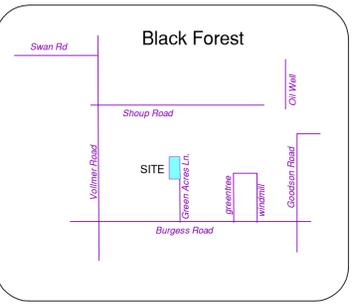


Treasured Acres

A portion of the Southeast Quarter of Section 15, Township 12 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado.



VICINITY MAP

Plat Ratification:

Lien Holder _____ has executed this instrument this ____ day of _____, 2021, A.D. by _____ as _____ of _____, a _____ state entity type _____, name and title _____

Surveyor's Certificate

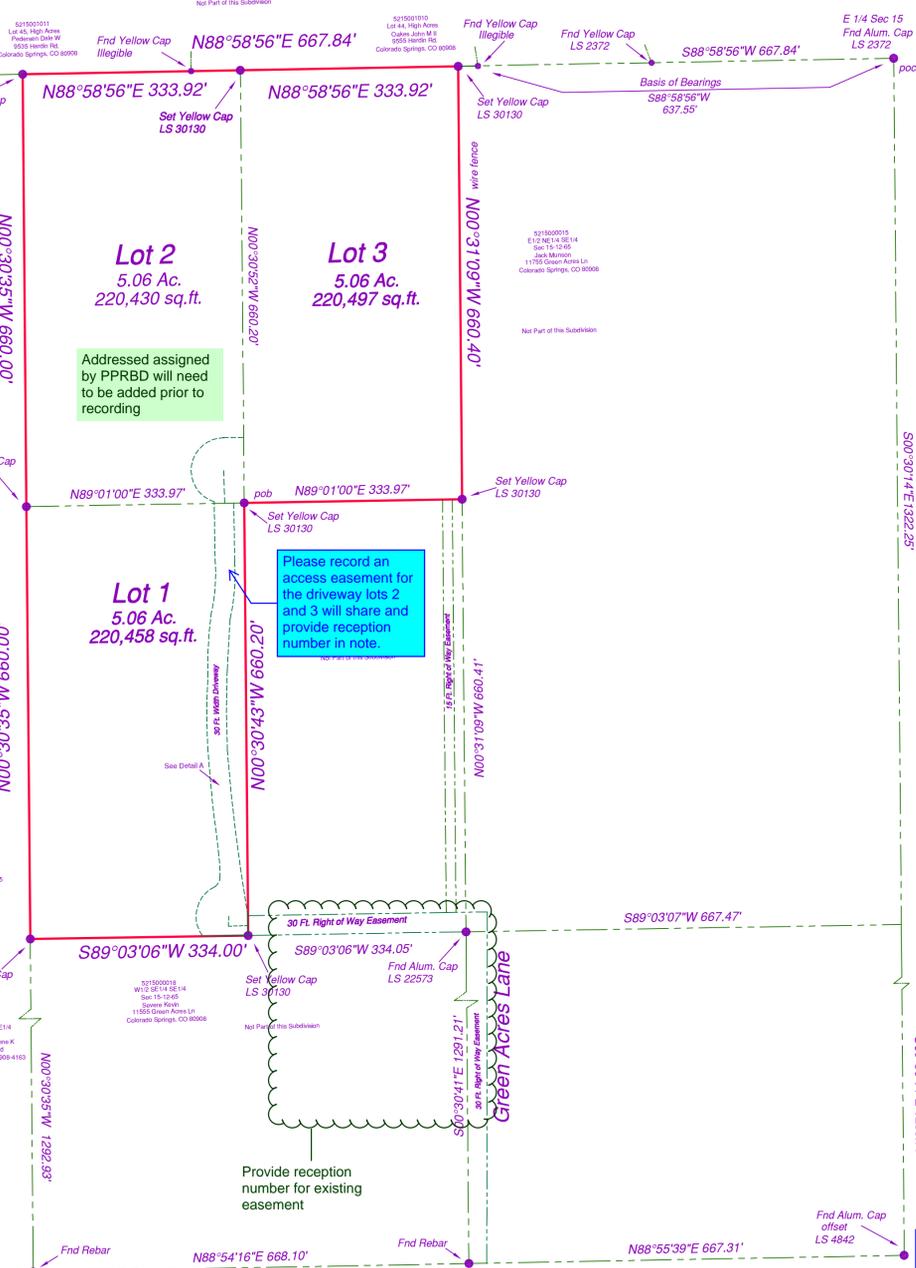
I, the undersigned, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on _____ day of _____, 2021, A.D. by _____ as _____ of _____, a _____ state entity type _____, name and title _____

9... Mailboxes shall be installed in accordance with all El Paso County Department of Public Works and States Postal Service regulations. 10... Developer shall comply with federal and state laws, regulations, ordinances, rules 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, U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species. 11... The following reports have been submitted and are on file at the Planning and Community Development Department: Soils and Geological, Water Supply, and Sewage Disposal, submitted by RMG Engineering dated July 31, 2020 and Monson, Cummins & Shohet, LLC, dated May 28, 2021. 12... All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. May include engineered drain systems to mitigate high groundwater conditions. Natural drainage locations shall be avoided by construction and site-specific foundation/septic investigations shall be required. Any design by any engineer is subject to revision based on the result of the open hole observation. A site specific soils report and OWTS evaluation may be required for any future proposed structures.

13... 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. 14... The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change. 15... Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program (Resolution 19-471) and any subsequent amendments. Fees for each lot within this subdivision shall be paid in full at the time of building permit issuance. 16... Driveway Note: Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Hallelujah Trail per Land Development Code Section 6.3.C.2 and 6.3.C.3.C. Due to their length, some of the driveways will need to be specifically approved by the Black Forest Fire Protection District.

Notes:

- 1... This survey does not constitute a title search by Alessi and Associates, Inc., to determine ownership or easements of record. For information regarding easements, rights of way, Alessi and Associates, Inc. relied upon the Title Policy prepared by Empire Title of Colorado Springs and Stewart Title Guaranty Company, File Number 85511ECS, dated August 05, 2021. 2... The property owner, its successors and assigns, and all future lot owners in this development are hereby on notice that they may be required to comply with applicable rules, if any, of the Colorado Ground Water Commission and/or the Upper Black Squirrel Creek Ground Water Management District, which compliance may result in a reduction of well withdrawal limits, and thus a reduction in water availability. 3... Basis of Bearings. A line beginning at the East Quarter corner of Section 15, Township 12 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, said corner being monumented by a #6 rebar with an aluminum cap, LS 2372 and terminating at a point on the East-West centerline of said Section 15, point being a #4 rebar with an illegible yellow cap with a bearing of S88°58'56"W, a distance of 637.55 feet. 4... Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. 5... 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. 6... Water in the Denver Basin Aquifers is allocated based on a 100 year aquifer life; however, for El Paso County planning purposes, when the Denver Basin Aquifer is divided 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 the water supply plan that provides future generations with a water supply. Existing Domestic Well Permit and existing well. 7... No driveway shall be established unless an access permit has been granted by El Paso County. 8... All Property owners are responsible for maintaining proper storm 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.



Detail A Not to Scale

Add note regarding Soil and Geology Conditions: Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances) The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department. •Downslope Creep: (name lots or location of area) •Rockfall Source: (name lots or location of area) •Rockfall Runout Zone: (name lots or location of area) •Potentially Seasonally High Groundwater: (name lots or location of area) •Other Hazard: In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Flood Statement:

This site, "TREASURED ACRES" is NOT within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map, Community Panel Number 08041C0320G, effective December 7, 2018.

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. 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.

Legend:

- Found Monument as Shown
- Set #5 Rebar with Yellow Plastic Cap PLS #30130

Fees:

Park Fee: _____ School Fee: _____ Surchage: _____ Fee: _____

Notice:

According to Colorado Law you must commence any legal action based upon any defect in this 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 certification shown hereon.

Total Acreage:

Lot 1 = 5.06 Acres
Lot 2 = 5.06 Acres
Lot 3 = 5.06 Acres
Total = 15.18 Acres

Service Providers:

- Black Forest Fire Protection District
- Mountain View Electric Assoc.
- Black Hills Energy
- Individual Sewage Disposal Systems
- Domestic Wells

Revise this note - no HOA is proposed

Please add the following notes to the plat: "Access to lots ____ shall be through the shown access easement. The responsibility and maintenance of said access is subject to the maintenance agreement and all covenants and restrictions contained therein, as recorded at Reception No. ____ of the records of El Paso County Clerk and Recorder."

Revise this to say "particularly as it relates to the listed species (e.g. the Preble's Meadow Jumping Mouse)"

Please include the drainage report that was submitted with this application.

Know All Men By These Presents:

The undersigned, Jerry Lomax and Sharon Lomax, being the owner of the following described tract of land:

To Wit:

The Northwest Quarter and the Northeast Quarter of the Southeast Quarter, and the West Half of the Southwest Quarter of the Northeast Quarter of Section 15, Township 12 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, together with an easement for a 30 foot Right-of-Way for ingress and egress from the County Road which runs Easterly and Westerly along the Southerly line of said Section 15, the Centerline of which Right-of-Way is a line extending Southerly from the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 15 to a point on the South line of, and equally distant from, the Southeast and Southwest corners of the Southeast Quarter of the Southeast Quarter of said Section 15, El Paso County, Colorado and together with an Easement and Right-of-Way for ingress and egress over the Southerly 30 feet and over the Westerly 15 feet of the Easterly 30 feet of the East half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 15 in Township 12 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado. More particularly described: Commencing at the East Quarter corner of said Section 15; thence S.88°58'56"W, coincident with the East West centerline of said Section 15, a distance of 667.84 feet to the POINT OF BEGINNING of a parcel of land described herein; thence S.00°31'09"E, coincident with the East line of the West 1/2 of the NE1/4 SE1/4 of said Section 15, a distance of 660.40 feet; thence S.89°01'00"W, coincident with the South line of the N1/2 of the W1/2 NE1/4 SE1/4 of said Section 15, a distance of 333.97 feet; thence S.00°30'43"E, coincident with the East line of the S1/2 of the W1/2 NE1/4 SE1/4 of said Section 15, a distance of 660.20 feet; thence S.89°03'06"W, coincident with the South line of the W1/2 NE1/4 SE1/4 of said Section 15, a distance of 334.00 feet; thence N.00°30'35"W, coincident with the West line of the W1/2 NE1/4 SE1/4 of said Section 15, a distance of 1320.00 feet; thence N.88°58'56"E, coincident with the North line of the W1/2 NE1/4 SE1/4 of said Section 15, a distance of 667.84 feet to the POINT OF BEGINNING. Containing 661,384.46 square feet or 15.1833 acres, more or less.

Dedication

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 the public improvements to 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 foregoing instrument was acknowledged before me this ____ day of _____, 2021, A.D. by _____ as _____ of _____, a _____ state entity type _____, name and title _____

In Witness Whereof

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, A.D. by _____ as _____ of _____, a _____ state entity type _____, name and title _____

Notarization

Notary Public (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, mortgages are not utilized) by Sharon Lomax

Remove this block and insert PCD Director signature line and date below BOCC chair Department Director on the signature line

Planning and Community Development Director Board of County Commissioners

Board of County Commissioners Certificate:

This Plat "TREASURED ACRES" was approved for filing by the El Paso County, Colorado, Board of Commissioners on the ____ day of _____, 2021, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of 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 Improvement Agreement.

Chair, Board of County Commissioners _____ Date _____ Revise if no public improvements / SIA

Recordings:

STATE OF COLORADO COUNTY OF EL PASO I hereby certify that this instrument was filed in my office on this ____ day of _____, 20____, and was recorded at Reception Number _____ of the records of El Paso County _____ El Paso County Clerk and Recorder _____ By: _____ Date _____

Logo and Associates, Inc. APPRAISERS • ENGINEERS • SURVEYORS 2989 Broadmoor Valley Road, Suite C Colorado Springs, CO 80906 Tele. 719/540-8832 Fax 719/540-2781 Portion of SE1/4 Section 15, Township 12 South, Range 65 West 6th Principle Meridian, El Paso County, Colorado Job No. 211290 TREASURED ACRES DATE June 08, 2021 MS-21-009 MS194