## TO WIT (DEED DESCRIPTION):

That portion of the North Half of Section 6 in Township 12 South, Range 65 West of the 6th P.M., described as follows:

Commencing at the Northeast corner of said Section 6; thence South 0°27'18" East 1400.36 on the East line of said Section 6; thence West 2035.80 feet to the Point of Beginning of the tract to be described hereby; thence South 0°27'18" East 1095.03 feet to the Northeast corner of the tract secondly described in deed recorded in Book 1792 at Page 599 of the records of El Paso County, Colorado under Reception No. 145357; thence West 710.39 feet on the North line of said tract to the Northwest corner thereof; thence North 0°07'30" East to intersect the Southerly line of the tract described in deed to Blanche L. Hardesty recorded in Book 1792 at Page 597 of said records under Reception No. 145356; thence Easterly on the South line of said Hardesty tract 304 feet, more or less to the Southeast corner thereof; thence North 495 feet on the East line of said Hardesty tract to intersect a line drawn North 88°18' West from the Point of Beginning; thence South 88°18' East to the Point of Beginning, EXCEPT a right of way for road purposes over the most Northerly 30 feet and the Easterly 15 feet thereof and the extreme West 15 feet, County of El Paso, State of Colorado.

Subject to easements and restrictions of record.

## TO WIT (SURVEYED DESCRIPTION):

That portion of the North Half of Section 6 in Township 12 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado described as follows:

Beginning at a point that is S 00°27'18" E 1400.36 feet and N 89°55'58" W 2038.83 feet from the Northeast Corner of the North Half of said Section 6; thence S 00°28'10" E 1086.04 feet to a found 5/8" rebar; thence N 89°50'38" W 697.38 feet to a found 1/2" rebar; thence N 01°09'00" W 307.34 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence N 03°25'41" E 318.10 feet to the South Line of the Eric F. and Carol A. Morrow tract and a found 3/4" iron pipe; thence S 88°40'09" E 303.22 feet to the Southeast Corner of the said Morrow tract and a found 3/4" pipe; thence N 02°10'23" W 467.62 feet to the Northeast Corner of the said Morrow tract and a found 1/2" pipe; thence S 89°51'34" E 390.85 feet to the point of beginning, containing 14.0 acres.

Subject to easements and restrictions of record.

## DEDICATION:

The undersigned, being all the Owners, Mortgages, 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 as shown hereon under the name and subdivision of "IVILO SUBDIVISION". All public improvements so planned 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 some 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.

## IN WITNESS WHEREOF:

The aforementioned PAWEŁ POSORSKI, has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2022 A.D.

PAWEŁ POSORSKI

## NOTARIAL:

STATE OF COLORADO } SS  
COUNTY OF EL PASO }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022 A.D. by PAWEŁ POSORSKI

Witness my hand and seal \_\_\_\_\_

Address \_\_\_\_\_

My Commission expires \_\_\_\_\_

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This Plat IVILO SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public streets and 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 \_\_\_\_\_

Director, Planning and Community Development Department \_\_\_\_\_ Date \_\_\_\_\_

El Paso County Assessor \_\_\_\_\_ Date \_\_\_\_\_

## SURVEYORS CERTIFICATE

I, the undersigned, 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 the 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.

I attest the above on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Surveyor's Name, (Signature) \_\_\_\_\_ Date \_\_\_\_\_

Colorado registered PLS # \_\_\_\_\_

## RECORDINGS:

STATE OF COLORADO } SS  
COUNTY OF EL PASO }

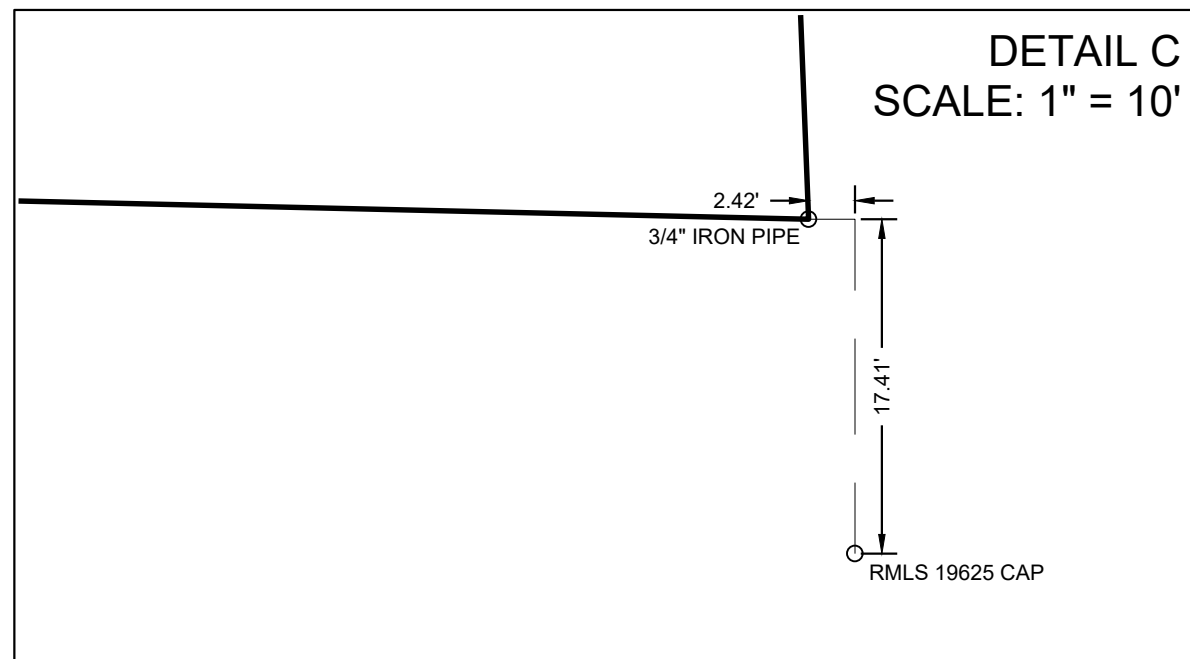
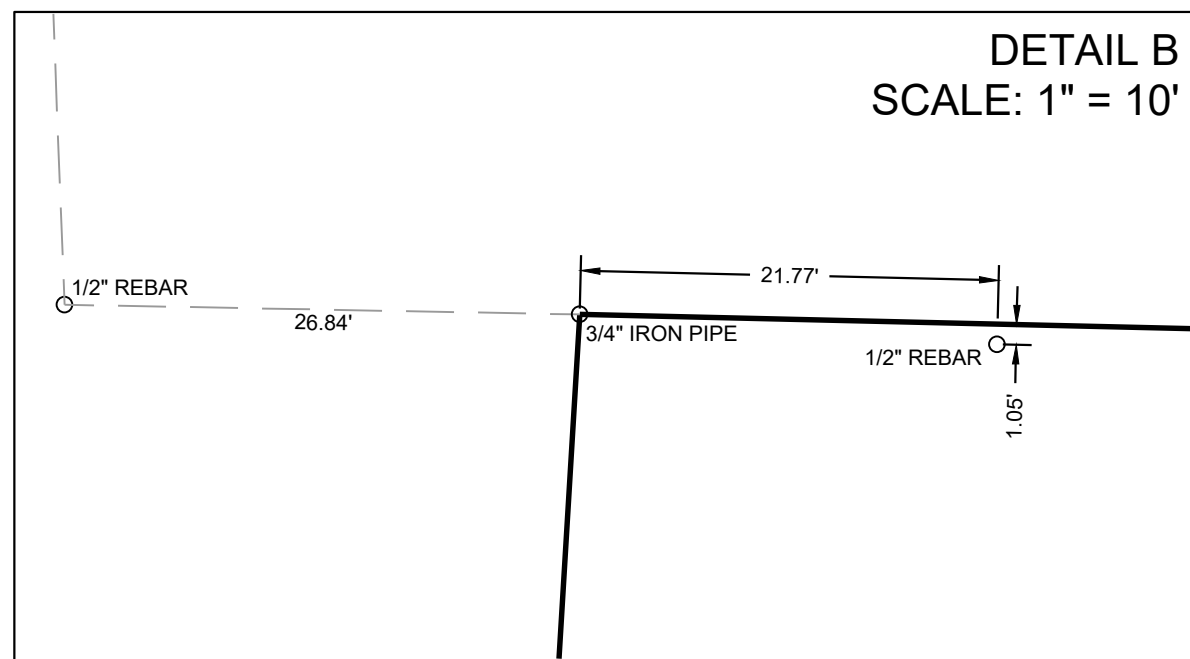
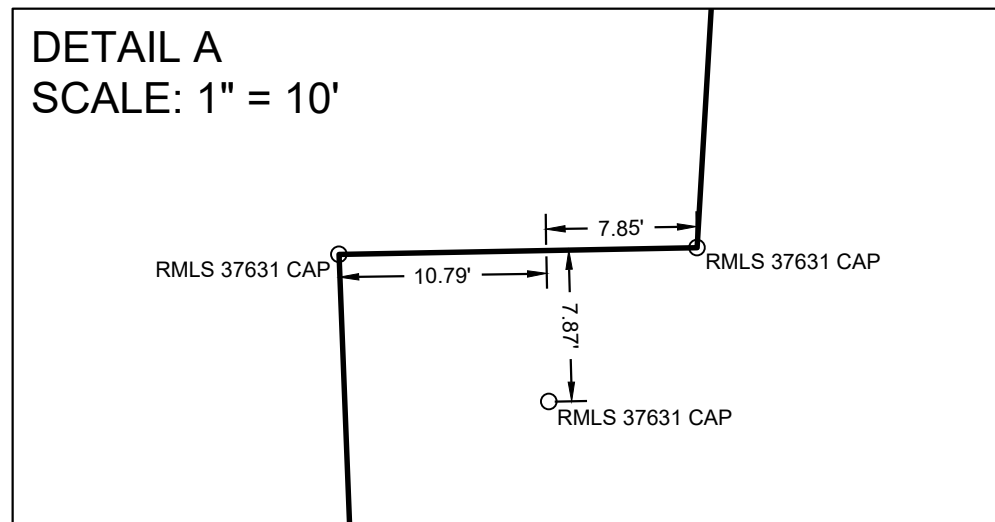
I hereby certify that this instrument was filed for record in my office at \_\_\_\_\_ O'clock \_\_\_\_\_ M. \_\_\_\_\_ day of \_\_\_\_\_, 2022 A.D., and is duly recorded under Reception \_\_\_\_\_ of the records of El Paso County, State of Colorado.

Number \_\_\_\_\_ of the records of El Paso County, State of Colorado.

Remove \_\_\_\_\_

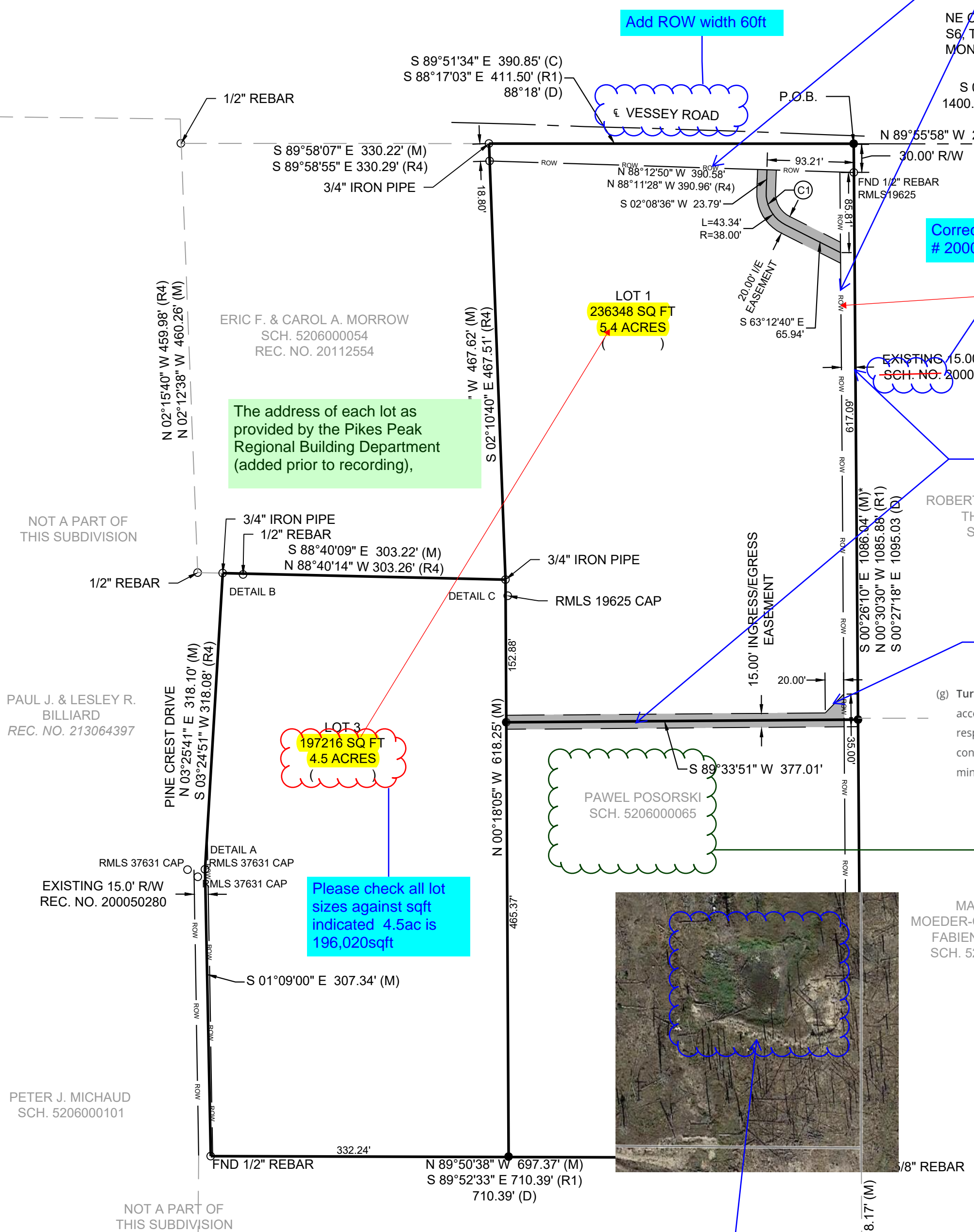
By: \_\_\_\_\_ Deputy \_\_\_\_\_ Date \_\_\_\_\_

El Paso County Clerk and Recorder



ZONING DISTRICT	AREA	WIDTH (AT FRONT SETBACK LINE)	FRONT	REAR	SIDE	MAXIMUM LOT COVERAGE	MAXIMUM HEIGHT
RR-2.5	2.5 ACRES	200 FT	25 FT	25 FT	15 FT	NONE	30 FT

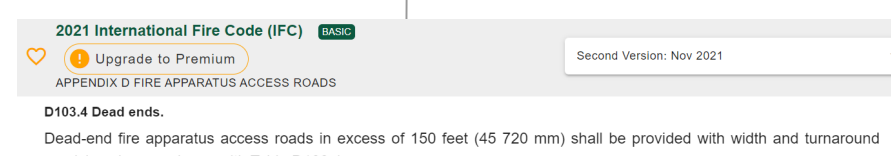
CENTERLINE CURVE DATA						
CURVE #	RADIUS	LENGTH	CHORD	DELTA	TANGENT	BEARING
C1	38.00	43.34	41.03	65°21'17"	24.37	S 30°32'02" E



PAUL J. & LESLEY R. BILLIARD  
REC. NO. 213064397

PETER J. MICHAUD  
SCH. 5206000101

NOT A PART OF THIS SUBDIVISION



LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot minimum, 60-foot "Y" or 60-foot-diameter cul-de-sac in accordance with Figure D103.4
501-750	26	120-foot minimum, 60-foot "Y" or 60-foot-diameter cul-de-sac in accordance with Figure D103.4
Over 750		Special approval required

OWNER:  
PAWEŁ POSORSKI  
6388 VESSEY ROAD  
COLORADO SPRINGS, CO 80908  
630-302-7308

SURVEYOR:  
TIM SLOAN, VICE-PRESIDENT  
SMH CONSULTANTS, P.A.  
411 SOUTH TEJON STREET, SUITE 1  
COLORADO SPRINGS, CO 80903  
719-465-2145

ENGINEER:  
BRETT LOUK  
SMH CONSULTANTS, P.A.  
411 SOUTH TEJON STREET, SUITE 1  
COLORADO SPRINGS, CO 80903  
719-465-2145

TOTAL ACREAGE:  
LOT 1 = 5.4 ACRES  
LOT 2 = 4.1 ACRES  
LOT 3 = 4.6 ACRES  
DEDICATION 0.2 ACRES  
TOTAL = 14.1 ACRES

SERVICE PROVIDERS:  
BLACK FOREST FIRE PROTECTION DISTRICT  
MOUNTAIN VIEW ELECTRIC ASSOC.  
BLACK HILLS ENERGY  
DOMESTIC WELLS  
INDIVIDUAL SEWAGE DISPOSAL SYSTEMS

FEES:  
PARK FEE: \_\_\_\_\_  
SCHOOL FEE: \_\_\_\_\_  
SURCHARGE: \_\_\_\_\_  
FEE: \_\_\_\_\_

ENVIRONMENTAL:  
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 DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.

FLOODPLAIN NOTE:  
FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C03155 EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THAT THE AREA WITHIN THE SURVEYED PROPERTY TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN).

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. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

Show the above easements on plat drawing and label

UTILITY NOTES:  
ANY UTILITY COMPANY THAT LOCATES FACILITIES IN ANY CLEAR AREA ANY TREES, LIMBS, VINES, AND BRUSH ON EASEMENT NOW OR AT ANY FUTURE TIME AND PRUNE ANY ANY TREE LIMBS, VINES, AND BRUSH ON LANDS ADJACENT UTILITY EASEMENT WHENEVER, IN THE UTILITY COMPANY SUCH MAY INTERFERE WITH OR ENDANGER THE CONSTR OPERATION, OR MAINTENANCE OF ITS FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THE UTILITY EASEMENT CONTIGUOUS LAND SUBJECT TO THIS PLAT FOR THE PUF SURVEYING, ERECTING, CONSTRUCTING, MAINTAINING, REBUILDING, REPLACING, AND WITH OR ENDANGERING THE CONSTRUCTION, OPERATION OR MAINTENANCE OF SAID

NOTICE:  
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN 10 YEARS FROM THE DATE OF RECORDING OF THIS SURVEY. ACTION BASED UPON ANY DEFECT IN THIS SURVEY WILL BE BARRED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATE HEREON.

Update plat to show R2

Review and verify if these were intended to be easements or ROW dedicated to El Paso County. If these were intended as Right-of-Way then subdivision/lot property line should be adjusted to not include these areas. If these are easements then revise the label.

Private drives and streets shall be labeled as such and shall include assignment of maintenance responsibility.

Correct to Reception # 200050280

The I/E width does not meet the international fire code criteria and should be widened (see below). However, coordinate with the fire district regarding their requirements for the access driveway width and turnarounds.

See Land Development Code Section 6.3.3.C.3 for additional criteria.

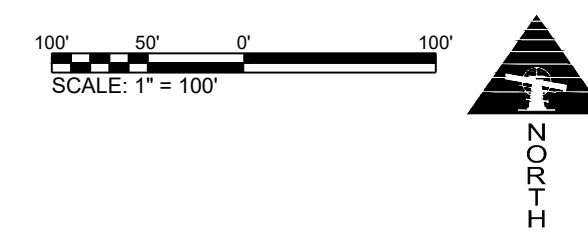
Adjust corner of I/E to accommodate driveway design criteria noted in LDC 6.3.3.C.3.g (see below)

Turns. Required driveways shall be designed, constructed, and maintained to accommodate the turning radius of the largest apparatus typically used to respond to that location. A turn in an emergency vehicle lane shall be constructed with a minimum radius of 25 feet at the inside curb line and a minimum radius of 50 feet at the outside curb line.

Is this lot 2?

LEGEND

- Monument Found (1/2" Rebar), Origin unknown unless otherwise noted
- 1/2"x24" Rebar w/PLS38374 Cap Set
- ▲ Section Corner. NOTE: All section corner monument origins are unknown unless otherwise noted.
- + Assumed Bearing
- (C) Calculated Dimension
- (M) Measured Dimension
- (R1) Recorded Dimension - Land Survey Plat by Rocky Mountain Land Services dated December 14, 2015
- (R2) Recorded Dimension - Warranty Deed filed December 8, 1995, Book 6780, Page 246
- (R3) Recorded Dimension - Warranty Deed filed May 17, 2013, Rec. No. 213064397
- (R4) Recorded Dimension - Land Survey Plat by Crossed Paths Surveying Services dated June 28, 2022
- I/E Ingress/Egress Easement
- ▨ Ingress/Egress Easement Hatch



PRO: Add note: A lot-specific subsurface soil investigation will be required for all proposed structures including (but not limited to) residences, retaining walls etc. No basements or inhabitable below-grade areas are allowed unless groundwater monitoring (through the annual seasonal fluctuations) before construction demonstrates that below-grade areas can maintain 3-5 feet between the bottom of the foundation and the groundwater, or site grading indicates that it will mitigate the depth to groundwater.

## VICINITY MAP (NOT TO SCALE)

## NOTES:

- NO GAPS OR OVERLAPS EXIST.
- THERE ARE NO LINES OF POSSESSION THAT AFFECT THIS SURVEY.
- PARENT TRACT IS RECORDED AS INSTRUMENT #219139271, CLERK & RECORDERS' OFFICE, EL PASO COUNTY, COLORADO.
- ALL BUILDING SETBACK REQUIREMENTS SHALL BE DETERMINED BY THE ZONING DISTRICT, UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SMH CONSULTANTS, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR INFORMATION REGARDING EASEMENTS, AND RIGHT OF WAY. SMH CONSULTANTS RELIED UPON THE TITLE POLICY PREPARED BY STEWART TITLE COMPANY DBA LEGACY TITLE, DATED AUGUST 19, 2022.
- BASIS OF BEARINGS IS THE EAST LINE OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST, MONUMENTED AS SHOWN AND ASSUMED TO BEAR SOUTH 00 DEGREES 27 MINUTES 18 SECONDS EAST, 1400.36 FEET.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY PUBLIC HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES, THE DEPARTMENT MAY REQUIRE AN ENGINEER-DESIGNED SYSTEM PRIOR TO PERMITTING APPROVAL.
- 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 WATER 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 ELATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS, THE HOME OWNERS 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.
- THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE WATER OWNERS OF THESE LOTS OF ALL APPLICABLE REGULATORY REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT 21CW3048 RECORDED AT RECEPTION NO. 222037346.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORMWATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY INDIVIDUAL LOT PURCHASERS UNLESS OTHERWISE INDICATED. STRICTLY MATERIALS OR LANDSCAPING THAT COULD IMPERE THE FLOW OF WATER NOT BE PLACED IN DRAINAGE EASEMENTS.
- DUE TO WILDFIRE CONCERNS, THE PROPERTY OWNER IS 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.
- ACCESS TO LOTS 2 & 3 SHALL BE THROUGH THE SHOWN INGRESS/EGRESS EASEMENT. THE RESPONSIBILITY AND MAINTENANCE OF SAID EASEMENT 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.
- NO DRIVEWAYS SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM VESSEY ROAD PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
- DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
- NO STRUCTURES OR MAJOR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS, EXCEPT FENCES. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
- 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. 19-47), 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 PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND THE UNITED STATES POSTAL SERVICE REGULATIONS.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICE DEPARTMENT: DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT, AND TRAFFIC MEMO.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508"

Add a blank space to write the reception number.

Remove "Traffic Memo" or submit the referenced document.

SMH CONSULTANTS  
Civil Engineering • Land Surveying • Landscape Architecture  
www.smhconsultants.com

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Overland Park, KS P: (913) 444-9615 • Colorado Springs

Drawn By: JTH Project #2107-0301 DD #TDS96

AUGUST 2022

Add PCD File # MS-22-08