

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, OGC RE2 LLC, a Colorado limited liability company, being the owner of the following described tract of land:

TO WIT (DEED DESCRIPTION):

Tract 2: A tract of land located in the Southwest 1/4 of Section 33, Township 13 South, Range 63 West of the 6th Principal Meridian, El Paso County, State of Colorado, described as follows:

Commencing at the Southwest corner of said Section 33; thence South 89°29'18" East coincident with the South line of said Section 33, a distance of 583.72 feet to the Point of Beginning of a tract of land described herein; thence North 00°52'15" East, a distance of 2633.76 feet; thence South 89°29'18" East, a distance of 577.00 feet; thence South 00°43'29" West, a distance of 2633.72 feet; thence North 89°29'18" West coincident with the South line of said Section 33, a distance of 583.72 feet to the Point of Beginning, County of El Paso, State of Colorado.

Tract 3: A tract of land located in the Southwest 1/4 of Section 33, Township 13 South, Range 63 West of the 6th principal meridian, El Paso County, State of Colorado, described as follows:

Commencing at the Southwest corner of said Section 33; thence South 89°29'18" East coincident with the South line of said Section 33, a distance of 1167.44 feet to the Point of Beginning; thence North 00°43'29" East, a distance of 2633.72 feet; thence South 89°29'18" East, a distance of 577.00 feet; thence South 00°34'42" West, a distance of 2633.71 feet; thence North 89°29'18" West coincident with the South line of said Section 33, a distance of 583.72 feet to the Point of Beginning, County of El Paso, State of Colorado.

DEDICATION:

The undersigned, being all the Owners, Mortgages, 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 and easements as shown hereon under the name and subdivision of "JOYFUL VIEW". 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.

IN WITNESS WHEREOF:

The aforementioned Kevin O'Neil, as Owner of OGC RE2 LLC, a Colorado limited liability company, has executed this instrument this _____ day of _____, 2023 A.D.

Kevin O'Neil, Owner

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023 A.D. by Kevin O'Neil

Witness my hand and seal _____
Address _____
My Commission expires _____

SURVEYOR'S CERTIFICATE:

I, Tim Sloan, 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 March 16, 2023, 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 on this _____ day of _____, 20____

Tim Sloan, Professional Land Surveyor Date

Colorado Registered PLS # _____



BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This Plat JOYFUL VIEW SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 2023, 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, and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners Date

Director, Planning and Community Development Department Date

If there is no public infrastructure to be dedicated to the County, then remove the highlighted text.

NOTES:

- 1. NO GAPS OR OVERLAPS EXIST.
2. THERE ARE NO LINES OF POSSESSION THAT AFFECT THIS SURVEY.
3. PARENT TRACT IS RECORDED AS INSTRUMENT #205900168, CLERK & RECORDERS OFFICE, EL PASO COUNTY, COLORADO.
4. ALL BUILDING SETBACK REQUIREMENTS SHALL BE DETERMINED BY THE ZONING DISTRICT, UNLESS OTHERWISE NOTED.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SMH CONSULTANTS, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR INFORMATION REGARDING EASEMENTS, AND RIGHT OF WAY, SMH CONSULTANTS RELIED UPON THE TITLE POLICY PREPARED BY HERITAGE TITLE COMPANY INC., DATED APRIL 6, 2018.
6. BASIS OF BEARINGS IS THE SOUTH LINE OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 63 WEST, MONUMENTED AS SHOWN AND ASSUMED TO BEAR NORTH 89 DEGREES 29 MINUTES 18 SECONDS WEST, 583.72 FEET.
7. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY PUBLIC HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES, THE DEPARTMENT MAY REQUIRE AN ENGINEER-DESIGNED SYSTEM PRIOR TO PERMITTING APPROVAL.
8. 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.
9. WATER IN THE DENVER WATER 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 ELATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS, THE HOME OWNERS ASSOCIATION, 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.
10. THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT 1940-80.
11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORMWATER 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.
12. ACCESS TO LOTS 1-3 SHALL BE THROUGH THE SHOWN PRIVATE EASEMENT. THE RESPONSIBILITY AND MAINTENANCE OF SAID EASEMENT IS SUBJECT TO THE MAINTENANCE AGREEMENT AND ALL COVENANTS AND RESTRICTIONS CONTAINED THEREIN, AS RECORDED AT RECEPTION NO. _____ OF EL PASO COUNTY CLERK AND RECORDER.
13. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS INCLUDING NECESSARY DRAINAGE CULVERTS FROM ELLAS WAY PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
14. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE ELLICOTT FIRE PROTECTION DISTRICT.
15. NO STRUCTURES OR MAJOR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS, EXCEPT FENCES. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
16. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH 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 PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
17. M Mailboxes:
a) Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
18. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, ONSITE WASTEWATER TREATMENT SYSTEM REPORT, AND TRAFFIC STUDY.

RECORDINGS:

STATE OF COLORADO)
COUNTY OF EL PASO)

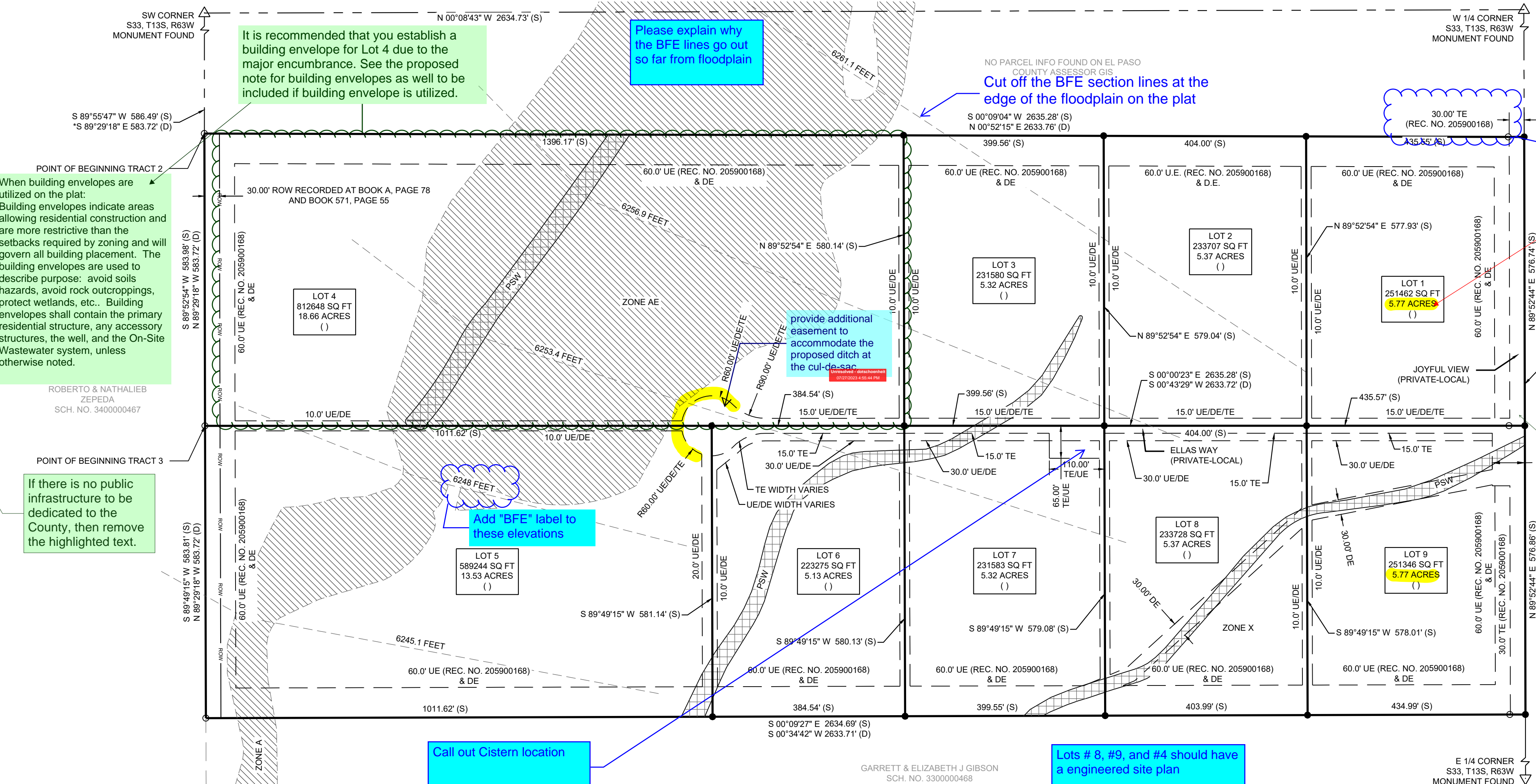
I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ M. this _____ day of _____, 2023 A.D., and is duly recorded under Reception Number _____

_____ of the records of El Paso County, State of Colorado.

By: _____ El Paso County Clerk and Recorder Date

Final Plat
JOYFUL VIEW SUBDIVISION
A PART OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

For Runoff Reduction, provide easements for RPAs and SPAs.



Include the quarter-section
It is recommended that you establish a building envelope for Lot 4 due to the major encumbrance. See the proposed note for building envelopes as well to be included if building envelope is utilized.

Please explain why the BFE lines go out so far from floodplain

Cut off the BFE section lines at the edge of the floodplain on the plat

This does not provide 2 way travel width adjust property lines inward and correct all linework and parcel size The private road must accommodate 2 way traffic

When building envelopes are utilized on the plat Building envelopes indicate areas allowing residential construction and are more restrictive than the setbacks required by zoning and will govern all building placement. The building envelopes are used to describe purpose: avoid soils hazards, avoid rock outcroppings, protect wetlands, etc. Building envelopes shall contain the primary residential structure, any accessory structures, the well, and the On-Site Wastewater system, unless otherwise noted.

If there is no public infrastructure to be dedicated to the County, then remove the highlighted text.

Add "BFE" label to these elevations

provide additional easement to accommodate the proposed ditch at the cul-de-sac

Call out Cistern location

Lots # 8, #9, and #4 should have an engineered site plan

Should the private roads be located within tracts? This is quite messy and the original submittal depicted the road as Tract A.

The LOI indicates that a cistern for fire suppression is proposed. This is not indicated anywhere on this plat.

This note should be updated (the way it is currently worded indicates that the ONLY regulations the developer shall comply with is regarding the PMJM):

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).

SERVICE PROVIDERS: ELLICOTT FIRE PROTECTION DISTRICT MOUNTAIN VIEW ELECTRIC ASSOC. PROPRANE SERVICE DOMESTIC WELLS INDIVIDUAL SEWAGE DISPOSAL SYSTEMS

FEES: PARK FEE: SCHOOL FEE: DRAINAGE FEE: Fill in the drainage and bridge fee amounts if they are finalized

Fill this in: Regional Area 4: \$4,140.00. Add Neighborhood and Community parks fees and fill them in with \$0.00 each.

DATE SUBMITTED: 6/23/2023
REVISIONS:



Manhattan, KS - HQ P: (785) 776-0541 • Dodge City, KS P: (620) 255-1952
Overland Park, KS P: (913) 444-9615 • Colorado Springs, CO P: (719) 465-2145
Survey Prepared March 16, 2023

Drawn By: JAM Project #2303-0082 DD # PCD File #SF22-31

JUNE 2023

Unresolved - dotschoenheit
07/27/2023 4:31:52 PM