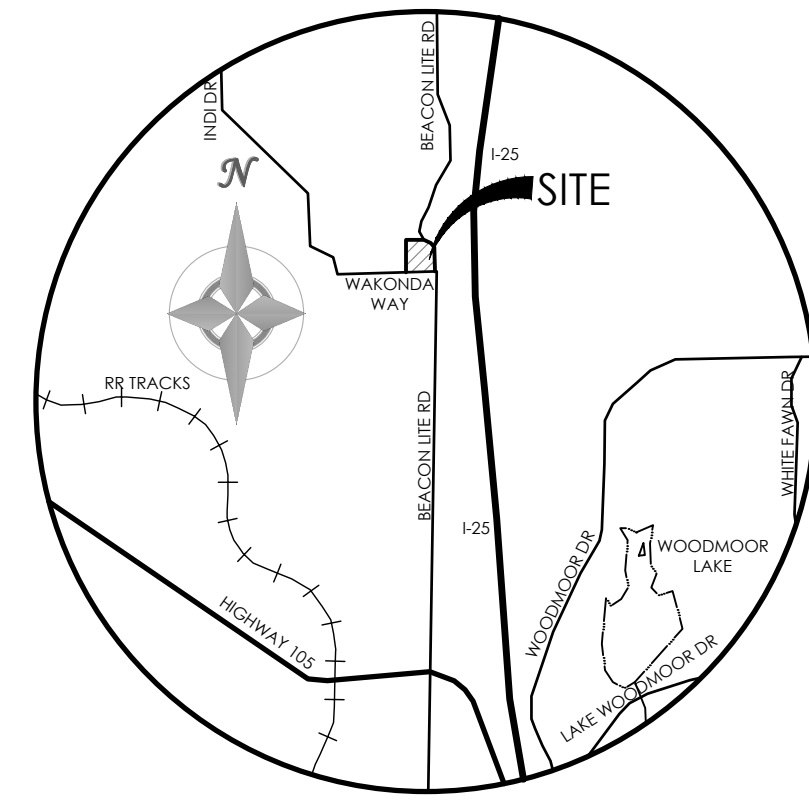


ARVIDSON SUBDIVISION

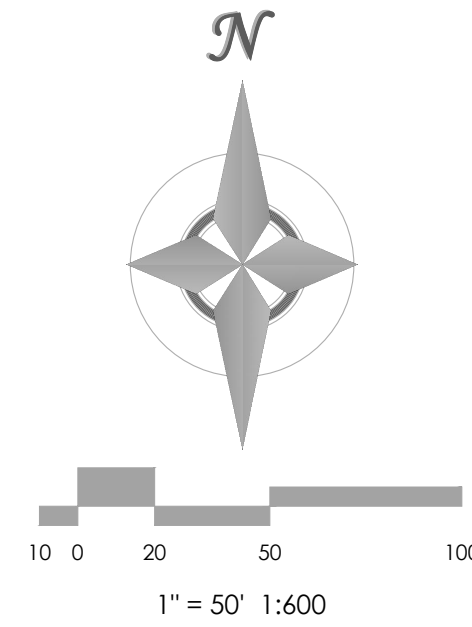
A PORTION OF THE SE 1/4 OF THE SE 1/4 SECTION 3, TOWNSHIP 11 SOUTH, RANGE 67 WEST of the

6th PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO

Engineering comments to other documents submitted may have an impact on this document.



VICINITY MAP
NOT TO SCALE



there was no TIS or Natural features report submitted, please revise text.

Please add our standard notes for: road impact, wildfire, easements, and wastewater

revise department name throughout

COUNTY GOVERNMENT NOTES

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT 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.
- 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).
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- A DRIVEWAY PERMIT SHALL BE ISSUED BY EL PASO COUNTY DEVELOPMENT SERVICES PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 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 _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- THERE SHALL BE NO DIRECT LOT ACCESS TO BEACON LITE ROAD.
- THE 30 FOOT WIDE ACCESS EASEMENT IS FOR THE BENEFIT OF LOT 2.

No public improvement are being proposed at this time. A SIA is only required if public improvements are proposed.

11. FINDING OF WATER SUFFICIENCY IN TERMS OF QUALITY, QUANTITY AND PERISHABILITY HAS BEEN MADE FOR LOTS 1 & 2 IN THIS SUBDIVISION.

12. NO GRADING SHALL BE CONDUCTED UPON ANY LOT PRIOR TO APPROVAL OF THE GRADING AND EROSION CONTROL PLANS BY EL PASO COUNTY DEVELOPMENT SERVICES.

13. 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.

14. 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.

15. PLAT AREAS:

2 LOTS	=	4.465 AC.	(SINGLE FAMILY RESIDENTIAL LOTS)
BEACON LITE ROAD / WAKONDA WAY	=	0.984 AC.	(PUBLIC STREET RIGHT-OF-WAY)
TOTAL AREA	=	5.449 AC.	

A BESQCP is typically the only requirement for home construction and not an ESQCP.

Please clarify that only (any) disturbance greater than 1 acre will require a GEC plan.

GENERAL NOTES:

- THE DATE OF PREPARATION IS JUNE 12, 2017.
- FLOODPLAIN STATEMENT:
NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0276 F. EFFECTIVE MARCH 17, 1997.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES AND PUBLIC LAND SURVEY MONUMENT OF LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- LAND SURVEYING PROVIDED BY POLARIS SURVEYING, INC., 1903 LELARAY STREET, SUITE 102, COLORADO SPRINGS, CO 80909. (719) 448-0844
- SET #5 REBAR W/ ALUMINUM CAP "PLS 27605" FLUSH WITH THE GROUND AT ALL CORNERS, UNLESS SHOWN OTHERWISE.

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. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

SURVEYOR'S STATEMENT

I, RANDALL D. HENCY, 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 JUNE 13, 2016, 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____.

RANDALL D. HENCY
COLORADO REGISTERED PLS #27605
FOR AND ON BEHALF OF M.V.E., INC.

DATE

KNOW ALL MEN BY THESE PRESENTS

THAT MATHEW P. & JENNA M. ARVIDSON ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARING REFERRED TO HEREIN ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 THAT BEARS S 87°23'00" W.)

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 3, THENCE N 02°30'00" W, 393.61 FEET;

THENCE N 56°59'00" W, 309.70 FEET;

THENCE S 87°23'00" W, 212.82 FEET;

THENCE S 04°51'15" E, 574.48 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 3;

THENCE N 87°23'00" E, 441.30 FEET ALONG THE SOUTH LINE OF SAID SECTION 3 TO THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 5.449 ACRES MORE OR LESS.

OWNER'S 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 AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "ARVIDSON 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 OWNERS 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.

MATHEW P. ARVIDSON, OWNER

STATE OF COLORADO)

COUNTY OF EL PASO) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY ???? AS OWNER.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

JENNA M. ARVIDSON, OWNER

STATE OF COLORADO)

COUNTY OF EL PASO) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY ???? AS OWNER.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR "ARVIDSON SUBDIVISION" 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 DEDICATION OF LAND TO THE PUBLIC (STREETS / EASEMENTS) IS 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 _____

EXECUTIVE DIRECTOR, EL PASO COUNTY DEVELOPMENT SERVICES _____ DATE _____

CLERK AND RECORDER

CLERK AND RECORDER:

STATE OF COLORADO)

COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M.

THIS _____ DAY OF _____, 20____, A.D. AND IS DULY RECORDED AT

RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, CLERK AND RECORDER

BY: _____

DEPUTY

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

Add PCD File #
MS-17-006

The BoCC now has a president and our new department name is Planning & Community Development.

FINAL PLAT
ARVIDSON SUBDIVISION



MVE PROJECT: 61049
MVE DRAWING: -PLAT-CS
DATE: NOVEMBER 14, 2017
SHEET: 1 OF 1

1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
719.635.5736 www.mvecivil.com

potential preservation of 30' ROW

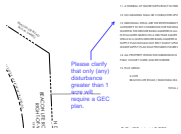
TRACT 32
WAKONDA HILLS
SUBDIVISION NO. 1

TRACT 33
WAKONDA HILLS
SUBDIVISION NO. 1

TRACT 1
WAKONDA HILLS
SUBDIVISION NO. 1

Markup Summary

dsdnijkamp (5)



Subject: Callout
Page Label: [1] CS
Lock: Locked
Author: dsdnijkamp

Please clarify that only (any) disturbance greater than 1 acre will require a GEC plan.



Subject: Cloud+
Page Label: [1] CS
Lock: Locked
Author: dsdnijkamp

RANGE 67 WES

Engineering comments to other documents submitted may have an impact on this document.

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Page Label: [1] CS
Lock: Locked
Author: dsdnijkamp

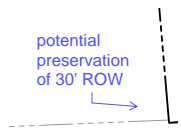
Engineering comments to other documents submitted may have an impact on this document.

SE 1/4 OF THE SE 1/4

there was no TIS or Natural features report submitted, please revise text.

Subject: Callout
Page Label: [1] CS
Lock: Locked
Author: dsdnijkamp

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Subject: Callout
Page Label: [1] CS
Lock: Locked
Author: dsdnijkamp

potential preservation of 30' ROW

dsdruijz (6)



Subject: Cloud+
Page Label: [1] CS
Lock: Locked
Author: dsdruijz

No public improvement are being proposed at this time. A SIA is only required if public improvements are proposed.



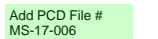
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Page Label: [1] CS
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Author: dsdruijz

Please add our standard notes for: road impact, wildfire, easements, and wastewater



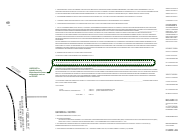
Subject: Callout
Page Label: [1] CS
Lock: Locked
Author: dsdruijz

revise department name throughout



Subject: Text Box
Page Label: [1] CS
Lock: Locked
Author: dsdruijz

Add PCD File # MS-17-006



Subject: Cloud+
Page Label: [1] CS
Lock: Locked
Author: dsdruiz

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Subject: Cloud+
Page Label: [1] CS
Lock: Locked
Author: dsdruiz

The BoCC now has a president and our new department name is Planning & Community Development.