

WOODARD SUBDIVISION

A SUBDIVISION OF A PORTION OF SECTION 6, T 12 S, R 67 WEST OF THE 6th P.M.
EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT JANICE WOODARD, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

THAT PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE S 00° 27' 18" E ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 1,400.36 FEET; THENCE WEST, A DISTANCE OF 2035.8 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY; THENCE S 00° 27' 18" E AND PARALLEL WITH SAID EASTERLY SECTION LINE, A DISTANCE OF 1095 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND SECONDLY DESCRIBED IN DEED RECORDED IN BOOK 1792 AT PAGE 599 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER UNDER RECEPTION NUMBER 145357; THENCE WEST, A DISTANCE OF 710.39 FEET ON THE NORTH LINE OF SAID TRACT TO THE NORTHWEST CORNER THEREOF; THENCE N 00° 07' 30" E TO INTERSECT THE SOUTHERLY LINE OF THAT TRACT DESCRIBED IN DEED TO BLANCHE L. HARDESTY AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 1792 AT PAGE 598 OF SAID COUNTY RECORDS; THENCE EASTERLY ON THE SOUTH LINE OF SAID HARDESTY TRACT, A DISTANCE OF 304 FEET, MORE OR LESS TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH, A DISTANCE OF 495 FEET ON THE EAST LINE OF SAID HARDESTY TRACT TO INTERSECT A LINE DRAWN N 88° 18' W FROM THE POINT OF BEGINNING; THENCE S 88° 18' E TO THE POINT OF BEGINNING. EXCEPT A RIGHT OF WAY FOR ROAD PURPOSES OVER THE MOST NORTHERLY 30 FEET, THE EASTERLY 15 FEET THEREOF AND THE EXTREME WEST 15 FEET.

SAID TRACT CONTAINS 14.16 ACRES, MORE OR LESS.

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, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of _____, 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: _____
Title: _____

ATTEST: (if corporation) _____

Secretary/Treasurer _____

(STATE OF COLORADO)

) ss. _____
COUNTY OF _____

Acknowledged before me this _____ day of _____, 200__ by _____ as _____

My commission expires _____

Witness my hand and official seal _____

Notary Public

Signatures of officers signing for a corporation shall be acknowledged as follows: (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company. (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CHRISTOPHER THOMPSON
FOR AND ON BEHALF OF:
ROCKY MOUNTAIN LAND SERVICES
1623 SOUTH TEJON STREET
COLORADO SPRINGS, COLORADO 80906
(719) 630-0559

P.L.S. NO. 19625

DATE _____

Please depict these on the plat

YED AND PLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING IRATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE AS "WOODARD SUBDIVISION", EL PASO COUNTY, COLORADO. ALL EASEMENTS DEPIC

See standard notes below, several need to be added

DAY OF _____

THIS _____ DAY OF _____

NOTARY PUBLIC: _____

ATE OF COLORADO, HEREBY CERTIFY
ELY SHOWS THE DESCRIBED TRACT
REVISED STATUTES, 1973 AS AMEND

Review below and add needed notes to the plat
Water Supply: (utilized when the water supply is individual wells)
(Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)
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 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. (Utilized when there is a joint well agreement for common use of wells)
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. Two (2) existing well permits Nos. _____ and _____ will serve two (2) single family dwellings each. Well permit No. _____ will serve Lots _____ and _____ Block _____ subject to a joint Use Water Well Agreement as recorded under Reception No. _____ Well permit No. _____ will serve Lot _____ Block _____ and Lot _____ Block _____ subject to a Joint Use Water Well Agreement as recorded under Reception No. _____ which limits production to the _____ Aquifer at an interval between _____ and _____ feet below ground surface. Lot _____ and _____ Block _____ and Lots _____ through _____ Block _____ will limit production to the _____ Aquifer at an interval between _____ and _____ feet below ground surface.
Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No. _____ (Division _____), and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.
Owner shall reserve in any deeds of the property _____ acre-feet of _____ Aquifer and _____ acre feet total of _____ Aquifer water as decreed in Case No. _____ (Division _____) for use in this augmentation plan.
Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. _____ of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.

Access:
No driveway shall be established unless an access permit has been granted by El Paso County.

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

When the Property is Subject to Existing or Proposed Covenants:
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.

Depict easements on the Plat drawing.

Board of County Commissioners Certificate

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) 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.

_____, 2019, A.D.

President, Board of County Commissioners

Date

_____, 2019, A.D.

Executive Director, El Paso County Planning and Community Development Department

Date

Please add the following to note #5:
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 flow of runoff shall not be placed in drainage easements.

UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10') FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AND BOTH SIDES OF ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10') FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF SAID EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

NOTES:

- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- ALL DISTANCES AND BEARINGS SHOWN BETWEEN EXISTING MONUMENTS REFLECT ACTUAL DIMENSIONS AS MEASURED AND REFLECT THE LOCATION OF THE MONUMENTED PROPERTY LINES. DEEDED DIMENSIONS OF RECORD ARE DENOTED HEREON WITH "deed=".
- ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING BETWEEN A 3.25" ALUMINUM CP AT THE SOUTHWEST CORNER OF SAID SECTION 6 AND A 3.25" ALUMINUM CAP AT THE NORTH 1/16 AT VESSEY ROAD/HOLMES ROAD AS DEPICTED IN DETAIL HEREON. THE ASSUMED BEARING BETWEEN THESE MONUMENTS IS N 00° 21' 55" W.
- ALL EASEMENTS OF RECORD SHOWN HEREON ARE BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY UNIFIED TITLE CO., INC. (ORDER NO. 32096, EFFECTIVE DATE OF APRIL 13, 1999). NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY RMLS FOR OWNERSHIP OR EASEMENTS.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES
- MAILBOXES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- ALL LOTS SHALL BE FOR SINGLE FAMILY RESIDENCES ONLY.
- (XXXX) INDICATES THE PROPERTY STREET ADDRESS. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT NECESSARILY THE LEGAL DESCRIPTION FOR EACH LOT AND COULD BE SUBJECT TO CHANGE.
- PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ONTO A COUNTY ROAD, THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION MUST GRANT AN ACCESS PERMIT.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING DEPARTMENT: SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WILDFIRE HAZARD REPORT, WATER RESOURCES REPORT, WILDFIRE MITIGATION REPORT AND EROSION CONTROL REPORT.
- 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.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNERS. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES, THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
- 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 THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ 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 JUDGEMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- 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 AND WILDLIFE SERVICE AND/OR THE COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT AS IT RELATES TO THE PREBLE'S JUMPING MOUSE AS A LISTED ENDANGERED SPECIES.

El Paso County Planning and Community Development Department and there is no Soils and Geological Study associated with this plat as requested by the applicant for an alternative

no public improvements associated with this application.

Please revise note#9 to state the following: No driveway shall be established unless an access permit has been granted by El Paso County

Please add a note indicating that property in this subdivision is subject to the El Paso County Road Impact Fee (Resolution 18-471) and identify how the Road impact fee will be paid. Include the following in the note: "The fee is based on the established rate at the time of building permit application."

There is no drainage report associated with this plat. Please revise.

Please add the following notes:
1. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Coolwell Dr. 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 Black Forest Fire Protection.
2. This property is not located within a designated FEMA floodplain as determined by the Flood Insurance Rate Map 08041C0315G, effective December 7, 2018.

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK _____, THIS _____ DAY OF _____, 2019, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY,

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

FEE: _____

fee schedule

Add PCD File No. MS197

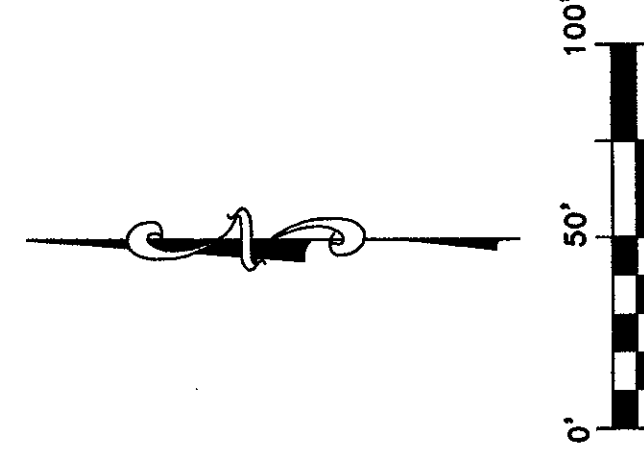
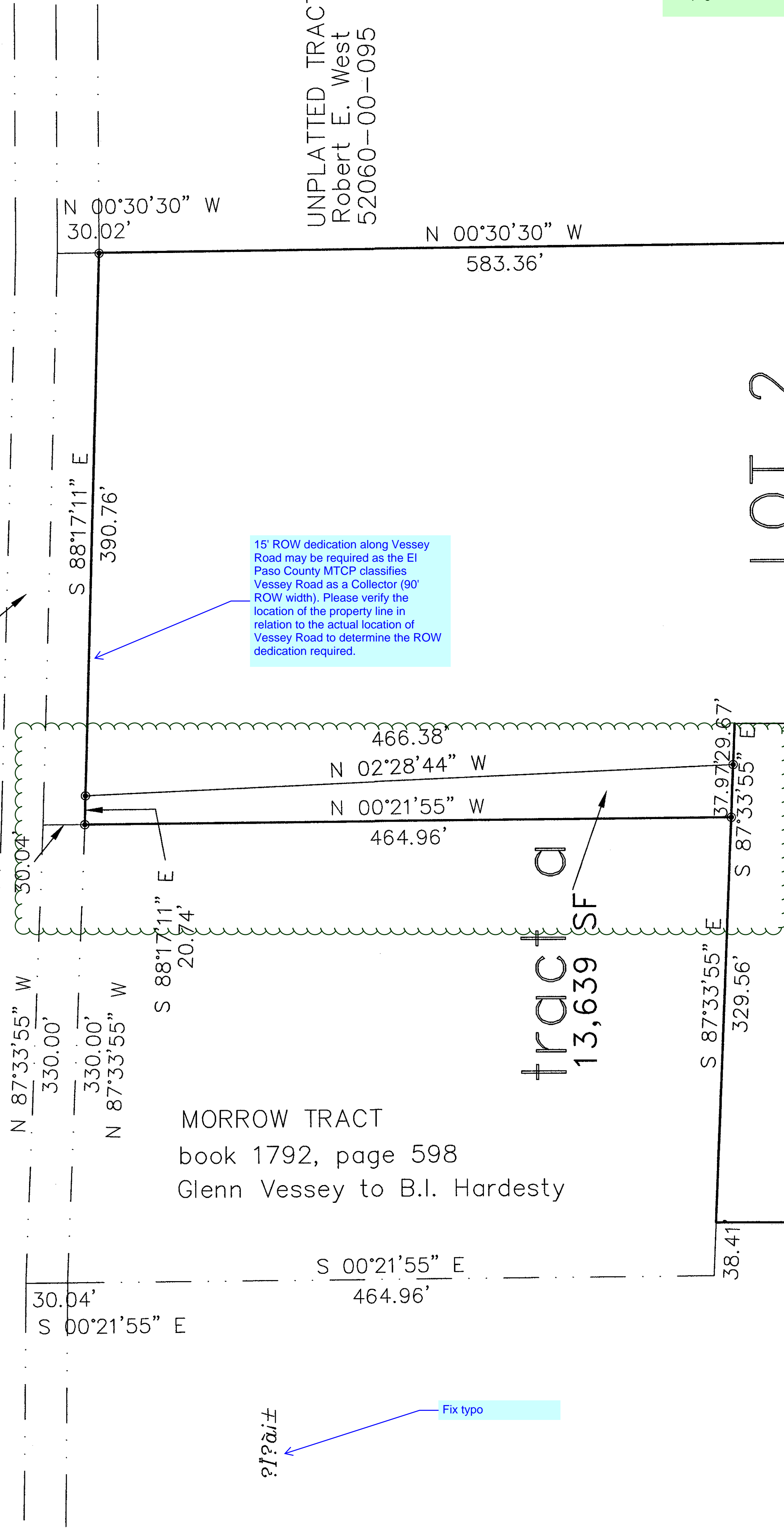
Only 2 pages are attached. Please update accordingly.

WOODARD SUBDIVISION

A SUBDIVISION OF A PORTION OF SECTION 6, T 12 S, R 67 WEST OF THE 6th P.M.
EL PASO COUNTY, COLORADO

● SET REBAR WITH PLASTIC CAP STAMPED "RMLS NO. 19625"

VESSEY ROAD
(60' R.O.W.)



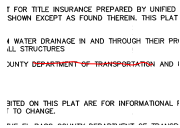
Markup Summary

Daniel Torres (15)

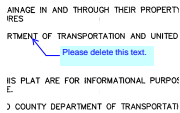


Subject: Callout
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 9/3/2019 8:45:19 AM
Color: ■

There is no drainage report associated with this plat. Please revise.



Subject: Pen
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 9/3/2019 8:45:20 AM
Color: ■



Subject: Callout
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 9/3/2019 8:45:21 AM
Color: ■

Please delete this text.



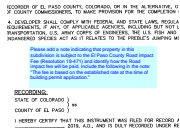
Subject: Callout
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 9/3/2019 8:45:21 AM
Color: ■

Please revise note#9 to state the following:
No driveway shall be established unless an access permit has been granted by El Paso County



Subject: Callout
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 9/3/2019 8:45:23 AM
Color: ■

Only 2 pages are attached. Please update accordingly.



Subject: Text Box
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 9/3/2019 8:45:24 AM
Color: ■

Please add a note indicating that property in this subdivision is subject to the El Paso County Road Impact Fee (Resolution 18-471) and identify how the Road impact fee will be paid. Include the following in the note: "The fee is based on the established rate at the time of building permit application."



Subject: Callout
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 9/3/2019 8:45:26 AM
Color: ■

Please add the following to note #5:
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 flow of runoff shall not be placed in drainage easements.

Please add the following notes:
1. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Coolwell Dr. 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 Black Forest Fire Protection.
2. This property is not located within a designated FEMA floodplain as determined by the Flood Insurance Rate Map 08041C0315G, effective December 7, 2018.

Subject: Text Box
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 9/3/2019 8:45:27 AM
Color: ■

Please add the following notes:
1. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Coolwell Dr. 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 Black Forest Fire Protection.
2. This property is not located within a designated FEMA floodplain as determined by the Flood Insurance Rate Map 08041C0315G, effective December 7, 2018.

Depict easements on the Plat drawing.

Subject: Callout
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 9/3/2019 8:45:31 AM
Color: ■

Depict easements on the Plat drawing.

Add PCD File No. MS197

Subject: Text Box
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 9/3/2019 8:45:32 AM
Color: ■

Add PCD File No. MS197

5,0217,800

Subject: Callout
Page Label: 2
Lock: Locked
Author: Daniel Torres
Date: 9/3/2019 8:45:33 AM
Color: ■

Please revise the square footage as there appears to be a typo

464.90

Subject: Callout
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 9/3/2019 8:45:33 AM
Color: ■

Please depict these on the plat

97790.4

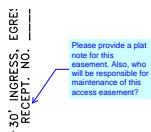
Subject: Callout
Page Label: 2
Lock: Locked
Author: Daniel Torres
Date: 9/3/2019 8:45:34 AM
Color: ■

Fix typo

465.38'
N 02°28'44" W

Subject: Callout
Page Label: 2
Lock: Locked
Author: Daniel Torres
Date: 9/3/2019 8:45:35 AM
Color: ■

15' ROW dedication along Vessey Road may be required as the El Paso County MTCP classifies Vessey Road as a Collector (90' ROW width). Please verify the location of the property line in relation to the actual location of Vessey Road to determine the ROW dedication required.



Subject: Callout
Page Label: 2
Lock: Locked
Author: Daniel Torres
Date: 9/3/2019 8:45:36 AM
Color: ■

Please provide a plat note for this easement. Also, who will be responsible for maintenance of this access easement?

dsdseigny (13)



Subject: BoCC Signature Block
Page Label: 1
Lock: Locked
Author: dsdseigny
Date: 9/3/2019 8:44:39 AM
Color: ■

Board of County Commissioners Certificate

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) 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.

President, Board of County Commissioners
Date

Executive Director, El Paso County Planning
Date
and Community Development Department



Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdseigny
Date: 9/3/2019 8:44:42 AM
Color: ■

Tracts A and B need to have a plat note stating the use, however see comments on letter of intent. These tracts should be conveyed prior to re-submittal.



Subject: Cloud+
Page Label: 1
Lock: Locked
Author: dsdseigny
Date: 9/3/2019 8:44:42 AM
Color: ■

El Paso County Planning and Community Development Department and there is no Soils and Geological Study associated with this plat as requested by the applicant for an alternative



Subject: Owner Certification
Page Label: 1
Lock: Locked
Author: dsdseigny
Date: 9/3/2019 8:44:47 AM
Color: ■

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, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of

_____. 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:
Title:

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this _____ day of _____, 200__ by _____ as _____.

My commission expires _____

Witness my hand and official seal _____

Notary Public

Signatures of officers signing for a corporation shall be acknowledged as follows:
(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows:
(print name) as Manager/Member of company, a state limited liability company.
(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

fee schedule

Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 9/3/2019 8:44:55 AM
Color: ■

fee schedule



Subject: Water Supply
Page Label: 1
Lock: Locked
Author: dsdseigny
Date: 9/3/2019 8:44:56 AM
Color: ■

Review below and add needed notes to the plat
Water Supply: (utilized when the water supply is
individual wells)

(Note: The exact wording of plat notes regarding
well water supply depends upon the language of
the water decree and/or augmentation plan, and
will be reviewed and approved by the County
Attorney's Office)

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.
(Utilized when there is a joint well agreement for
common use of wells)

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.

Two (2) existing well permits Nos. _____ and
_____ will serve two (2) single family dwellings
each. Well permit No. _____ will serve Lots __
and __, Block __ subject to a joint Use Water Well
Agreement as recorded under Reception No. _____.

Well permit No. _____ will serve
Lot __, Block __ and Lot __, Block __, subject to a
Joint Use Water Well Agreement as recorded
under Reception No. _____, which limits
production to the _____ Aquifer at an
interval between ____ and ____ feet below ground
surface. Lot __ and __, Block __ and Lots __
through __, Block __ will limit production to the
_____ Aquifer at an interval between
____ and ____ feet below ground surface.

Owner, its successors and assigns shall advise the
Property Owners Association (or Homeowners
Association) and all future owners of these lots of
all applicable requirements of the decree entered
in Case No. _____ (Division __), and their
costs of operating the plan for augmentation and
responsibility for metering and collecting data
regarding water withdrawals from wells.

Owner shall reserve in any deeds of the property
_____ acre-feet of _____ Aquifer and
_____ acre feet total of _____

Aquifer water as decreed in Case No. _____
(Division __) for use in this augmentation plan.

Water withdrawal and wells are subject to
limitations, restrictions and augmentation
requirements and responsibilities as found within
the Covenants for this subdivision recorded in
Reception No. _____, of the Office of the El
Paso County Clerk and Recorder and the terms of
the water court approved water augmentation plan.



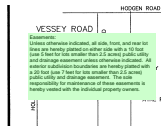
Subject: Cloud+
Page Label: 1
Lock: Locked
Author: dsdseivigny
Date: 9/3/2019 8:45:06 AM
Color: ■

no public improvements associated with this application.



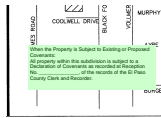
Subject: Access
Page Label: 1
Lock: Locked
Author: dsdseivigny
Date: 9/3/2019 8:45:07 AM
Color: ■

Access:
No driveway shall be established unless an access permit has been granted by El Paso County.



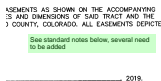
Subject: Easements
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Author: dsdseivigny
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Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.



Subject: Covenants
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Author: dsdseivigny
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When the Property is Subject to Existing or Proposed Covenants:
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.



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See standard notes below, several need to be added



Subject: Text Box
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Author: dsdseivigny
Date: 9/3/2019 8:45:13 AM
Color: ■

This page needs to be same design as first page in size and layout



Subject: Cloud+
Page Label: 2
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Author: dsdseivigny
Date: 9/3/2019 8:45:18 AM
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creates non-conformity issues must be resolved prior to re-submittal.