1. Bearings are based on the computed bearing of N26°05′59″W, monumented on the northwest by a 2-1/2″ aluminum cap on a # 6 rebar, marked LWA W 1/16 S 33 1997 PLS 28658 at ground level, and on the southeast by a 3″ aluminum cap on a # 6 rebar marked LDC T13S R64W ¼ S33 S4 T14S 1994 PLS 18465 buried 12" deep in Davis Road, as shown on the plat.

2. Survey monuments found or set are at ground level unless otherwise noted on the plat.

3. Title information was provided by the client as follows:

Title Company: Stewart Title Guaranty Company

File No: 86832ECS

Effective date: July 27, 2021, 7:30 am

This survey does not constitute a title search or opinion.

4. Notice: according to Colorado law, you must commence any legal action based upon any defect in the 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.

5. Flood plain: According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is located outside the boundary of the 100 Year Floodplain, as identified on FEMA Mapping Panel No. 08041C0580 G, dated December 7, 2018.

6. Units of measurement: US Survey Feet

7. 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 Planning and Community Development Department: Drainage Report; Water Resources Report; Geology and Soils Report; Fire Protection Report; OWTS Report.

8. 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.

9. 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 unless otherwise indicated. 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.

10. 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 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, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

11. Addresses: The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

12. Mailboxes: Mailboxes shall be installed in accordance with all 🗹 Paso County and United States Postal Service regulations.

13. Driveway Note: Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from the private road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3

14. Private Roads: The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

15. Soil and Geology Conditions: The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report Soil, Geology and Geologic Hazard Study by Entech Engineering, Inc. dated November 10/2022 in file MS231 available at the El Paso County Planning and Community Development Department: Potentially Seasonally High Groundwater, In the southeast corner of Lot 4

Hydro Compaction: Unresolved comment from review 1: Hydro compaction on which lots?

16. Water Supply: 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.

17. Wastewater: 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.

18. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.

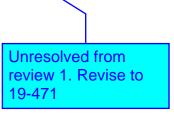
19. The following reports have been submitted and are on file with El Paso County Planning and Community Development: soils and geologic report, maintenance agreement, water supply information study, drainage letter / report, fire protection report, onsite wastewater treatment system report.

20. Owners, successors and assigns of the property owners association of this subdivisions lots shall be advised of all applicable requirements of decree entered in Case no. 4366-RP, dated 6-21-22, division 2, and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.

21. The Subdivider(s) agree(s) on behalf of himself/herself and any developer or builder successor and assignees that Subdivider and/or said successor and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No 18-471), 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 on plat notes to ensure that a title search would find the fee obligation before sale of the property.

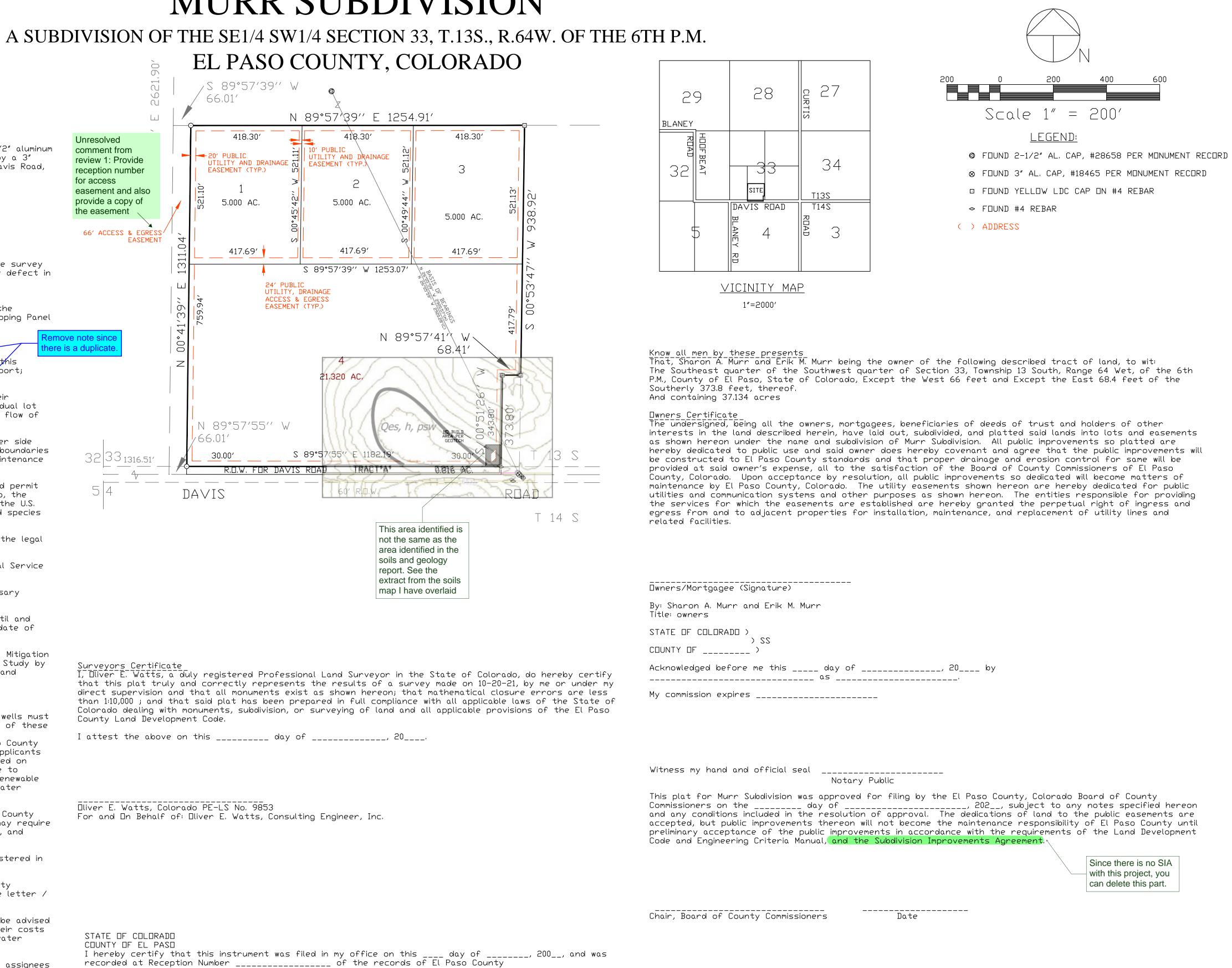
## resolved from review 1. Add notes to plat.

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



lo driveway shall be established unless an access permit has been granted by El Paso County anning and Community Development Department. "

## MURR SUBDIVISION



El Paso County Clerk and Recorder

Fee: \_\_\_\_\_ Surcharge: \_\_\_\_\_

School fees: \_\_\_\_\_ Park fees: \_\_\_\_\_ Drainage fees: \_\_\_\_\_\_Bridge fees: \_\_\_\_\_

Prepared by the office of: Oliver E. Watts, Consulting Engineer, Inc. 614 Elkton Drive Colorado springs, co 80907 (719) 593-0173 office (719) 265-9660 fax Olliewatts@aol.com Celebrating over 43 years in business

PCD File No.: MS231

4-12-23

DEW 22-5660-02