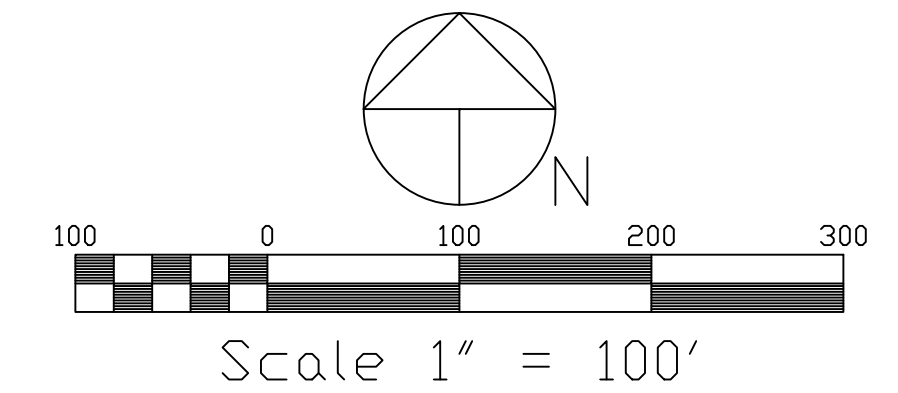
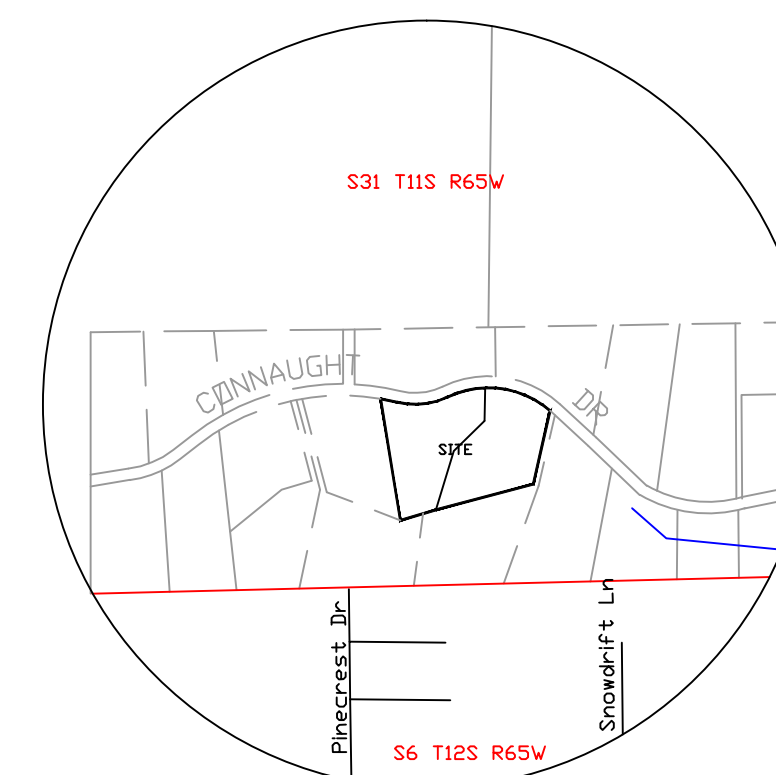


PALMER DIVIDE FILING NO. 1A

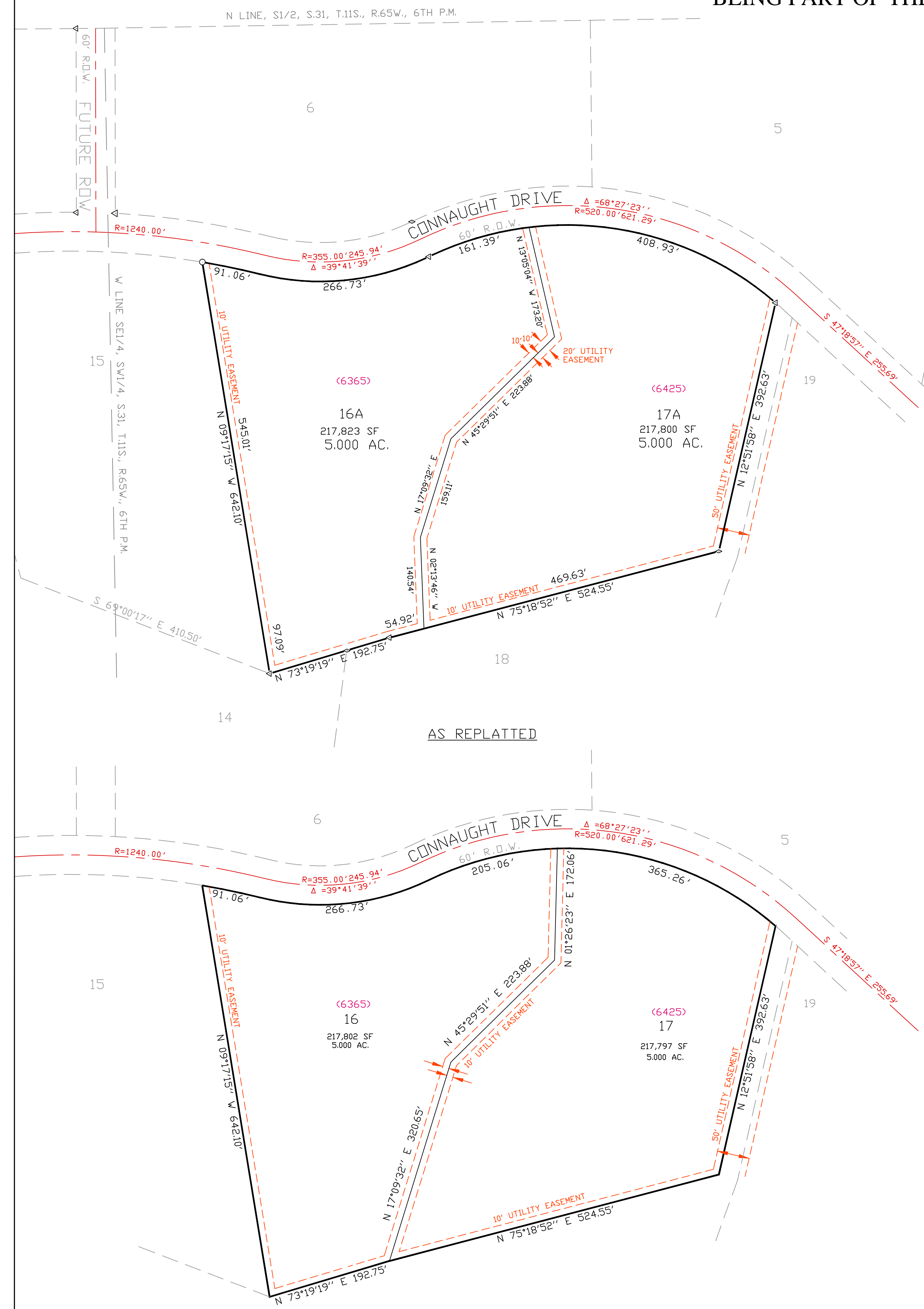
A SUBDIVISION OF LOTS 16 AND 17, PALMER DIVIDE

BEING PART OF THE SW1/4, SW1/4, SECTION 31, T.11S., R.65W. OF THE 6TH P.M. EL PASO COUNTY, COLORADO



VICINITY MAP
1"=100'

The plot plan is a requirement to verify existing structures will meet the setback requirements. You have uploaded the plat in two spots. Please add a plot plan that shows the proposed lot lines in relation to the structures.



Know all men by these presents, that Arle J. Van Wingerden aka Arle Van Wingerden and Lynn McMillen being the owners of the following tracts of land to wit: Lots 16 and 17 Palmer Divide, El Paso County, Colorado, according to the plat thereof recorded at Reception No. 205084216 of the records of said County and containing 10 acres.

Dedication:
The above described owners have caused said tract of land to be platted into a lot, and easements, as shown on the plat and described herein, which plat is drawn to a fixed scale, as indicated thereon, and accurately sets the boundaries and dimensions of said tract, and the location of said tracts, lots, easements, and roads, which tract so platted shall be known and the "Palmer Divide Subdivision 1A", in El Paso County, Colorado.

In witness whereof:
The aforesaid Arle J. Van Wingerden aka Arle Van Wingerden, as an individual has executed this instrument this _____ day of _____, 2017, A.D.

Arle J. Van Wingerden aka Arle Van Wingerden (Lot 16)
State of Colorado) ss
County of El Paso)

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, A.D.
By Arle J. Van Wingerden aka Arle Van Wingerden, as an individual

In witness whereof:
The aforesaid Lynn McMillen, as an individual has executed this instrument this _____ day of _____, 2017, A.D.

Lynn McMillen (Lot 17)
State of Colorado) ss
County of El Paso)

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, A.D.
By Lynn McMillen, as an individual

My commission expires: April 8, 2018

Oliver E. Watts, Notary public
Certification:

I, Oliver E. Watts, a registered land surveyor in the State of Colorado, hereby certify that the accompany plat was surveyed and drawn under my direction and supervision and accurately shows the described tract of land and subdivision thereof, and that the requirements of title 38 of the Colorado revised statutes, 1979, as amended, have been met to the best of my knowledge and belief.

Oliver E. Watts Colorado PE-LS no. 9853
For and on behalf of Oliver E. Watts, Consulting Engineer, Inc.

The plat for "Palmer Divide Filing No. 1A" was approved for filing by the El Paso County, Colorado Planning and Community Development Director on the _____ day of _____, 20____, subject to any notes or conditions specified herein.

Planning and Community Development Director

Previous plat name in entirety is amended for the areas described by this Plat Amendment / Lot Line Adjustment subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # 205084216.

NOTES:
1. Bearings are based on the record bearing of N75°18'52"E for the south line of the site, using a GPS 1-step of found pins, monumented as shown on the plat.
2. Units of measurement: US Survey Feet
3. Title information was provided by the client as follows:
Title Company: Commonwealth Land Title Insurance Company
Commitment No. Lot 16: 598-H0473384-071-CS9
Commitment No. Lot 17: 598-H0473378-071-CS9
Certification date: June 21, 2016 at 7:00 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. The approval of the replat vacates all prior plats for the area described by this replat.
6. PURPOSE STATEMENT: The reason for the replat is to replat the site so that the driveway, servicing the dwellings on Lot 16, sits entirely on said lot
7. No driveway shall be established unless an access permit has been granted by El Paso County DSD Engineering.
8. The following reports have been submitted are on file at the County Development Services Department: Geology and Soils Report, Water Availability Study, Drainage Report, Wildfire Hazard Report, Natural Features Report, Percolation Test Results
9. 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
10. 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
11. No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number 205084213 in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided which is sufficient in the judgment of Board of County Commissioners to make provision for the completion of said improvements.
12. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado
13. No direct access to Black Forest Road is allowed
14. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
15. Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the recorded covenants for this subdivision (which covenants run with the land) as recorded at Reception No. 205055280 of the office of the El Paso County Clerk and Recorder and the terms of the Water Court approved Water Augmentation Plan as described in the Decrees entered by the District Court for in Case No's 04-CW-132 (Water Division No. 1) and 04 CW 34 (Div. 2) as recorded at Reception No. 205055280 of the office of the El Paso County Clerk and Recorder.
- Palmer Divide LLC hereby provides notice of its conveyance and reservation of the Property Owners Association of all its interests, rights, and obligations as referenced in the Water Court approved Water Augmentation Plan and of the covenants recorded at Reception No. 205084214 in the office of the El Paso County Clerk and Recorder which obligate individual purchasers and Property Owners Association to carry out the requirements of said Water Decree, which include replacing pumping depletions and possibly replacing post-pumping depletions from the subject wells which includes all costs associated with drilling, equipping, operating and maintaining any such replacement well or wells and associated infrastructure.
- By Special Warranty Deed recorded at Reception No. 205084215 in the office of the El Paso County Clerk and Recorder, Palmer Divide LLC conveyed to Palmer Divide Homeowners Association, inc., its rights and responsibilities in Augmentation Plan Decree in Case Number 04-CW-132 (Water Division No. 1) and 04 CW 34 (Div. 2), but reserved certain other rights.
- Developer / owner, its successors and assigns, at the time of lot sales, shall transfer sufficient water rights in the Dawson Aquifer of the Denver Basin to satisfy the 300-year water requirements of El Paso County. As described in the Decree entered by the District Court for in Case No's 04-CW-132 (Water Division No. 1) and 04 CW 34 (Div. 2). The volume of water required for each lot is 0.60 acre feet per year, or a total of 180 acre feet for the 300-year supply. Such transfer may be accomplished either by separate Quit Claim Deed or other appropriate deed of the subject portion of the Dawson Aquifer Ground Water Rights underlying the lot, or specifically identifying and transferring such water rights in deed which transfers the real property to the individual lot owner.
16. 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. All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.
18. 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.
19. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
20. Floodplain Statement:
This site is not within the limits of the 100-year floodplain per FEMA map panel no. 08041C0315 F, dated March 17, 1997.

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.

Prepared by the office of:
Oliver E. Watts, Consulting Engineer, Inc.
614 Elkton Drive
Colorado Springs, CO 80907
(719) 593-0173 office
Olleewatts@aol.com
Celebrating 38 years in Business

Markup Summary

dsdruiz (1)

The plot plan is a requirement to verify existing structures will meet the setback requirements. You have uploaded the plat in two spots. Please add a plot plan that shows the proposed lot lines in relation to the structures.

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Author: dsdruiz

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