

Steve Schleiker  
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El Paso County, CO



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## SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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Reception Fee	Number of Pages	File Number
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MURR SUBDIVISION

Name of Plat

SHARON A MURR & ERIK M. MURR

Owner's Name

Subdivision

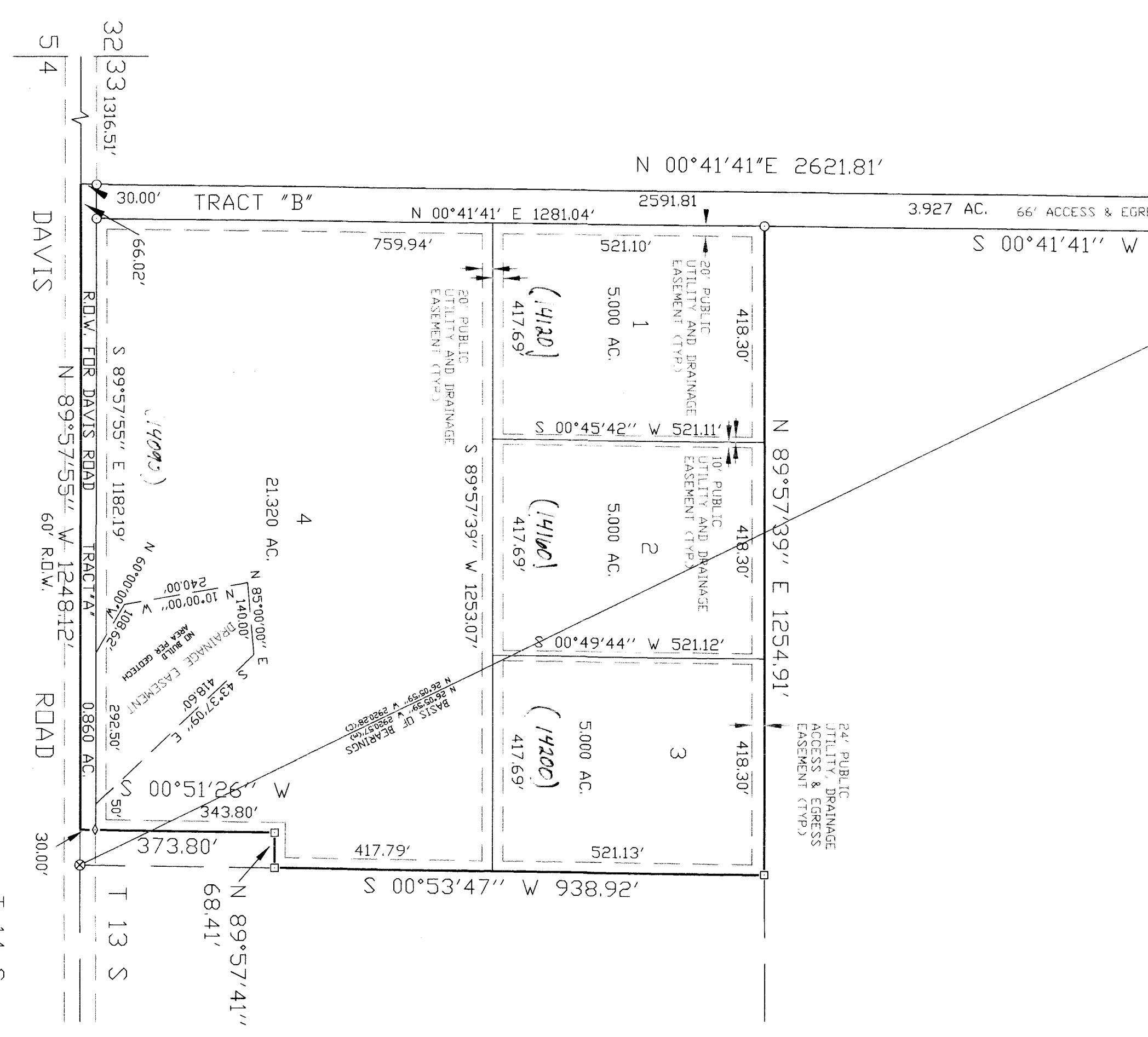
Condominium

# MURR SUBDIVISION

## A SUBDIVISION OF THE SE1/4 SW1/4 SECTION 33, T.13S., R.64W., OF THE 6TH P.M. EL PASO COUNTY, COLORADO

- NOTES:
- 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 K S33 S4 T14S 1994 PLS 18465 buried 12" deep in Davis Road, as shown on the plat.
  - Survey monuments found or set are at ground level unless otherwise noted on the plat.
  - Title information was provided by the client as follows:  
The 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.
  - 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.
  - 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. 08041C050 0, dated December 7, 2018.
  - Units of measurement: US Survey Feet
  - 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; DWS 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.
  - 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.
  - 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).
  - Addresses: The address(es) exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
  - Malloboxes: Malloboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
  - Driveway Note: Individual lot purchasers are responsible for constructing driveways, including necessary geologic studies and maps of the hazard areas can be found in the report: Soil, Geology and Geologic Hazard Study by Envtech Engineering, Inc. dated November 10, 2022 in file MS231 available at the El Paso County Planning and Community Development Department.
  - Maintenance responsibilities: For the shared access on Tract B and the 24' Public Utility, Drainage, Access and Egress Easement shall be 50% set forth in the Private Driveway and Maintenance Agreement recorded at Reception No. **22404321C** of the public records of El Paso County, Colorado.
  - 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.
  - Soil and Geology Conditions: The following lots have been found to be impacted by geologic hazards: Mitigation measures and a map of the hazard areas can be found in the report: Soil, Geology and Geologic Hazard Study by Envtech Engineering, Inc. dated November 10, 2022 in file MS231 available at the El Paso County Planning and Community Development Department.
  - Potentially Seismically High Groundwater: In the southeast corner of Lot 4  
Hydro Compaction for new construction (Lots 1, 2 and 3)
  - 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 yield however, for El Paso County, the Denver Basin aquifers are over-allocated based on the 50-year aquifer yield. 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.
  - Wastewater Sewage Treatment: Is the responsibility of each individual property owner. The El Paso County Department of Health and Environment provides design and engineering services in cases where the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.
  - All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
  - Access to all lots within the subdivision shall be through the shown access easement. The responsibility and maintenance of said access is subject to the maintenance agreements and all easements and restrictions contained therein, as recorded at Reception No. **22404321C** of the records of El Paso County Clerk and Recorder.
  - 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.
  - The Subdividers agree 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 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 on plat notes to ensure that a title search would find the fee obligation before sale of the property.

N 89°52'52" E



29	28	27
32	33	34
5	4	3

VICINITY MAP  
1"=200'

Know all men by these presents that Sharon A. Murr and Erik M. Murr being the owner of the following described tract of land, to wit: The Southeast quarter of the Southwest quarter of Section 33, Township 13 South, Range 64 West, of the 6th P.M., County of El Paso, State of Colorado, together with the west 66 feet of the Northeast quarter of the Southwest quarter and Except the East 684 feet of the Southerly 373.8 feet, thereof.

And containing 40266 acres

Owners Certificate

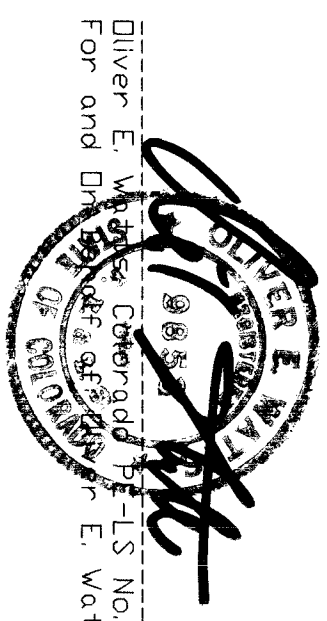
The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, easements and tracts as shown hereon under the name and subdivision of Murr Subdivision. All public improvements so platted or 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. The utility easements shown hereon are hereby dedicated for public utility and communication systems and other purposes as shown hereon. The entities responsible for providing and maintaining the utility and communication systems and other purposes 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: Sharon A. Murr and Erik M. Murr  
Title: owners  
STATE OF COLORADO )  
COUNTY OF EL PASO )  
Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_  
My commission expires \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
My commission expires 02/11/2028

Witness my hand and official seal  
Notary Public

This plat for Murr Subdivision was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval. The obligations of land to the public easements are preliminary and subject to the final approval and recording of the plat. The obligations of the land to the public easements are preliminary and subject to the final approval and recording of the plat. The obligations of the land to the public easements are preliminary and subject to the final approval and recording of the plat.

**Surveyors Certificate**  
I, Diver E. Watts, 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 10-20-24 by me or under my direct supervision and that all monuments exist as shown hereon that mathematical closure errors are less than those permitted 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\_\_\_\_.



Diver E. Watts  
Professional Land Surveyor  
El Paso County, Colorado License No. 9853  
For and On Behalf of El Paso County  
Diver E. Watts, Consulting Engineer, Inc.

**Vice Chairman, Board of County Commissioners**  
STATE OF COLORADO  
COUNTY OF EL PASO  
I hereby certify that this instrument was filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and was recorded at Reception Number **22415250** of the records of El Paso County

Prepared by the office of:  
Diver E. Watts, Consulting Engineer, Inc.  
614 Elston Drive  
Colorado Springs, CO 80907  
(719) 593-0173 office  
(719) 265-9660 fax  
Diver@dwatts.com 45 years in business  
celebrating over 45 years in business

DLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS 12-28-22 DEW 22-5660-02