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:
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 El 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. No driveway shall be established unless an access permit has been granted by 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 as set forth in the Private Driveway and Maintenance Agreement recorded at Reception No. _____ of the public records of El Paso County, Colorado.

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 for new construction (Lots 1, 2 and 3)

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.

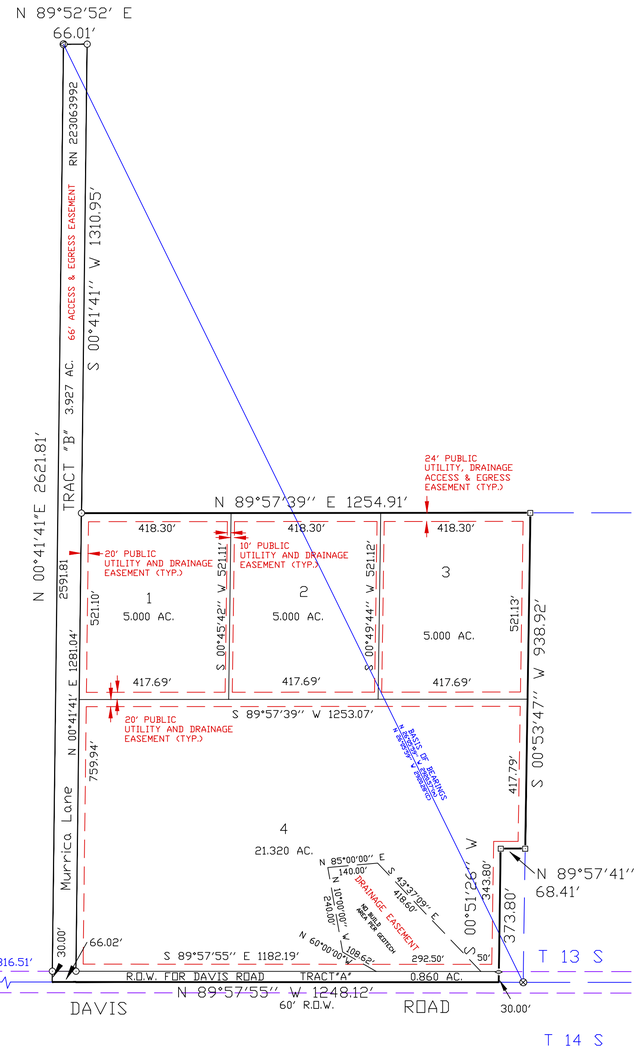
17. Wastewater: Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.

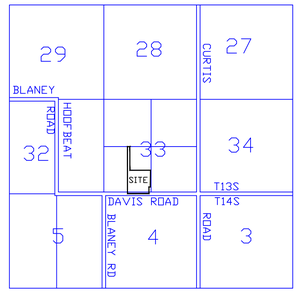
18. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.

19. 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 agreement and all covenants and restrictions contained therein, as recorded at Reception No. _____ of the records of El Paso County Clerk and Recorder.

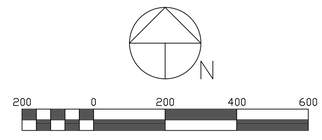
20. Owners, successors and assigns of the property owners association of this subdivisions lots shall be advised of all applicable requirements of decree entered in Case no. 4366-RP, dated 6-21-22, division 2, and their costs of operating the plan for augmentation and responsibility for metering and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





VICINITY MAP
1"=2000'



LEGEND:

- ○ SET YELLOW #9853 CAP ON #4 REBAR
- ◎ FOUND 2-1/2" AL. CAP, #28658 PER MONUMENT RECORD
- ⊗ FOUND 3" AL. CAP, #18465 PER MONUMENT RECORD
- ▫ FOUND YELLOW LDC CAP ON #4 REBAR
- ◇ FOUND #4 REBAR
- ( ) ADDRESS

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 Wet, 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 68.4 feet of the Southerly 373.8 feet, thereof.
And containing 40.266 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 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 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 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.

_____
Owners/Mortgagee (Signature)

By: Sharon A. Murr and Erik M. Murr
Title: owners

STATE OF COLORADO)
) SS
COUNTY OF _____)

Acknowledged before me this _____ day of _____, 20____ by _____ as _____.

My commission expires _____

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 dedications of land to the public 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.

_____ _____
Chair, Board of County Commissioners Date

Surveyors Certificate
I, Oliver 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 10-20-21, 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____.

_____
Oliver E. Watts, Colorado PE-LS No. 9853
For and On Behalf of: Oliver E. Watts, Consulting Engineer, Inc.

STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on this ____ day of _____, 202__, and was recorded at Reception Number _____ of the records of El Paso County

_____
El Paso County Clerk and Recorder
Fee: _____
Surcharge: _____
School fees: _____ Park fees: _____
Srainage fees:_____ Bridge Fees:_____

Prepared by the office of:
Oliver E. Watts, Consulting Engineer, Inc.
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Olliewatts@aol.com
Celebrating over 44 years in business

PCD File No.: MS231 12-21-23

OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS 12-28-22 OEW 22-5660-02