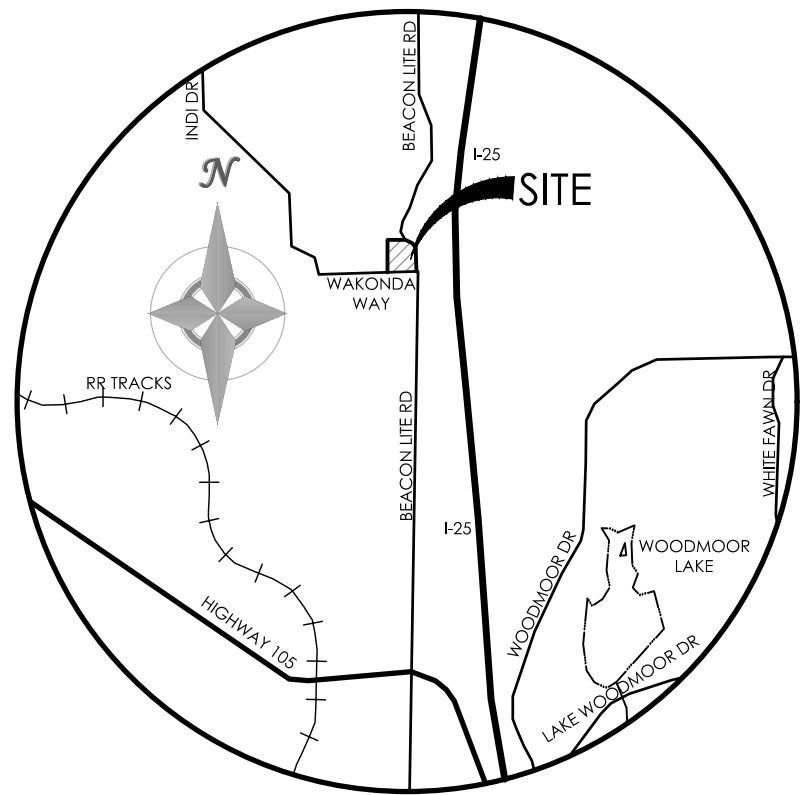


ARVIDSON SUBDIVISION

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



VICINITY MAP
NOT TO SCALE



COUNTY GOVERNMENT NOTES

1. 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; WILDFIRE HAZARD REPORT.
2. 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.
3. 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).
4. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
5. A DRIVEWAY PERMIT SHALL BE ISSUED BY EL PASO COUNTY DEVELOPMENT SERVICES PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
7. GRADING ON ANY LOT WHICH DISTURBS GREATER THAN ONE (1) ACRE WILL REQUIRE THE SUBMITTAL AND APPROVAL OF A GRADING AND EROSION CONTROL PLAN. HOME CONSTRUCTION WILL REQUIRE THE ISSUANCE OF A BESQCP.
8. THERE SHALL BE NO DIRECT LOT ACCESS TO BEACON LITE ROAD.
9. PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE EL PASO COUNTY TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 12-382) AS AMENDED. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT TIME OF BUILDING PERMIT ISSUANCE.
10. ACCESS TO LOT 2 SHALL BE THROUGH THE 30' ACCESS EASEMENT SHOWN HEREON. THE ACCESS EASEMENT SHOWN HEREON IS FOR THE BENEFIT OF LOT 2. THE RESPONSIBILITY AND MAINTENANCE OF SAID ACCESS SHALL BE PER THE CROSS ACCESS AGREEMENT AS RECORDED IN RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

11. 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 PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY BE MORE EXPENSIVE TO DESIGN, INSTALL AND MAINTAIN.

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

13. DUE TO WILDFIRE CONCERNS, THE APPLICANTS AND SUBSEQUENT HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE. FIRE PROTECTION IS PROVIDED BY TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT (TLMFPD).

14. 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.

15. 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.

16. 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.	

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.

GENERAL NOTES:

1. THE DATE OF PREPARATION IS JUNE 12, 2017.
2. 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.
3. 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 18-6-508, C.R.S.
4. LAND SURVEYING PROVIDED BY POLARIS SURVEYING, INC., 1903 LELARAY STREET, SUITE 102, COLORADO SPRINGS, CO 80909. (719) 448-0844
5. SET #5 REBAR W/ ALUMINUM CAP "PLS 27605" FLUSH WITH THE GROUND AT ALL CORNERS, UNLESS SHOWN OTHERWISE.

SURVEYOR'S STATEMENT

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

KNOW ALL MEN BY THESE PRESENTS

THAT MATTHEW 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 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. TRACT A, SHOWN HEREON AS BEACON LITE ROAD / WAKONDA WAY RIGHT-OF-WAY DEDICATION, IS HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC RIGHT-OF-WAY PURPOSES.

MATTHEW P. ARVIDSON, OWNER

STATE OF COLORADO)

COUNTY OF EL PASO) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY MATTHEW P. ARVIDSON 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 JENNA M. ARVIDSON 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.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

EXECUTIVE DIRECTOR, EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____
CRAIG DOSSEY

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: _____

PCD FILE NO. MS-17-006

FINAL PLAT
ARVIDSON SUBDIVISION

MVE, INC.
ENGINEERS SURVEYORS

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Colorado Springs CO 80909
719.635.5736 www.mveci.com

MVE PROJECT:
61049
MVE DRAWING:
-PLAT-CS
DATE:
FEBRUARY 23, 2018
SHEET:
1 OF 1