

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 recorded in the El Paso County Clerk and Recorder's Office, Reception No. 20112554, and a found 1/2" 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 _____

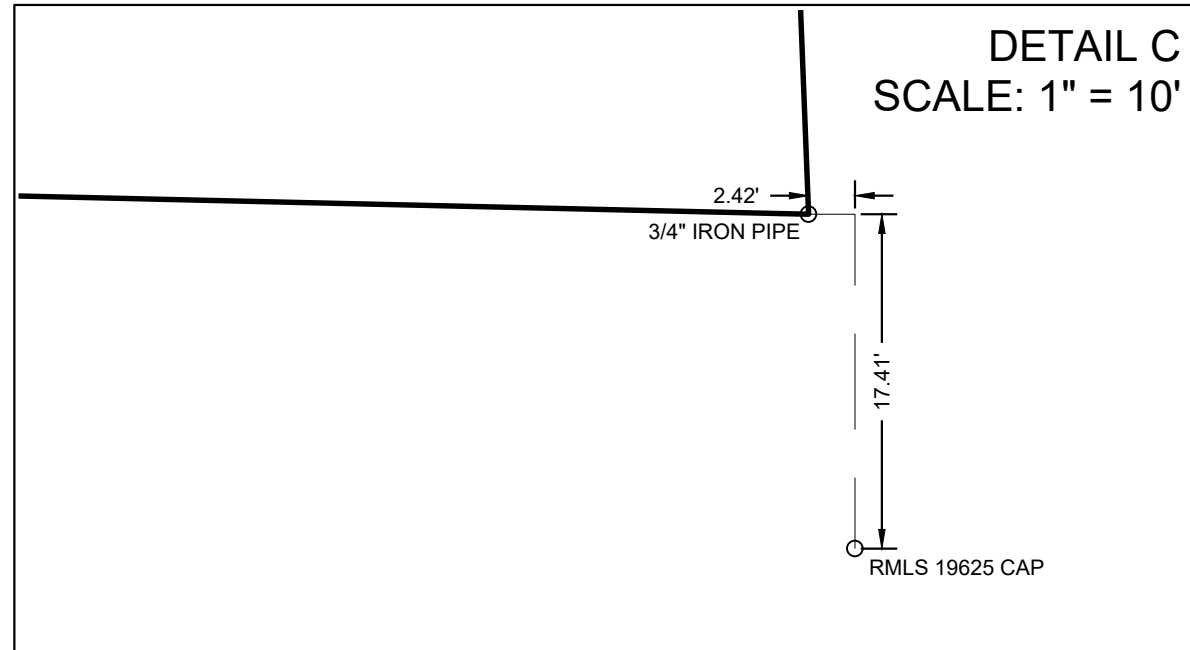
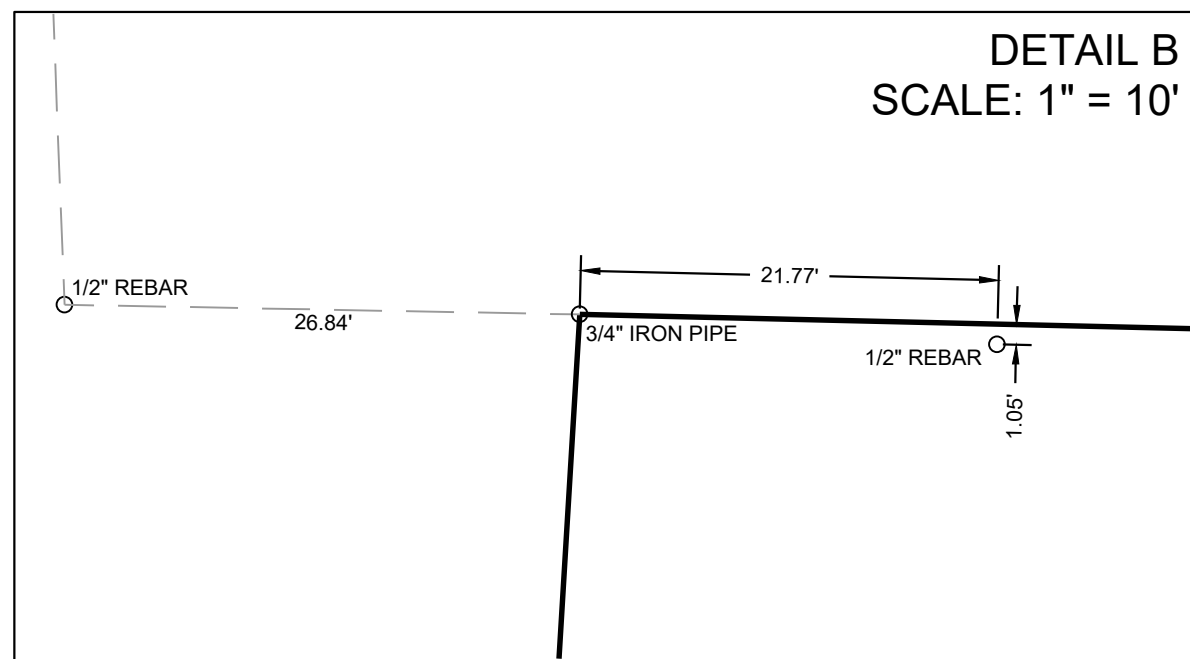
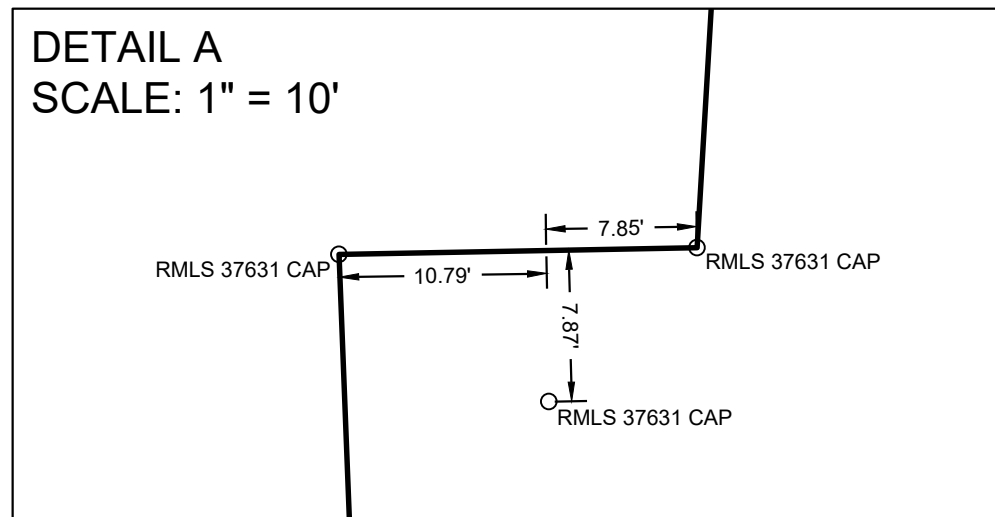
BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

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 _____



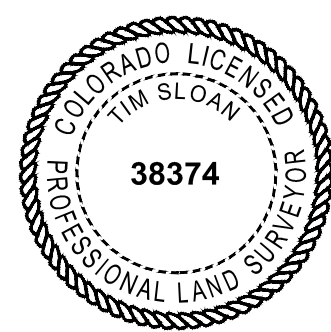
ZONING DISTRICT	AREA	WIDTH (AT FRONT SETBACK LINE)	FRONT	REAR	SIDE	MAXIMUM LOT COVERAGE	MAXIMUM HEIGHT
RR-2.5	2.5 ACRES	200 FT	25 FT	25 FT	15 FT	NONE	30 FT

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

SURVEYOR'S CERTIFICATION:

The undersigned Registered Land Surveyor in the State of Colorado hereby states that the accompanying plat was surveyed and drawn to normal standards and care of a Professional Land Surveyor practicing in the State of Colorado. The survey was performed and plat prepared under his supervision and accurately shows the described tract of land and subdivision thereof, and the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his knowledge, information and belief, and monuments exist as shown hereon.

Tim Sloan, Professional Land Surveyor
State of Colorado, No. #38374



RECORDINGS:

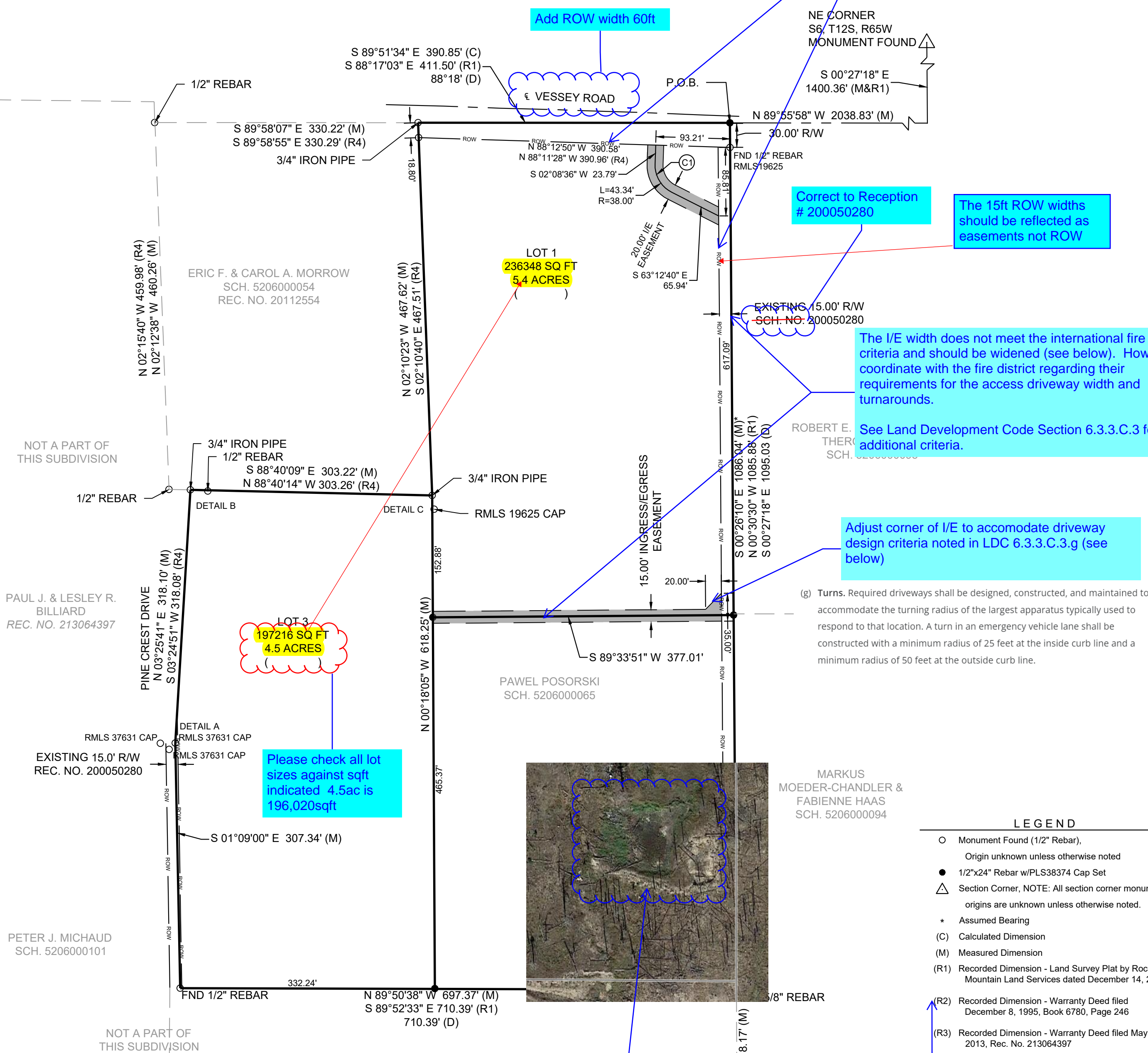
STATE OF COLORADO } SS
COUNTY OF EL PASO }

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

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

FEES: LARK FEE: _____ SCHOOL FEE: _____ SURCHARGE: _____ FEE: _____

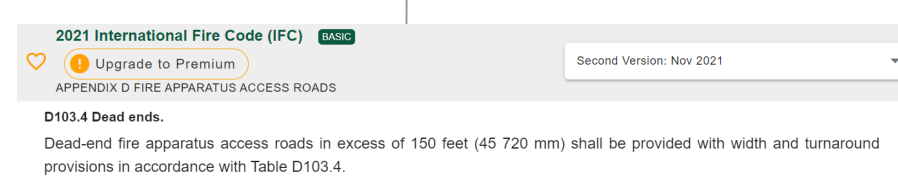
By: _____ Deputy _____ Date _____



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

PETER J. MICHAUD
SCH. 5206000010

DINAH GALE WATSON LIVING TRUST
MARK A. WATSON
SCH. 5206000066



LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot minimum, 60-foot "Y" or 80-foot-diameter cul-de-sac in accordance with Figure D103.4
501-750	26	120-foot minimum, 60-foot "Y" or 80-foot-diameter cul-de-sac in accordance with Figure D103.4
Over 750		Special approval required

OWNER: PAWEŁ POSORSKI
6386 VESSEY ROAD
COLORADO SPRINGS, CO 80908
630-302-7308

TOTAL ACREAGE:
LOT 1 = 5.4 ACRES
LOT 2 = 4.1 ACRES
LOT 3 = 4.6 ACRES
DEDICATION 0.2 ACRES
TOTAL = 14.3 ACRES

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

FEES: LARK 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 PEBBLE 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

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.

Add ROW width 60ft

Correct to Reception # 200050280

The 15ft ROW widths should be reflected as easements not ROW

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)

(b) 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.

LOT 3 197216 SQ FT 4.5 ACRES

Please check all lot sizes against sqft indicated 4.5ac is 196,020sqft



Place the pond in a drainage easement if it's remaining in place. If this is a stock pond then add the following note: "Notice: Future property owners are advised that El Paso County's approval of this plat does not include certification of water rights or the structural stability of the existing stock pond located on the subject property. The State of Colorado has jurisdiction regarding modification or elimination of the pond."

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)

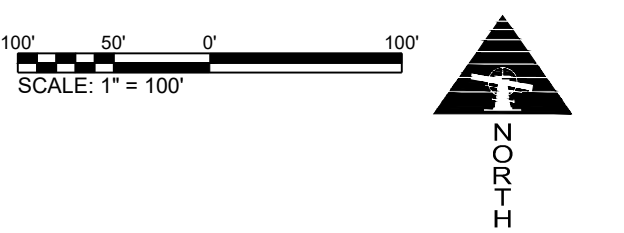
NOTES:

- 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 ELEVATED 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 EASEMENTS AND 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 MAIN INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRICT MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OF WATER SHALL 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. 19-471), 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 PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- MALBOXES 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 COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508"

Add a blank space to write the reception number.

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 Egress/Egress Easement
- Ingress/Egress Easement Hatch



Remove "Traffic Memo" or submit the referenced document.

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

Manhattan, KS - HQ Ph: (785) 776-0541 • Dodge City, KS
Overland Park, KS Ph: (913) 444-9615 • Colorado Springs

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

AUGUST 2022

Add PCD File # MS-22-08