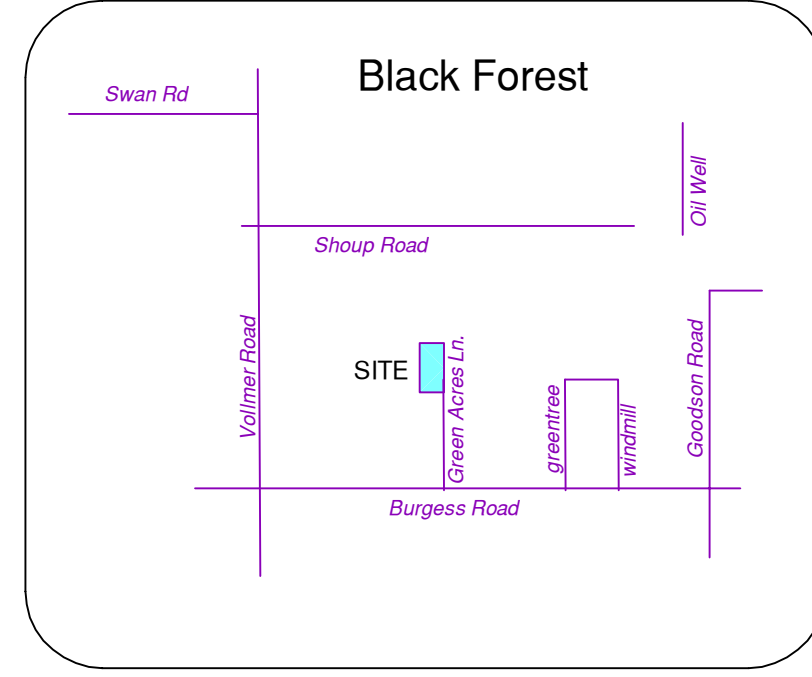
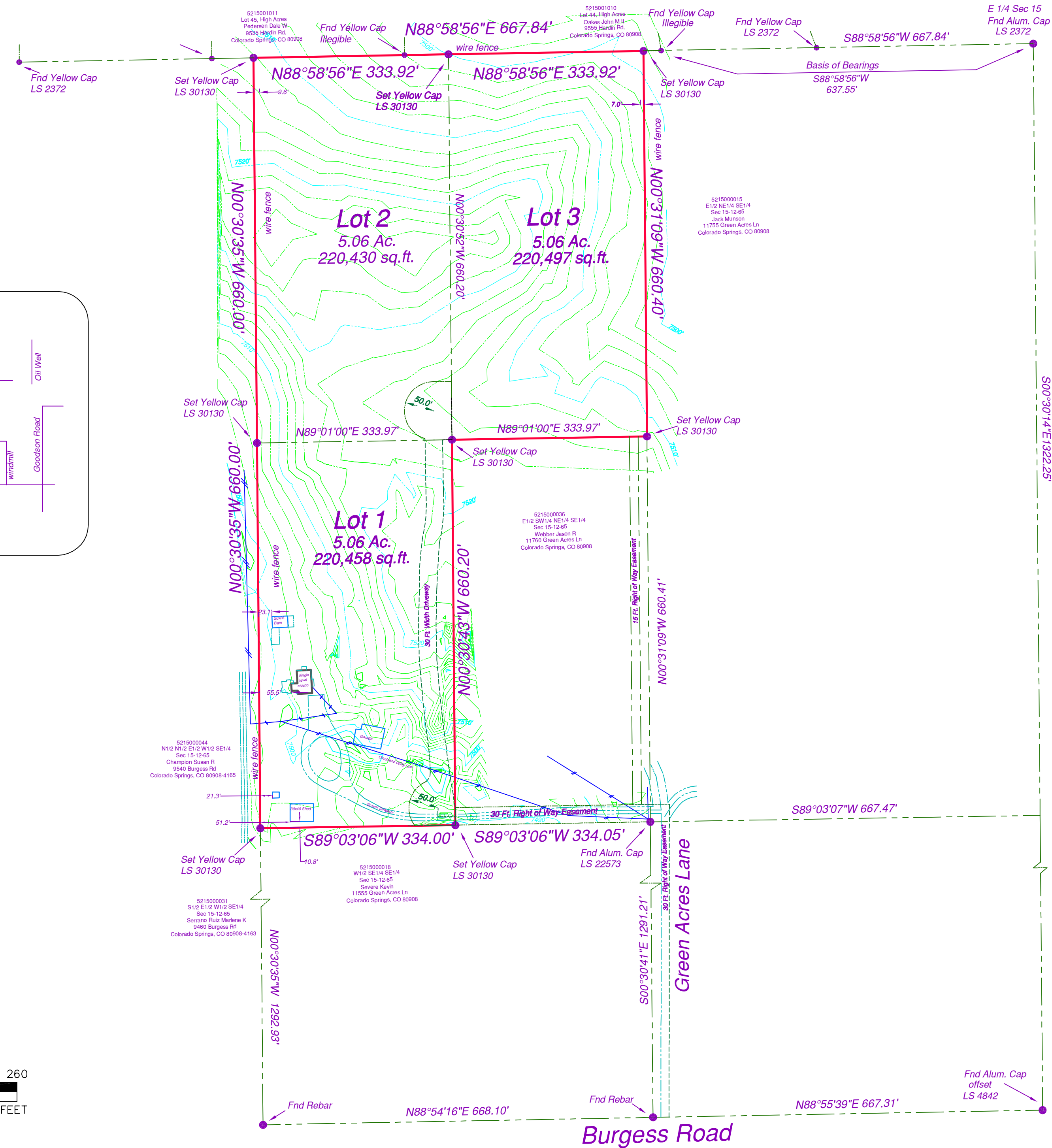


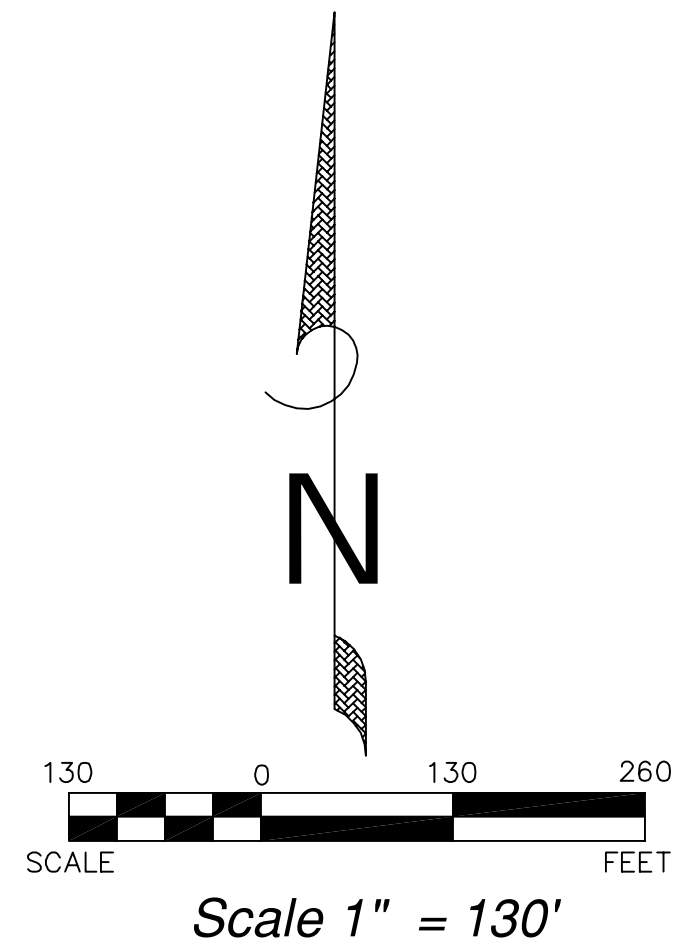
Treasured Acres

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.

Preliminary Site Plan



VICINITY MAP
Not to Scale



Know All Men By These Presents:

That 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 the Southeast 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 NE 1/4 SE 1/4 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 E1/2 of the W1/2 NE 1/4 SE 1/4 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 NE 1/4 SE 1/4 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 NE 1/4 SE 1/4 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 NE 1/4 SE 1/4 of said Section 15, a distance of 1320.00 feet; thence N.88°58'56"W. coincident with the North line of the W1/2 NE 1/4 SE 1/4 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 above owner, having caused said tract of land to be platted into a lots and easements as shown on the plat, which subdivision shall be entitled "TREASURED ACRES", a subdivision in El Paso County, Colorado. All easements platted are hereby dedicated to public use and said owner does hereby agree that proper drainage provided at the owner's expense and all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado.

Plat Ratification:

_____ has executed this instrument this ____ day of _____, 2021, A.D. by _____ as
Lien Holder _____ of _____, a _____ state entity type
by: _____, name and title _____
State of Colorado)
County of _____) ss
The foregoing instrument was acknowledged before me this ____ day of _____, 2021, A.D. by _____, as
_____ of _____, a _____ state entity type
witness my hand and official seal, notary seal

In Witness Whereof:


The aforementioned Jerry Lomax has executed this instrument this ____ Day of _____, 2021 A.D.

Jerry Lomax
State of Colorado)
County of El Paso) SS
The foregoing instrument was acknowledged before me this ____ day of _____, 2021 A.D.,
by Jerry Lomax
Witness my hand and seal _____
Address _____
My Commission expires _____

Notary Public

Surveyor's Certification:

The undersigned Colorado Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and accurately shows the described tract of land and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes 1983 as amended, have been met to the best of his professional knowledge, belief and opinion.

Joseph Alessi _____ Date
Colorado Professional Land Surveyor No. 30130


In Witness Whereof:

The aforementioned Sharon Lomax has executed this instrument this ____ Day of _____, 2021 A.D.

Sharon Lomax
State of Colorado)
County of El Paso) SS
The foregoing instrument was acknowledged before me this ____ day of _____, 2021 A.D.,
by Sharon Lomax
Witness my hand and seal _____
Address _____
My Commission expires _____

Notary Public

This Plat "TREASURED ACRES" was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the ____ day of _____, 2021 A.D.

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 A.D., 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 Improvements Agreement.

Chair, Board of County Commissioners _____ Date _____

Recordings:

I hereby certify that this instrument was filed for record in my office at _____ O'clock _____ M. this ____ Day of _____, 2021 A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, State of Colorado.
Chuck Broerman, Recorder
By: _____ Date _____

- Notes:**
- 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, LLC and Stewart Title Guaranty Company, File Number 85511ECS, dated August 05, 2021.
 - 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.
 - 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 a illegible yellow cap with a bearing of S88°58'56"W, a distance of 637.55 feet.
 - 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.
 - 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 elevated 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.
 - Existing Domestic Well Permit and existing well.
 - No driveway shall be established unless an access permit has been granted by El Paso County.
 - 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.
 - Mailboxes shall be installed in accordance with all El Paso County Department of Public Works and United States Postal Service regulations.
 - 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 & Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
 - 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.
 - 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.
 - 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.
 - The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject of change.
 - 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.
 - Driveway Note: Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Hallelujah Trail per Land Development Code Section 6.3.3C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the Black Forest Fire Protection District.

Total Acreage:

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

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.

Service Providers:

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

Legend:
● Found Monument as Shown
● Set #5 Rebar with Yellow Plastic Cap PLS #30130

Fees:
Park Fee: _____ School Fee: _____
Surcharge 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.

ALESSI 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